

ORDER PAPER

ORDINARY COUNCIL MEETING

Date: Thursday, 25 July 2024
Time: 1.00pm
Venue: Council Chamber
Rangitikei District Council
46 High Street
Marton

Chair: HWTM Andy Watson

Deputy Chair: Cr Dave Wilson

Membership: Cr Brian Carter
Cr Gill Duncan
Cr Richard Lambert
Cr Piki Te Ora Hiroa
Cr Coral Raukawa
Cr Jeff Wong
Cr Simon Loudon
Cr Greg Maughan
Cr Fi Dalgety
Cr Paul Sharland

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Notice is hereby given that an Ordinary Meeting of Council of the Rangitikei District Council will be held in the Council Chamber, Rangitikei District Council, 46 High Street, Marton on Thursday, 25 July 2024 at 1.00pm.

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AGENDA

1 Welcome / Prayer

2 Apologies

3 Public Forum

Nyssa Nepe will speak regarding her experience with the TUIA programme.

Marton Arts and Crafts will speak regarding the grant funding received from the Event Support Scheme and their request to redirect funds.

4 Conflict of Interest Declarations

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, [enter item number](#) be dealt with as a late item at this meeting.

6 Confirmation of Minutes

6.1 Confirmation of Minutes

Author: Kezia Spence, Governance Advisor

1. Reason for Report

1.1 The minutes from Ordinary Council Meeting held on 27 June 2024 are attached.

Attachments

1. Ordinary Council Meeting - 27 June 2024

Recommendation

That the minutes of Ordinary Council Meeting held on 27 June 2024 **[as amended/without amendment]** be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

MINUTES



RANGITIKEI
DISTRICT COUNCIL
Making this place home.

UNCONFIRMED: ORDINARY COUNCIL MEETING

Date: Thursday, 27 June 2024
Time: 1.00pm
Venue: Council Chamber
Rangitikei District Council
46 High Street
Marton

Present

HWTM Andy Watson
Cr Dave Wilson
Cr Brian Carter
Cr Gill Duncan
Cr Richard Lambert (Zoom)
Cr Coral Raukawa
Cr Jeff Wong
Cr Simon Loudon
Cr Greg Maughan
Cr Fi Dalgety
Cr Paul Sharland

In attendance

Mr Kevin Ross, Chief Executive
Mr Arno Benadie, Chief Operating Officer
Mrs Carol Gordon, Group Manager - Democracy and Planning
Ms Gaylene Prince, Group Manager - Community
Mr Dave Tombs, Group Manager - Corporate Services
Mrs Sharon Bennett, Group Manager - People and Performance (Zoom)
Mr Steve Carne, Contractor (Zoom)
Ms Kezia Spence, Governance Advisor
Ms Fiona Elkington, Audit NZ

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1 Welcome / Prayer

His Worship the Mayor opened the meeting at 1.00pm.

2 Apologies

Resolved minute number 24/RDC/163

Apologies were received from Cr Hiroa.

Cr D Wilson/Cr B Carter. Carried

3 Public Forum

There was no public forum.

4 Conflict of Interest Declarations

His Worship the Mayor noted the question from Cr Carter regarding the adoption of the Long-Term Plan, due to not being present for the hearings and deliberations. His Worship the Mayor ruled that Cr Carter could be a part of the adoption of the Long-Term Plan.

5 Confirmation of Order of Business

His Worship the Mayor presented Cr Carter a certificate acknowledging the King's Birthday Honours awarded to him.

Item 10.1 Adoption of the Long-Term Plan 2024-2034 and Rates Resolution 2024/25 was moved to the beginning of the meeting as Ms Fiona Elkington, Audit NZ was in attendance for this item.

Item 11.1 Project Management Office Report – June 2024 was moved to after the CE report.

6 Confirmation of Minutes

Resolved minute number 24/RDC/164

That the minutes of Ordinary Council Meeting held on 16 May 2024 **without amendment** be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

Cr D Wilson/Cr C Raukawa. Carried

Resolved minute number 24/RDC/165

That the minutes of Ordinary Council Meeting held on 30 May 2024 **without amendment** be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

Cr D Wilson/Cr C Raukawa. Carried

7 Follow-up Action Items from Previous Meetings

7.1 Follow-up Action Items from Council Meetings

Item 1 - Putorino Project

It was noted there are several issues outstanding on this project so staff will continue to make progress to finalise this.

Item 6 - Otara Bridge

Staff advised that this project continues to be handled by Manawatu District Council, even though the shared services agreement is coming to an end.

Council noted there was conflicting information provided on this project, for example the hangers were understood to be suitable and now they are being replaced. It was noted that the contractor provides information to Manawatu District Council and then this is passed onto our Council, however, by having one direct line allows for one source of truth rather than both councils receiving information from the contractor.

Item 9 - Cameras Bulls Bus Lane

Mr Benadie noted that more signage around the bus lane was recently put in place, however there is currently no progress regarding IT software.

Item 10 - Fly Tipping /MOU Horizons

Mr Benadie responded to questions that the current Memorandum of Understanding (MOU) is not in Rangitikei's best interest, and due to conflicting workload priorities progress on addressing the MOU has not progressed.

Resolved minute number 24/RDC/166

That the report 'Follow-up Action Items from Council Meetings' be received.

Cr G Duncan/Cr B Carter. Carried

8 Mayor's Report

8.1 Mayor's Report - 27 June 2024

His Worship the Mayor acknowledged the passing of Mr Jim Howard noting his work as a previous councillor for two terms and his work with the Taihape horticulture society.

The Mayor made mention of the recent staff awards evening, saying it was good to be able to award staff, and he acknowledged the councillors who attended the evening.

Cr Wong gave an update on his work with the Transport Committee and noted the interest in the bus service from Manawatu District Council and the need to look at alternative funding sources for buses.

Three Waters Process

The Mayor updated the Council on work being done on the alternative to three waters and working with other councils. He noted there is no requirement to consult with the community or iwi, but believes that there should be consultation.

Mr Ross noted the work CEs and Mayors are doing to understand debt and funding, acknowledging there is a lot of information, some of which is inconsistent, especially when councils compare their Long-Term Plans. It is unlikely that the partnerships will be based on finances but who Council wants to partner with.

Council noted the timeframe for working in the three waters space is inadequate and that the risk if Council doesn't agree on a partnership is that this decision will be made by a commissioner.

Remuneration from Local Government

The Mayor noted the proposed remuneration for 2024/25 for councillors and emphasised the workload for councillors is significant in relation to the pay, particularly when taking into consideration the large land area of the district and that this can mean a full day of work when travelling to meetings.

Resolved minute number 24/RDC/167

That the Mayor's Report – 27 June 2024 be accepted.

HWTM/Cr P Sharland. Carried

9 Chief Executive's Report

9.1 Chief Executive's Report - June 2024

Staff Movements

Mrs Gordon noted that a new communications manager has been appointed and there were a high number of applicants of excellent calibre.

Events Held Across the District at Council's Facilities - May 2024

Council advised there was an injury at one of the rugby fields in Taihape on Friday evening and there was no access for ambulance to get onto the grounds. Mr Ross had previously been assured that ambulances were able to access the grounds and undertook to follow up on this.

External Submissions

Mrs Gordon noted the number of submissions coming in from Central Government, often with a short deadline.

Update on Calico Line

Staff advised that if the budget was exceeded that a report would come to Council on this decision.

Mr Benadie responded that the replacement fence will be acceptable for the setting, such as a farm fence in this case. It was noted that there were previous decisions made by Council and this is part of a shared pathway to link up areas to Marton township.

Shared Services Update

Council noted there were concerns from members of the rural water schemes, saying they should have been informed earlier as the staff member who is not coming across to RDC was integral to the schemes.

Resolved minute number 24/RDC/168

That Council agrees to update the Schedule of Fees and Charges 2024/25 to change the MBIE levy from applying to projects over \$20,444, to apply to projects over \$65,000, which reflects a change the Ministry of Business, Innovation & Employment have made to this levy.

Cr B Carter/Cr J Wong. Carried

Resolved minute number 24/RDC/169

That Council approves the updated Delegations to Positions Policy – June 2024, noting the changes made to that Policy.

Cr B Carter/Cr F Dalgety. Carried

10 Reports for Decision

10.1 Adoption of the Long-Term Plan 2024-2034 and Rates Resolution 2024/25

This item was moved to the beginning of the meeting; Ms Fiona Elkington, Audit NZ joined the meeting.

Mrs Gordon introduced the report and noted an updated document has been uploaded for councillors.

Ms Elkington responded to questions about the capital works programme, especially the delays obtaining resource consents, which can impact timing of projects. The costings associated with this will be less certain if the timing was moved, such as with inflation. She noted that Council has used commentary around the level of confidence in completing projects and said this was a good approach.

ITEM 6.1

ATTACHMENT 1

Ms Elkington responded to questions about the renewal process and understand that Council is making progress in this area and receiving information on asset conditions.

There are several councils not in the position to have their LTP audited by the end of the financial year, especially with the impact of the NZTA decision. His Worship the Mayor noted that this would put those councils in a difficult rating position in the interim.

Mr Ross thanked Ms Elkington and the Audit NZ team, noting this was a difficult Long Term Plan process.

The Council noted the 1% reduction in the rates increase, making the agreed rate lower than what was consulted on and was pleased this was able to be reduced.

The changes made by NZTA to the roading budgets were noted, there would be an impact on the roading programme but staff are hoping to reduce the impact as much as they can. The Mayor noted that this will likely come back to Council as the reduction in emergency works will have an impact.

Mrs Gordon advised that submitters will be receiving responses on the decisions now that the Long-Term Plan has been adopted.

Resolved minute number 24/RDC/170

That the report Adoption of the Long-Term Plan 2024-24 and Rates Resolution 2024/25 be received.

Cr F Dalgety/Cr G Duncan. Carried

Resolved minute number 24/RDC/171

That Council considers it is prudent to adopt a budget that is not balanced in years 1 to 5 of the Long-Term Plan 2024-34 on the basis that it is financially prudent to do so, and that it achieves a sustainable balanced budget in accordance with section 100 (2) of the Local Government Act 2002.

HWTM/Cr J Wong. Carried

Resolved minute number 24/RDC/172

That the Mayor and Chief Executive sign the letter of representation for the audit of the Long-Term Plan 2024-34 as requested by Audit New Zealand.

Cr D Wilson/Cr F Dalgety. Carried

Resolved minute number 24/RDC/173

That the Long-Term Plan 2024-34 including the report from the Council's auditor be adopted in accordance with section 93 of the Local Government Act 2002.

HWTM/Cr D Wilson. Carried

Resolved minute number 24/RDC/174

That Council adopts the Rates Resolution 2024/25.

Cr F Dalgety/Cr G Duncan. Carried

Resolved minute number 24/RDC/175

That the Roding Targeted Rate not be reduced as a result of the amendments to the Roding Programme.

Cr D Wilson/Cr S Loudon. Carried

Resolved minute number 24/RDC/176

That Council give the Deputy Chief Executive delegation to make minor corrections to the Long-Term Plan 2024-34 prior to publication.

Cr F Dalgety/Cr G Duncan. Carried

10.2 Operating Unmanned Aerial Systems (drones) on Council Owned and Administrated Land Policy

Ms Gray spoke to the report, noting the policy outlines the permissions required for drones to fly in certain areas. Council noted that this has previously come to the Policy / Planning committee for consideration.

Resolved minute number 24/RDC/177

That the report 'Operating Unmanned Aerial Systems (Drones) on Council Owned and Administrated Land Policy' is received.

Cr B Carter/Cr Sharland. Carried

Resolved minute number 24/RDC/178

That Council adopts the Operating Unmanned Aerial Systems (Drones) on Council Owned and Administrated Land Policy.

Cr D Wilson/Cr C Raukawa. Carried

10.3 Adoption of Rangitikei District Council Waste Assessment

The report was taken as read.

Resolved minute number 24/RDC/179

That Council receives the report "Adoption of Rangitikei District Council Waste Assessment" dated 27 June 2024.

Cr G Duncan/Cr J Wong. Carried

Resolved minute number 24/RDC/180

That Council, in light of the completed Waste Assessment, agrees to proceed with a new Waste Management and Minimisation Plan in accordance with section 50(3) of the Waste Minimisation Act 2008.

Cr B Carter/Cr S Loudon. Carried

10.4 Redirection of approved Better Off Funding to support the Council's transition to the

Government's Local Water Done Well programme

ITEM 6.1

ATTACHMENT 1

Mr Ross introduced this item, advising that Central Government are asking Councils whether any of the Better Off Funding could be redirected to Three Waters projects rather than continue with the proposed projects.

Mr Ross responded to questions that if the funding for the Taihape Town Hall was reallocated the debt would lie with Council meaning we council be worse off.

During discussion Council noted concerns that the lack of funding available for the transition may mean Council needs to create a fund for this.

In response to a question staff advised that the District Plan work in relation to three waters is to look at the infrastructure needed to support new growth in the District.

Resolved minute number 24/RDC/181

That the report 'Redirection of approved Better Off Funding to support the Council's transition to the Government's Local Water Done Well programme' be received.

Cr D Wilson/Cr B Carter. Carried

Resolved minute number 24/RDC/182

That Council acknowledges the invitation from the Department of Internal Affairs to reconsider, in a mutually agreed way, the use of some of its approved Better Off Funding to support an effective transition into the Government 'Local Water Done Well' reform programme.

HWTM/Cr F Dalgety. Carried

Resolved minute number 24/RDC/183

That Council notes that while there is no budget provision contained in the draft 2024-34 long-term plan for any transition costs in forming a joint arrangement with neighbouring councils to deliver three waters services, if Council made such a decision, the costs would be a debt payable by that new joint arrangement.

HWTM/Cr D Wilson. Carried

Resolved minute number 24/RDC/184

That Council also acknowledges the high community profile for its approved Better Off Funding projects.

Cr B Carter/Cr C Raukawa. Carried

Resolved minute number 24/RDC/185

That Council notes that the Business case for housing project is largely complete with one invoice yet to come, meaning up to \$28,000 is unspent from the approved Better Off Funding and agrees to ask Internal Affairs:

To include this sum in the new funding agreement to support transition costs or water infrastructure development.

HWTM/Cr D Wilson. Carried

Resolved minute number 24/RDC/186

That Council agrees that the preparation of the three waters assessments within the Better Off Funding District Plan acceleration project of \$127,000, can be ring-fenced and that Internal Affairs be asked to advise any additional reporting requirements to assure that.

HWTM/Cr F Dalgety. Carried

Resolved minute number 24/RDC/187

That Council agree that the balance of the better off funding following the resolutions under section 10.4 be retained as per the agreement under Better Off Funding and approved within Council approved budget.

HWTM/Cr S Loudon. Carried

11 Reports for Information

11.1 Project Management Office Report – June 2024

This was moved to after 9.1 Chief Executive's Report - June 2024.

Mr Carne joined the meeting via zoom.

Marton to Bulls Wastewater Centralisation Project

There are some options to come to Council and Mr Carne spoke of the criteria required for the scoping of this.

Ratana Wastewater discharge to land

Mr Carne advised he is looking at other options for this project.

Marton Office and Library Project

Mrs Gordon responded to questions that there are several external parties, including staff, councillors, and iwi involved with this project.

The meeting adjourned at 3.02pm and returned at 3.15pm.

Taihape Town Hall

The amendment to the work plan is that the NBS standards be consistent with 60-70% NBS standard.

Critical touch points are noted in the Project Plan. It was noted that the appointed governance representatives undertake a conduit role between Mr Ganapathi and Council. The decision making would still need to come back to Council.

Resolved minute number 24/RDC/188

That the report 'Project Management Office Report - May 2024' be received.

Cr F Dalgety/Cr B Carter. Carried

ITEM 6.1

Resolved minute number 24/RDC/189

That Council approve the Project Work Plan for the Taihape Town Hall and Library Redevelopment as amended and include the NBS rating.

Cr G Duncan/Cr D Wilson. Carried

ATTACHMENT 1

Resolved minute number 24/RDC/190

That His Worship the Mayor, Deputy Mayor, Cr Duncan and Cr Wong from the Northern Ward, be appointed as governance representatives for the Town Hall and Library Redevelopment project.

Cr D Wilson/Cr P Sharland. Carried

12 Minutes from Committees

12.1 Minutes from Committees

The report was taken as read.

Resolved minute number 24/RDC/191

That the following minutes are received:

- Bulls Community Committee- 08 May 24
- Assets and Infrastructure Committee-09 May 24
- Creative Communities Committee- 29 May 24
- Finance and Performance Committee- 30 May 24
- Turakina Community Committee- 06 June 24
- Hunterville Rural Water Scheme- 10 June 24
- Hunterville Community Committee- 10 June 24
- Taihape Community Board- 12 June 24
- Marton Community Committee- 12 June 24

Cr D Wilson/Cr G Duncan. Carried

13 Recommendations from Committees

13.1 Recommendation from Community Committees Small Project Funds

Councillors were aware that the Taihape Community Board had a large carry-over noting that they have a larger fund than other committees.

Resolved minute number 24/RDC/192

That the 'Recommendation from Community Committees Small Projects Funds' report be received.

Cr D Wilson/Cr F Dalgety. Carried

Resolved minute number 24/RDC/193

That Council approves carry-forward of up to \$1,253.40 for the Turakina Community Committee for the 2024/25 financial year.

Cr B Carter/Cr D Wilson. Carried

Resolved minute number 24/RDC/194

That Council approves carry-forward of up to \$686.64 for the Hunterville Community Committee for the 2024/25 financial year.

Cr F Dalgety/Cr C Raukawa. Carried

Resolved minute number 24/RDC/195

That Council approves carry-forward of up to \$667.19 for the Marton Community Committee for the 2024/25 financial year.

Cr D Wilson/Cr P Sharland. Carried

Resolved minute number 24/RDC/196

That Council approves carry-forward of up to \$4,718.50 for the Taihape Community Board for the 2024/25 financial year.

Cr G Duncan/Cr J F Wong. Carried

14 Public Excluded

The meeting went into public excluded session 4.15pm.

Resolution to Exclude the Public

Resolved minute number 24/RDC/197

That the public be excluded from the following parts of the proceedings of this meeting.

- 1 Public Excluded Council Meeting - 30 May 2024
2. Follow-up Action Items from Council (Public Excluded) Meetings
3. Taihape Community Housing Exploratory Work

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

ITEM 6.1 ATTACHMENT 1

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
14.1 - Public Excluded Council Meeting - 30 May 2024	To consider the minutes relating to matters that were the subject of discussion at the 30 May meeting.	S48(1)(a)
14.2 - Follow-up Action Items from Council (Public Excluded) Meetings	To consider the matters arising from previous public excluded meetings. s7(2)(a) - Privacy s7(2)(b)(ii) - Commercial Position s7(2)(h) - Commercial Activities s7(2)(i) - Negotiations	s48(1)(a)(i)
14.3 - Taihape Community Housing Exploratory Work	To enable commercially sensitive information to be discussed without impacting any negotiations for this work. s7(2)(h) - Commercial Activities s7(2)(i) - Negotiations	s48(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 B Carter/Cr J F Wong. Carried

15 Open Meeting

The meeting went into open session 4.47pm.

Resolved minute number 24/RDC/204

That the public excluded meeting move into an open meeting, and the below recommendations be confirmed in the open meeting:

24/RDC/198- 24/RDC/203

Cr B Carter/Cr S Loudon. Carried

The meeting closed at 4.47pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 25 July 2024.

.....
Chairperson

7 Follow-up Action Items from Previous Meetings

7.1 Follow-up Action Items from Council Meetings

Author: Kezia Spence, Governance Advisor

1. Reason for Report

- 1.1 On the list attached are items raised at previous Council meetings. Items indicate who is responsible for each follow up, and a brief status comment.

2. Decision Making Process

- 2.1 Staff have assessed the requirements of the Local Government Act 2002 in relation to this item and have concluded that, as this report is for information only, the decision-making provisions do not apply.

Attachments:

1. Follow-up Actions Register [↓](#)

Recommendation

That the report 'Follow-up Action Items from Council Meetings' be received.

Current Follow-up Actions

Item	From Meeting Date	Details	Person Assigned	Status Comments	Status
1	27-Jun-24	Marton Water Strategy - Council would like to understand the guarantees with the contractor	Arno	To be discussed in detail at an Assets / Infrastructure Committee Meeting, once we have the information. Steve Carne is finalising contract structure and guarantees with the contractor. All agreed guarantees and performance guarantees will be reported to Council once completed. This action will be moved to the Assets / Infrastructure list.	Closed
2	24-Apr-24	Putorino project - is there still some soil that has not been disposed of? What's the status of this project?	CE	Work is ongoing to understand whether there is still soil that needs to be disposed of.	In progress
3	24-Apr-24	Ratana Wastewater discharge to land - more regular updates to the stakeholder group	Carol	Noted, the PMO team have been asked to provide regular updates.	In progress
4	1-Feb-24	Council's Broadway / High Street buildings	Jarrod C	Regular monthly updates will be provided to Council in the CE's Report.	Closed
5	31-Aug-23	Investigate next steps with the Gorges to See cycle trail concept	Gaylene P / Kym S	The Trust Deed has been finalised and a Trust group formed. This trust group will apply to funders for the \$28,000 that is needed for the feasibility study to be completed.	Completed
6	25-Jul-23	Council approves that a final submission is made to the Ministry for the Environment to recover \$200,000 of Waste Levy fees (re Putorino Landfill)	CE / Arno	Finalising the removal of the remaining material will be managed by RDC staff. Discussions with land owner started.	In progress
7	24-May-23	Otara bridge - ongoing comms during the duration of the project	Comms / Carol G	Manawatu District Council lead this project. Updates on progress are made to RDC's website when they are received from the contractor. This item will remain on this list until the project has been completed.	In progress
8	24-May-23	Progress putting the macron above the second I in Rangitikei	Carol G	Consultation is underway by LINZ.	In progress
9	30-Jun-22	Adoption of the Procurement Policy; this was left to lie at Council's 30 June 2022 meeting, in order to allow the PMO to review the policy and make changes. Once these changes are complete, the policy will go back to the Audit and Risk Committee for review/feedback, before being presented to full Council for adoption. Carbon reduction to be included in this review, and potentially the Policy.	Dave T	A revised Policy was presented to the Policy / Planning Committee on 13 June 2024, feedback is being incorporated and will be presented to Council for adoption at the August Council meeting.	In progress
10	26-May-22	As per resolution 22/RDC/165 : That due to safety concerns around vehicles other than buses using the Bulls Bus Lane, Council staff be asked to investigate possible options around discouragement and enforcement practices.	Arno / Carol / Karin	Staff have engaged a supplier to conduct a review of council CCTV operation whereafter a recommendation report will be completed with a roadmap to identify priorities and programme of work.	In progress
11	28-Oct-21	With regards to the recommendation from the Bulls Community Committee for rubbish bin/s at the picnic area at the Bulls river: A recommendation by Council to approve this request was lost, and past Cr Gordon instead requested that staff contact Horizons Regional Council and request that they investigate this further as this area of land lies under their responsibility. From 3 Nov meeting - Cr Carter raised the issue of fly tipping - CE undertook to speak to him more about this.	CE / Arno B / Raj K	Staff are enquiring to find the correct contact person at Horizons to resume negotiations regarding the current MOU. At the time of capturing this update we have not been able to track down the correct details.	In progress

8 Mayor's Report

8.1 Mayor's Report

Author: ,

Hautapu River Parks, Taihape

I am using this report to acknowledge the work done at Papakai in Taihape. For many years people like the late Les Thurston, Joe Byford, Don Tantrum and team have nurtured the bush on the banks of the Papakai and Mt Stewart. They have put in paths, removed Old Man's Beard and unwanted species like the sycamores. Remember also, that they have been the drivers, along with others, of the planting and maintenance of the lookout at the Mt Stewart Reserve.

Tracks through the Papakai native forests were initially established in 1912 for the community from the Power Station Hydro Outlet, to the Papakai Park, to the Memorial Park. This reserve contains Kahikitea, Totara and Matai and was critically endangered. This forest type is regarded to provide high ecological value to New Zealand and is described as being critically endangered. Friends of Taihape Charitable Society's committee undertook the project to rejuvenate the reserve's forest and tracks in partnership with Ngāti Tamakōpiri and Rangitikei District Council. The project connects Taihape township's native reserves along the Hautapu River, delivering a multi-use native flora experience. The essential linking component of the reserves are the bridges, which adjoins both sides of the River's tracks and parks. The upgrade of Papakai Park is in effect the continuation of that vision. Joe and Tash Coogan have done a remarkable job improving the walking tracks and redesigning Papakai Park, levelling and grassing ready for a spring re-opening. They have done all of this by working around the frustrating process of Council building the new pump station.

Matt Thomas and the Friends of Taihape have been the glue that has tied the work at Papakai and the bridges together. This project has been eight years of planning and fundraising to get to this position, Matt has been exceptional in this space.

Moving to the bridges. Frame Group, under the leadership of Geoff Wigley, were contracted to design the bridges to make the access walkways throughout the reserve link together. I have included some of the photos of the bridge team led by our local contractor Matthew Preece and the first bridge near completion. Having named some of the special people involved in these projects it is fitting that I acknowledge several more. Thanks go to Matthew, Sarah and Ben Preece, Jim Haley, Joe Byford, Bennett and Glen Horton, Byford's Read Mix, the Benson Family and Hautapu Pine and Rural Supplies, the Taihape Engineering team, Michael and the One Step Team, Steven Tweeddale, Ōtūpae Station, Rimanui Farms, Don and Conchita Tweeddale, JBS Dudding Trust, Four Regions Trust, Horizons, Daryl O'Hara at Lasercraft and Don Tantrum. Our Iwi Reps Richard, Moira, Robert and Dianne with a special thanks also to Council Staff and Councillors Gill Duncan, Piki Te Ora Hiroa and Jeff Wong. I apologise to the many others I may have missed and to the literally hundreds of people who have planted, financially supported or provided assistance in kind.

The team will complete three bridges and then re-assess the budget regarding the completion of the remaining two bridges, where abutments are already in. Any person or organisation who may consider helping with funding please feel free to reach out under confidence to Matt Thomas.

Our district has been built on the backbone of community support and it is great to have the time to tell this story.

ITEM 8.1





ITEM 8.1



On other matters, the 2024/25 rates have been loaded onto our website. You can now search your current property rates and history under the “Quicklinks” tab for the latest information.

Mayors Engagements

July 2024

1	<p>Attended meeting with Chief Executive</p> <p>Attended welcome meeting for new RDC staff</p> <p>Attended Mayors Taskforce for Jobs Governance Group Online Meeting</p>
2	<p>Attended meeting with ratepayer in Bulls</p> <p>Attended weekly meeting with Deputy Mayor</p>
3	<p>Attended meeting with ratepayer in Taihape</p> <p>Attended Taihape Network Meeting</p> <p>Attended Wearable Arts Show at Te Matapihi</p>
4	<p>Assisted with clean-up of Te Matapihi following Wearable Arts Show</p> <p>Attended meeting with Recruitment Agency Rep</p>
5	<p>Attended meeting with Chief Executive</p> <p>Attended meeting with Tamariki Rangatahi Youth Engagement Officer</p> <p>Attended Bulls & District Community Trust AGM</p>
5	<p>Attended Working Bee at B&C Dams</p>
8	<p>Attended meeting with ratepayer in Bulls</p>
9	<p>Attended meeting with Acting Chief Executive</p> <p>Attended weekly meeting with Deputy Mayor</p>
10	<p>Attended Triannual meeting with staff and Kainga Ora</p> <p>Attended meeting with ratepayer in Taihape</p>
11	<p>Attended meeting with Acting Chief Executive</p> <p>Attended meeting with Chief Executive</p> <p>Attended Assets & Infrastructure Meeting</p> <p>Attended Council Workshop</p>
12	<p>Attended Fortnightly Economic Development Meeting with staff</p> <p>Attended Urban Growth Plan Change Discussion with staff</p> <p>Attended monthly RDC/Police catchup meeting</p> <p>Attended meeting with ratepayer in Marton</p>
15	<p>Attended breakfast meeting with Mayor Helen Worboys</p> <p>Attended meeting with Marton resident</p> <p>Attended meeting with Acting Chief Executive</p>
16	<p>Attended meeting with Acting Chief Executive</p> <p>Attended Regional Transport Matters/Regional Chief's Fortnightly Zoom Meeting</p>

ITEM 8.1

	<p>Attended Mayor Tory Whanau's Lunch for 2024 Festival for the Future in Wellington</p> <p>Attended Youth Council dinner in Wellington</p>
17	<p>Attended Lunch function in Taihape for Hautapu Bridges Project</p> <p>Attended Zone 3 online meeting</p>
18	<p>Attended meeting with Acting Chief Executive</p> <p>Delivered flowers to Carters for Diamond Wedding Anniversary</p> <p>Attended Official Opening of MDC Library Hub Te Ahuru Mowai in Feilding</p>
19	<p>Attended meeting with Acting Chief Executive</p> <p>Attended meeting with Downer</p>
21	<p>Attended Hunterville Senior Citizens Morning Tea & Joan Bull's 100th Birthday</p> <p>Attended Royal Navy Band Concert at Huntley School</p>
22	<p>Attended meeting with Chief Executive</p> <p>Attended LGNZ Transport Forum Online Meeting</p> <p>Attended meeting with Skye Properties</p>
23	<p>Attended NZ Tiny House Association online meeting</p> <p>Attended National Community Boards Online Hui</p> <p>Attended weekly meeting with Deputy Mayor</p>
24	<p>Attended meeting with ratepayer in Bulls</p> <p>Attended Four Regions Trust AGM in Whanganui</p> <p>Attended Infrastructure Fund Meeting with Staff</p>
25	<p>Attended Marton Office & Library Project Governance Team Meeting</p> <p>Attended Council Workshop</p> <p>Attended Smokefree/Vapefree Policy Hearings</p> <p>Attended Council Meeting</p> <p>Attended BECA Client Function at Massey University</p>
26	<p>To attend meeting with Chief Executive</p> <p>To attend fortnightly Economic Development meeting with staff</p> <p>To attend staff mid-winter Christmas lunch</p>
29	<p>To attend meeting with Chief Executive</p> <p>To attend Taihape Waste Water Treatment Plan Hui and Site Visit</p>
30	<p>To attend Regional Transport Matters/Regional Chief's Fortnightly Zoom Meeting</p> <p>To attend weekly meeting with Deputy Mayor</p>
31	<p>To attend meeting with Chief Executive</p> <p>To attend Taihape Neighbourhood Support Meeting</p> <p>To attend Taihape Town Centre Revitalisation Meeting</p>

Attachments:

1. Elected Member Attendance- July 2024 [↓](#)
2. Remit Papers AGM 2024 [↓](#)

Recommendation

That the Mayor's Report – 25 July 2024 be accepted.

Recommendation

That Rangitikei District Council endorses the following remits for the 2024 AGM for LGNZ:

- Representation Reviews
- Community Services Card
- Local government constituencies & wards should not be subject to referendum.
- Entrenchment of Māori wards seats for local government
- Graduated driver licensing system
- Proactive lever to mitigate the deterioration of unoccupied buildings.
- Appropriate funding models for central government initiatives
- Goods and services tax (GST) revenue sharing with local government

ITEM 8.1 ATTACHMENT 1

	A	B	C	D	F	G	H	I	J	K	L	M	N	O
2	Date	Meeting	HWTM	Wilson	Carter	Dalgety	Duncan	Hiroa	Lambert	Loudon	Maughan	Sharland	Raukawa	Wong
174	29-May-24	Creative NZ Committee	PR				PR							
175	30-May-24	Finance/Performance	PR	PR	AP	PR				PR	PR	AP		PR
176	30-May-24	Council Meeting	PR	PR	AP	PR	PR	PR	AP	PR	PR	PR	PR	PR
177	6-Jun-24	Turakina CC	PR		AP							AT		
178	10-Jun-24	HRWS	PR			PR			PR					
179	10-Jun-24	Hunterville CC	CB			PR			PR					
180	11-Jun-24	TRAK Meeting	PR				PR	PR					PR	
181	11-Jun-24	ERWS	PR											PR
182	11-Jun-24	Ratana CB	PR					PR						
183	12-Jun-24	Marton CC	CB	PR										
184	12-Jun-24	Taihape CB	PR				PR							PR
185	13-Jun-24	PPL Meeting	PR	PR			PR	PR	PR		AP			PR
186	19-Jun-24	Santoft DMC	PR		PR							AT		
187	20-Jun-24	RA Meeting	PR	PR		PR		PR		PR				
188	27-Jun-24	Finance/Performance	PR	PR	PR	PR	AT			PR	PR	PR		PR
189	27-Jun-24	Council Meeting	PR	PR	PR	PR	PR	AP	PR	PR	PR	PR	PR	PR
190	11-Jul-24	AIN Meeting	PR	PR	PR	PR	PR		PR	PR	PR	PR		PR
191														
192														
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197														
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199														
200														

Present (and is a member of the committee)	PR
Apology	AP
Absent - no apology received	AB
Not a member of the committee	
Not a member of the committee (but still attended)	AT
Not present as on Council business	CB
Attended via Zoom [this indicator is no longer used]	ZM



2024 Annual General Meeting

REMIT

ITEM 8.1 ATTACHMENT 2

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Please note that this document is not the full set of papers for this year's AGM. It just includes the remits going forward to the AGM so members can decide how they will vote on them. The full set of AGM papers will be shared no later than 10 working days before the AGM.



Prioritising remits

Every year, LGNZ adopts new remits at the AGM. Each remit requires resourcing to deliver, and there is no limit to the number of remits that can be considered and passed. This means remits can create resourcing challenges, including conflict with agreed policy priorities.

LGNZ's National Council decided at its June meeting to ask the AGM to prioritise remits, to make it clearer where most resource should be directed. This will be a two-step process:

1. At the AGM, delegates will vote on remits as usual. Then, in a separate vote, they will rank successful remits in order of priority. This vote will be carried out electronically and result in a prioritised list of remits.
2. National Council will look at this prioritised list and allocate resource accordingly.
 - This will include determining where on the list the cutoff lies between a 'maximalist' and 'minimalist' approach. Depending on the nature of the remit, a 'maximalist' approach could include commissioning advice or research, or in-depth policy or advocacy work. A 'minimalist' approach could involve less resource, such as writing a letter to the relevant minister or agency.
 - Any support that proposing councils offer to deliver the remit will be considered in this decision making.

National Council will share its decision with councils, along with proposed actions.

Progress made against remits will continue to be reported in the four-monthly update to members.



Proposed Remit		Page
1.	Representation reviews	4
2.	Community Services Card	5
3.	Local government constituencies & wards should not be subject to referendum.	7
4.	Entrenchment of Māori wards seats for local government	20
5.	Graduated driver licensing system	22
6.	Proactive lever to mitigate the deterioration of unoccupied buildings	26
7.	Appropriate funding models for central government initiatives	46
8.	Goods and services tax (GST) revenue sharing with local government	48



// 01

Representation reviews

Remit: *That LGNZ advocate for changes that support the provision of timely and accurate regional and sub-regional population data to councils for use in council representation reviews.*

Proposed by: Waikato Regional Council

Supported by: Zone 2

Why is this remit important?

Because local democracy relies on accurate and up to date electoral population data to ensure fair and effective representation.

Background and Context

Census and local electoral cycles are not aligned which means that census data used to inform representation reviews can be up to six years old.

This remit is flexible enough to enable advocacy that takes into account a possible move to a four-year term and possible future shifts in the way the census may be conducted in the future, including a possible replacement by the use of administrative data.

How does this remit relate to LGNZ's current work programme?

This is a critical issue for local government as it goes to the very foundation of localism. Seeks advocacy in relation to a significant issue impacting local government.

This is not currently part of the current work programme but could be linked to the Electoral Reform Working Group's look at how to best implement a four-year term.

How will the proposing council help LGNZ to make progress on this remit?

Drafting submissions and attending meetings with Statistics New Zealand amongst other things.



// 02

Community Services Card

Remit: *That LGNZ advocate to Central Government to amend the Health Entitlement Cards Regulations 1993 so that the cardholder can use the Community Services Card as evidence for the purposes of accessing Council services which would otherwise rely on a form of means testing.*

Proposed by: Palmerston North City Council

Supported by: Zone 3

Why is this remit important?

Councils are restricted from requesting a community services card as evidence of eligibility to access services. Instead Council must instead request a series of other documents from an individual to test eligibility. This creates obstacles for applicants and privacy and consistency concerns for councils.

Background and Context

The authorised uses of Community Services Cards are set out in the Health Entitlement Cards Regulations 1993 regulation 12 and restrict the purposes for which it can be used. The Regulations state that no person, other than an employee of the department or the Ministry of Health or a pharmacist or any person (other than the cardholder) mentioned in regulation 12(b) or (ba) shall demand or request a Community Services Card as a form of identification of the cardholder or as evidence that the cardholder is eligible for that Community Services Card.

People in receipt of a main benefit (e.g. Jobseeker Support, Sole Parent Support, Supported Living Payment) or receiving a Student Allowance automatically qualify for a Community Services Card. Otherwise people can apply for a Community Services Card and must meet qualifying criteria including:

- They are over 18 years of age (or over 16 years of age if enrolled in full-time tertiary study)
- They are living legally in New Zealand (or are applying for refugee status)
- They meet an income test.

Palmerston North City Council in seeking to determine a means of establishing eligibility for some council services, including social housing, found that the Community Services Card, based on its eligibility criteria, would appropriately identify eligible people. However, current regulations do not allow councils to ask if a person is a Community Services Card holder in order to establish eligibility for council services.

Cabinet has previously amended the Health Entitlement Cards Regulation 1993 and the Social Security Regulations 2018 to add public transport authorities to those able to request or demand to see a Community Services Card, and the combination SuperGold and Community Services Card, as evidence that the cardholder is eligible for public transport concessions.

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ITEM 8.1

ATTACHMENT 2

How does this remit relate to LGNZ's current work programme?

This remit could increase accessibility to local government services. It also comfortably sits within the principles of the Local Government Act 2002 in that it would give local government a tool to provide services more efficiently.

How will the proposing council help LGNZ to make progress on this remit?

We can provide further legal background knowledge and research to date; and accompany LGNZ in any advocacy meetings with the Ministry or legislators.



// 03

Local government constituencies & wards should not be subject to referendum

Remit: *That LGNZ lobbies central government to ensure that Māori wards and constituencies are treated the same as all other wards in that they should not be subject to a referendum. We oppose the idea that Māori wards should be singled out and forced to suffer a public referendum.*

Proposed by: Palmerston North City Council

Supported by: Zone 3, Te Pae Tawhiti (Horizons Region, Māori ward and constituency councillors)

Why is this remit important?

It is evident that the introduction of Māori wards and constituencies empowered more Māori to nominate, stand, vote, and participate in local government.

Legislative changes will only apply to Māori wards and constituencies but not all wards and constituencies. This shows a prejudice to Māori, a complete lack of fairness and will result in further disengagement of Māori in local government. It will see the demise of Māori representation and engagement in local government.

Background and Context

Māori wards and constituencies councillors serve on district, city and regional Councils in New Zealand and represent local ratepayers and constituents registered on the Māori parliamentary electoral roll. The purpose of Māori wards and constituencies is to ensure Māori are represented in local government decision making.

In February 2021, the Government made legislative changes which would uphold local council decisions to establish Māori wards and abolish the existing law which allowed local referendums to veto decisions by councils to establish Māori wards and Constituencies. The Local Electoral (Māori Wards and Māori Constituencies) Amendment Act 2021, eliminated mechanisms for holding referendums on the establishment of Māori wards and constituencies on local bodies.

Many councils took the opportunity to make decisions about establishing Māori wards and Constituencies after the law change and as a result, the 2022 local elections saw six of the eleven regional councils (54.5%) have Māori constituencies and 29 of the 67 territorial authorities (43.3%) have Māori ward/s. Horizons Regional Council, and all seven District Councils of this region, have Māori wards.

Following the changes in legislation, there was a significant increase in Māori representation. The 2022 Local Government election saw the highest number of Māori elected members in local government, growing from 5% to 22%.

**How does this remit relate to LGNZ's current work programme?**

The proposed remit fits within LGNZ's stance that they too believe that Māori wards and constituencies should be treated the same as other wards in that they should not be subject to a referendum or if so, all wards should be subjected to the referendum.

Councils should be empowered to make decisions about the make-up of their representation through the Representation Review process.

How will the proposing council help LGNZ to make progress on this remit?

Palmerston North City Council and Te Pae Tawhiti already made oral and written submissions to the Justice Select Committee in June.

We also encouraged LGNZ to lead out the letter from the mayors to key ministers in May.

We are keen to support ongoing messaging, noting this remit is submitted prior to the Parliamentary decision on the proposed legislation.

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Committee Secretariat
Justice Committee
Parliament Buildings
Wellington

justice.submissions@parliament.govt.nz



29 May 2024

Members of the Justice Select Committee,
Re: Local Electoral Amendment Act 2024

E ngā mana e ngā reo e ngā karangatanga maha, tēnā koutou katoa.

E te tēpū whakatau o ngā whakakaupapa hou mō 'Local Government (Electoral Legislation and Māori Wards and Māori Constituencies) Amendment Bill' Nei rā he mihi nui ki a koutou i āta whakaaro i āta whiriwhiri i ēnei kaupapa whakahirahira e pā ana ki ngā kaunihera o te motu. Ko mātou tēnei o Te Kaunihera o Pāpāioea e mihi atu nei ki a koutou me te kaupapa e kawea nei e koutou. Kia kaha, kia māia kia manawanui. Anei o mātou ake whakaaro e pā ana. Nō reira tēnā koutou, tēnā koutou, tēnā tātou katoa.

Thank you for the opportunity to submit to the Local Government (Electoral Legislation and Māori Wards and Māori Constituencies) Amendment Bill. We challenge the Select Committee to genuinely consider the feedback provided through this process. Councils do not want or need this change to occur. Our communities, and certainly Rangitāne o Manawatū our Treaty partner, are not asking for this.

Palmerston North is home to:

- near on 100,000 people of over 150 ethnicities
- one of the youngest populations with the highest number of PhDs per capita in the country

We proudly display:

- our city crest in our Council Chamber- one of we understand only four in the country which depict both Māori and Pākehā in the heraldry. Three being councils and the Crown you represent being the fourth.
- a statue of Te Peeti Te Awe Awe in the heart of our city- Te Marae o Hine The Square. Erected in 1906 jointly by city and Rangitāne leaders.

Our representation arrangements, most recently reviewed in 2021, are 1 mayor + 15 members: 2 Māori ward seats and 13 General ward seats, at-large across the city.

PNCC is committed to the principles of local government. Namely, as set out in the Local Government Act 2002 sections 4 and 81, which state we must

"... recognise and respect the Crown's responsibility to take appropriate account of the principles of the Treaty of Waitangi and to maintain and improve opportunities for Māori to contribute to local

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government decision-making processes... to facilitate participation by Māori in local authority decision-making processes."

and

"establish and maintain processes to provide opportunities for Māori to contribute to the decision-making processes of the local authority; and

consider ways in which it may foster the development of Māori capacity to contribute to the decision-making processes of the local authority."

There are also other statutory obligations, most notably the Resource Management Act 1991, to account for the culture and traditions of Māori as it relates to the natural environment. Not to mention obligations under the Treaty of Waitangi and the Human Rights Act. These obligations alone do not adequately emphasise the foundational importance of councils' partnership with Māori and the critical value that relationships with tangata whenua bring to local governance.

Councils have many strategic commitments that support the development of Māori capacity to participate more fully and effectively in the Council's decision-making processes. We engage directly with tangata whenua as a part of our statutory responsibilities and as a means of giving expression to the Council's commitment to bicultural development and responsiveness. A Māori ward is another expression of this.

PNCC is committed to its kawenata relationship with tangata whenua Rangitāne o Manawatū, who support a Māori ward for wider Māori voice at Council. In 2021 Rangitāne o Manawatū gifted names for the city-wide wards:

- Te Hirawanui General Ward: reflects the long history of partnership between the Council and Rangitāne in the founding of Palmerston North, most particularly recognising one of our Rangatira chief Te Hirawanui who coordinated and inter alia signed the deed for sale for Te Ahu a Turanga land block, of which Palmerston North became a part.
- Te Pūao Māori Ward: the heralding a new dawn, and the mouth of a river as it leads to the ocean, reminiscent of the words spoken by Rangitāne rangatira Tiweta and Mahuri to the Ngāti Upokoiri people when they invited them to take refuge in the Manawatū-- in other words signalling the opportunities to come from the Māori ward and the relationship between Māori and Local Government in the Manawatū and beyond.

On 1 May 2024, Council resolved to formally endorse this current representative structure.

PNCC wants to increase engagement with parts of the city's community that have historically been representationally marginalised. A Māori ward ensures Māori voices will be represented at local decision-making tables. It is one tool to support democracy, which a council can use to best represent the communities it serves. Māori can stand in general wards, but the data tells us they haven't been doing so, even in Palmerston North where STV voting and district-wide wards which should encourage diverse candidacy. Māori wards are one way to remove a structural obstacle to the choices of Māori voters. In our view, having Māori ward seats at councils to represent those on the Māori elector role is the equivalent of Māori seats in Parliament for Parliamentary elections. Participation literature repeatedly points to people being able 'to see themselves' in diverse candidates as a motivator for voting. Many councils chose to establish Māori wards for the 2022 elections. We then saw the highest number of Māori elected members in local government, growing from 5% to 22%, much more closely aligned to the population. It is evident the introduction of Māori wards and constituencies enabled through the 2021 legislative change empowered more Māori to nominate, stand, vote, and participate in local government.

2

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In its report to the Māori Affairs Committee in February 2021 on the Local Electoral (Māori Wards and Māori Constituencies) Amendment Bill of the time, National Party members made their own statement, separate to the Committee report. The members noted (emphasis in bold below) that:

Rushed legislation is not good legislation.

We agree.

The [prior] law requires that when a council proposes general wards it must publicly notify its proposals and call and hear submissions. These provisions do not apply to the creation of a Māori ward under this [previous] bill. If the Government genuinely wished to align the process it would require the same legal process for creating Māori wards as for general wards.

We agree.

If Government wishes to treat Māori wards in the same way as general wards, it should seek to include Māori wards within the representation review process subject to community submissions and Local Government Commission review NOT reinstate a different process.

Representation issues are complex. They cannot be reduced to simple binary questions of yes or no. Palmerston North knows first-hand what division looks like when lobby groups from outside our community lead a poll demand.

If the Government's true intentions were to improve the representation arrangements for councils, rather than revert this legislation, they would be looking to improve it. For example, could the rules around population ratios be removed so that councils can be more responsive to the needs of their communities of interest and not limited by percentages and population ratios?

"Our 78 local councils with their 1,600 elected members, are already obliged under legislation to have improving relationships with Māori and ensure proper engagement and involvement with Māori in decision-making. Local government and iwi/hapū take those responsibilities very seriously and in good faith. How they best meet their Treaty obligations should be up to them to decide. Local government and Māori are quite capable of doing that and achieving the outcome, without the central government deciding the means."

We agree.

Local democracy is one of the two purposes of local government set out in section 10 of the Local Government Act,

"The purpose of local government is—to enable democratic local decision-making and action by, and on behalf of, communities."

Aotearoa New Zealand is a representative democracy. We elect leaders to lead. We understand well that as councillors we are democratically elected to make decisions on behalf of all of our communities, not just the majority. Local councils are well placed to make those decisions, because we consult our people and weigh up various viewpoints on an issue.

PNCC voted to establish a Māori ward for the City, in 2017 and again in 2021. Since then, every council in our Horizons region (8 councils) has established Māori wards or constituencies.

Why is the Government telling us we are not capable of making a decision we have already made twice, and must now be bound to the result of a referendum? New Zealand is a representative democracy. Referenda are usually used for consultative purposes on controversial issues. The 1993 electoral system referendum is the rare case of a binding referendum. None of the 5 citizen-initiated referenda held since 1994 have been actioned by Parliament. Why then impose a binding referendum

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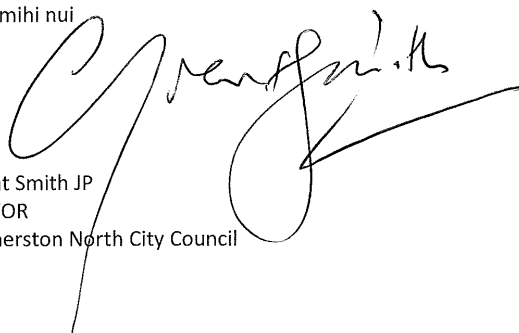
that allows people not directly affected by the result (ie. those not on the Māori electoral roll) to determine an outcome?

“Not the most important local government issue at this time when Local government is struggling on several fronts. The sector is overwhelmed and facing the most significant period of change in 30 years, and there are more pressing issues to address at this time like infrastructure, housing, transport, water, resource management, consenting processes, climate change impacts, and poor customer experiences.”

We agree. The costs of polls are another unfunded mandate on councils. We have more than enough to do without distractions of fixing something that is not broken; that is in fact working well. Having a Māori ward works extremely well for Palmerston North. Why is the central government now telling us to spend more ratepayer money and time on a referendum?

We ask that the Local Electoral Act provisions with regard to the establishment of Māori wards and constituencies not be changed.

Ngā mihi nui



Grant Smith JP
MAYOR
Palmerston North City Council

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29 May 2024

Submission of Te Pae Tāwhiti Rōpū

To: Justice Committee regarding the Local Government (Electoral Legislation and Māori Wards and Māori Constituencies) Amendment Bill

Te Pae Tāwhiti Rōpū is a rōpū (group) made up of Māori Ward Councillors from the Horizons Region.

The Horizons Region is the Manawatū-Whanganui area of the lower North Island. The region is made up of eight Councils:

- Horizons Regional Council
- Palmerston North City Council
- Manawatu District Council
- Ruapehu District Council
- Rangitikei District Council
- Horowhenua District Council
- Tararua District Council
- Whanganui District Council.

All of the Councils of the Horizons Region, except Whanganui District Council, established at least one Māori ward/constituency in 2021, in time for the 2022 local elections. In October 2023, Whanganui District Council voted to establish a Māori ward for the 2025 and 2028 elections.

This submission in opposition to the Local Government (Electoral Legislation and Māori Wards and Māori Constituencies) Amendment Bill (Bill) is based on the views of Māori Ward Councillors who belong to Te Pae Tāwhiti Rōpū.

Although we are current Councillors, we make this submission not to advocate for our personal positions on Council but for the future preservation of Māori wards and constituencies, to ensure that Māori who choose to be on the Māori electoral role, continue to have the choice of Māori representation in local government.

Introduction

We are Local Government elected members, elected to represent the best interests of Māori within our ward/constituency, and in addition we serve all constituents across the wider Districts and Region we represent. We provide a connection into Council and advocate for residents and ratepayers.

We believe that Māori have been under-represented in Local Government for far too long, and the establishment of Māori wards/constituencies at our Councils in 2021 have helped bridge this gap.

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Since we were elected in 2022, we have striven to provide a voice, true representation and a Te Ao Māori view on our respective councils. We wish to emphasise that the decisions by our respective Councils to establish Māori wards/constituencies in 2021 each followed an extensive public consultation process, whereby all members of the community had an equal chance to be heard, and Councils openly debated and decided the issues.

Poll provisions, by contrast, are a “tool of the majority” and never favour minority groups such as Iwi Māori. This has been proven to be the case since 2001 under the previous Māori wards regime – with only two Councils being able to establish Māori wards prior to the 2021 Amendment Act (Waikato Regional Council in 2013 and Wairoa District Council in 2016). All 15 other initiatives to establish Māori wards were voted down by binding poll.

Bringing back the poll provisions will recreate a higher procedural standard for Māori wards than that of general or wards for “communities of interest” such as rural wards, for which Council decisions are democratically made in a representation review and cannot be subject to a binding poll. This is completely unfair and seeks to silence the voice of Māori. We believe that Māori wards and constituencies should be treated the same as all other wards and not be subject to poll provisions. Instead Local Government should be empowered to make its own decisions – not have the ability to do so taken away.

In this respect, we fully support the letter dated 20 May 2024 to the Government from the 52 Mayors and Chairs, LGNZ and Te Maruata, and agree that this legislation is a complete overreach on the Coalition Government’s part, on local decision-making.

Ultimately, given the track record of binding polls in the past, we believe the Bill will result in many Māori wards and constituencies across the country being disestablished. Not having a Māori ward or constituency will remove the option for Māori voters to choose whether to be represented by general or Māori ward councillor and we believe that any alternative mechanisms for Māori participation in Local Government would not be the same as having a dedicated seat at the decision-making table.

We fully support the Waitangi Tribunal Report dated 17 May, which found that this Bill will breach the Treaty of Waitangi and its principles, and recommended the Bill be paused for further policy development and consultation. The Tribunal findings also show that the Department of Internal Affairs advised the Minister of Local Government against this move, providing good rationale and that it is likely to breach Te Tiriti o Waitangi.

We do not agree with the Government putting its commitment to its Coalition agreement above Te Tiriti o Waitangi, and with the extremely rushed way in which the Coalition Government is progressing this change of legislation process, including only allowing 4 working days for a submission to be made.

Māori Wards Contribution to Local Government

We are opposed to this Bill because it does not honour and respect the contribution of Māori Wards to Local Government.

As Councillors of a Māori ward or constituency, we are honoured and privileged to represent Māori in our respective Councils. The participation of Māori representatives is crucial for fostering a more inclusive, equitable, and culturally responsive Council. It’s about having faces at the table that reflect their community and bringing our values, and lived and real perspectives to discussions and collective decision making.

2

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Māori ward/constituency elected members bring valuable cultural knowledge and perspectives to Local Government, enhancing the cultural competence of Councils. This leads to:

- Better Decision-Making with diverse viewpoints contributing to robust and well-rounded policy decisions
- Cultural Responsiveness in policies and services that are more in line with to the needs and aspirations of Māori
- Social Cohesion which promotes mutual respect and understanding between Māori and non-Māori populations.

Inclusive governance that actively involves Māori can lead to improved outcomes across various sectors, such as:

- Environmental Stewardship with Māori often bringing a deeper understanding of and commitment to environmental sustainability, informed by traditional ecological knowledge
- Social Wellbeing where policies reflect Māori values and needs can contribute to healthier, more vibrant communities.

We wish to note that, while we have Councillor colleagues elected to general wards and constituencies who have whakapapa Māori, and they can also seek to bring their Māori-centric experiences to the Council table, those Councillors did not campaign to be (and may not want to be) a voice or representative for Māori on their Council. They are not and should not be expected to represent the voice of Māori in the way that we, as specifically-elected Māori Ward/Constituency Councillors, are.

Honouring Te Tiriti o Waitangi

We are opposed to this Bill because it does not honour Te Tiriti o Waitangi.

Te Tiriti o Waitangi establishes a foundational relationship between Māori and the Crown, emphasising partnership, participation, and protection. The changes enacted by the Crown in 2021 have helped ensure Māori representation in Local Government aligns with the principles of Te Tiriti by:

- Partnership - facilitating collaborative decision-making processes that involve Māori perspectives
- Participation - encouraging active Māori involvement in governance, ensuring these voices and concerns are heard
- Protection - safeguarding Māori rights and interests, particularly in areas impacting our whenua, resources, and cultural heritage.

The participation of Māori Councillors is crucial for fostering a more inclusive, equitable, and culturally responsive governance structure.

We fully support the Waitangi Tribunal Report dated 17 May. Although the Tribunal was forced to draft the Report under intense time pressure due to the imminent introduction of the Māori Wards legislation into Parliament, the report findings are comprehensive and compelling. The Tribunal found that this Bill will breach the Treaty of Waitangi and its principles, and recommended the Bill be paused for further policy development and consultation.

Poll Provisions – not compatible with complex constitutional matters

We are opposed to this bill because binding polls are not fair in practice and not compatible with complex constitutional matters such as establishing Māori wards.

The Waitangi Tribunal findings show that the Crown’s own advisors on Local Government issues – the Department of Internal Affairs advised the Minister of Local Government against this move, providing good rationale and that it is likely to breach Te Tiriti o Waitangi.

Historically, providing poll provisions for Māori wards and constituencies did not deliver on the original policy intent which was to involve the community in decision making, and to support Māori communities by providing an avenue for them to demand that their Council holds a poll to establish Māori wards or constituencies.

The effects of poll provisions from 2002 to 2019 have proven to be an insurmountable barrier to establishing a Māori ward or constituency. From the 16 polls taken between 2002 and 2019 only one poll was successful (Wairoa District Council 2016). This was a Council initiated poll with 54% in favour and 46% against.

Instead of being a mechanism for community participation, they have deterred Councils and communities from proposing a Māori ward or constituency.

The Department of Internal Affairs, in advice to the Minister on this Bill, summed up the problems with poll provisions in that:

Reinstating the polls will be unpopular with many in the local government sector and Māori communities;

Since the 2021 law changes, 46 local authorities have resolved to establish Māori wards. Our understanding is that many councils previously did not seriously consider establishing Māori wards. This was because of the perception that the polls could harm community relationships, including relationships with mana whenua, and undermine social cohesion.

We anticipate most of these councils will be very concerned about the re-introduction of the polls. It is likely to discourage any other councils considering establishing Māori wards in the future. The change is also likely to be very unpopular with Māori communities, especially where wards have been established.

Before the 2021 amendments, Local Government New Zealand (LGNZ) and Taituarā – Local Government Professionals advocated strongly to remove the polls. In a 2018 letter, LGNZ noted “It is imperative that the Government act to address the unfairness created by the poll provisions and put in place a legislative framework that will enable mature and constructive conversations about options for Māori representation in local authorities”.

An LGNZ survey of elected members found that, after the 2022 local elections, about 21% of members identify as Māori or are of Māori descent. This is up from 14% in the 2019 survey.

We agree with this statement from the Department of Internal Affairs.

Advice to Minister Brown from Department of Internal Affairs 5 December 2023:

The polls proved to be an almost insurmountable barrier to establishing Māori wards. Only two councils were able to establish Māori wards using the Local Electoral Act process. When polls were held, community division and animosity was common. As a result many councils

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opted not to even put the option on the table because of the risk of community conflict. Similarly, mana whenua sometimes asked councils not to consider Māori wards because of the risk of a backlash against their community. The poll provisions gave no scope for councils to balance minority interests in the final decision because the poll outcome was binding, based on a straight majority. Since the poll provisions were removed, 46 councils have resolved to establish Māori wards

We agree with this statement from Department of Internal Affairs.

The Waitangi Tribunal has observed that “Alternative mechanisms for Māori participation in local government are not the same as having a dedicated seat at the council table”. A Māori ward or constituency is the only mechanism that guarantees Māori representation on the body that makes the final decisions (for example committees of council cannot adopt a District Plan or Long-Term Plan).

We agree with this statement from Department of Internal Affairs citing the Waitangi Tribunal.

The advice from the Department of Internal Affairs to Minister Brown was:

“Referendums and polls are an instrument of majority rule which can suppress minority interests. Normal lawmaking process have safeguards to make sure minority rights and interests are considered – human rights legislation, parliamentary debates and the select committee process. But referendums do not require that tabling and balancing of interests, and the outcome will depend on the majority’s perception of the minority interests.”

We completely agree with this advice and believe that the Department of Internal Affairs summed this up perfectly. The issue of representation for Māori is complex and should be decided upon locally by Councils in consultation with Iwi / Māori and its communities, not by a simple ‘yes’ or ‘no’ poll.

Further to this, the former LGNZ President Dave Cull summed up binding polls by saying:

“Of equal concern, the polls reduce a complex issue to a simple binary choice, which, by encouraging people to take sides, damages race relations in our districts. Matters of representation and relationships should be addressed in a deliberative manner that employs balanced and considered dialogue – not by poll. In fact, a poll is not necessary. Should a council resolve to establish Māori wards or constituencies, or any other ward, against the wishes of its community then the community has the option to hold that council to account at the next election – this is how representative democracy is intended to work

Again, we agree with this statement and also believe that binding polls and poll provisions in general are divisive and do nothing to enhance relationships within communities. In fact, it will do quite the opposite.

In summary, we are in opposition to the reinstatement of polls for Māori wards and constituencies and ask that this be relooked at and withdrawn.

If polls are to be implemented then we strongly urge the following to be implemented:

- That only those on the Māori roll vote in a poll. These are the only residents and ratepayers who will be affected by the outcome of the poll and therefore should have the most input into it.

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- We ask that there is an increase in the petition threshold from 5% to 10% of electors to initiate a poll. Five per cent is a low threshold given the costs and impacts of polls on communities. It is therefore not unreasonable to expect a larger demonstration of a desire for a poll before undertaking one. A move to 10 per cent would align with the threshold set out in the Citizens Initiated Referenda Act 1993.
- We also recommend making the polls non-binding but require councils to give them due consideration in their decision making process. This would give the poll weight in the decision making process, but still enable these decisions to be made within the wider legal context and with due consideration of a range of relevant factors.

Cost to Ratepayers

The significant cost to ratepayers is another reason we oppose this Bill.

This change in legislation could result in up to 45 councils being required to hold a poll on Māori wards and constituencies at the 2025 elections, with the outcome to take effect in 2028. This is dependent upon what is decided by August 2024 in terms of disestablish now or ride it out until a poll in 2025. Councils throughout the country have extremely tight budgets and will need to fund the extra cost for the poll, as well as an early representation review. Many Councils are in the process of reviewing their Long Term Plan with proposed rates increases the highest ever seen. This in the midst of a cost of living crisis that will constrain Council budgets further. The cost of a poll and representation view will be dependent on the size of the council and district/region with an estimate at around \$175,000 for a poll and potential costs of up to \$170,000 for a representation review. In addition, Council staff and resource will be required.

Timing of Poll Should it Proceed

Finally, we are concerned at the timing of the proposed poll on Māori wards and constituencies. All Māori ward candidates will need to campaign for their seat, engage with Māori and participate in electioneering, while simultaneously convincing the community of the value of a Māori ward or constituency. This will be a huge undertaking and put potential Māori ward/constituency councillors to an unfair burden. The responsibility of educating the community on Māori wards will naturally fall to iwi to lead and coordinate without guaranteed resources or support.

Summary and Recommendation

In summary, Māori should be fairly represented in local government. This Bill will likely result in the disestablishment of many Māori wards and constituencies across the country. Disestablishing Māori wards and constituencies, and making them subject to a higher procedural standard than that of general or rural ward is opposed by Te Pae Tāwhiti Rōpū.

We recommend that the Local Government (Electoral Legislation and Māori Wards and Māori Constituencies) Amendment Bill not be progressed and that status quo remains.

Whilst we oppose the reintroduction of poll provisions for Māori wards and constituencies, should these be reintroduced, we recommend the following:

- Increase the petition threshold from five per cent to 10 per cent of electors to initiate a poll. Five per cent is too low a threshold given the costs and impacts of polls on communities.
- Only those registered on the Māori roll can vote on a Māori ward and constituency poll.
- Make the poll non-binding and require councils to give them due consideration.

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We would like the opportunity to speak in support of this submission.

Parties to the submission:

Roly Fitzgerald

Te Pūao Māori Ward Councillor, Palmerston North City Council

Korty Wilson

Ruapehu Māori Ward Councillor, Ruapehu District Council

Justin Tamihana

Horowhenua Māori Ward Councillor, Horowhenua District Council

Nina Hori Te Pa

Horowhenua Māori Ward Councillor, Horowhenua District Council

Coral Raukawa

Tiikeitia ki Tai (Coastal) Ward Councillor, Rangitikei District Council

Piki Te Ora Hiroa

Tiikeitia ki Uta (Inland) Ward Councillor, Rangitikei District Council

Bridget Bell

Ngā Tapuae o Matangi Māori Ward Councillor, Manawatū District Council

Fiona Kahukura Hadley-Chase

Ruapehu Māori Ward Councillor, Ruapehu District Council

Channey Iwikau

Ruapehu Māori Ward Councillor, Ruapehu District Council

Naioma Chase

Tāmaki-nui-a-Rua Māori Ward Councillor, Tararua District Council

Te Kenehi Teira

Tonga Māori Councillor, Horizons Regional Council

Turuhia (Jim) Edmonds

Raki Māori Councillor, Horizons Regional Council

And from Horizons Regional Council:

Wiremu Te Awe Awe

Councillor, Horizons Regional Council.



// 04

Entrenchment of Māori wards seats for local government

Remit: *That LGNZ proactively promote and lobby to entrench the Māori Wards and Constituencies for the 64 councils which currently have these, to require the support of a supermajority of parliament should either parliament or councils seek their removal.*

Proposed by: Northland Regional Council

Supported by: LGNZ Zone 1 (Northland Regional Council, Far North District Council, Whangarei District Council)

Why is this remit important?

Zone 1 opposes the changes proposed to Māori wards and constituencies provisions in the Local Electoral Act 2001 (LEA), the Local Government Electoral Legislation Act 2023, and the Local Electoral Regulations 2001.

Zone 1 views are summarised below:

- a) Māori wards and constituencies are an appropriate and necessary way to deliver on Te Tiriti o Waitangi obligations — they are not a race-based selection.
- b) Reversion to a poll system to establish / retain Māori constituencies in local government is inconsistent with the national electoral system of a Māori roll and Māori seats in Parliament. There is no rational reason for the different approach.

Background and Context

The current government has agreed to amend the legislation and regulation related to the establishment and continuation of Māori wards in Aotearoa New Zealand.

The proposed changes have a major impact for the representation of Māori communities and the unique opportunities and challenges they face. It also compromises the ability of local government across the country to deliver on its Treaty of Waitangi obligations.

Zone 1 members do not support the proposed changes and have submitted their views as individual councils and the broader local government sector through LGNZ.

As discussions have developed on the proposed amendments, the need to align Māori ward representation models with parliamentary Māori electorate representation model has become evident.

How does this remit relate to LGNZ's current work programme?

This proposal aligns with LGNZ's policy that states:

- Remits must be relevant to local government as a whole rather than exclusively relevant to a single zone or sector group or an individual council;

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- Remits should be of a major policy nature (constitutional and substantive policy) rather than matters that can be dealt with by administrative action.

In accordance with LGNZ's strategy, this proposal would strengthen local government as a whole to support our communities to thrive - environmentally, culturally, economically and socially.

How will the proposing council help LGNZ to make progress on this remit?

Northland Regional Council, with the support of Far North District Council and Whangarei District Council, will advocate, lobby, and promote the cause and case for the entrenchment of Māori ward seats in local government governance structures.



// 05

Graduated driver licensing system

Remit: That LGNZ advocate for changes to the fee structure for driver licensing, better preparing young people for driver license testing, and greater testing capacity in key locations throughout New Zealand, in order to relieve pressure on the driver licensing system and ensure testing can be conducted in a quick and efficient manner.

Proposed by: Ashburton District Council

Supported by: Hurunui District Council, Kaikōura District Council, Selwyn District Council, Timaru District Council, Waimakariri District Council and Waitaki District Council

Why is this remit important?

Communities across New Zealand are being impacted by excessive wait times associated with the graduated driver licensing system (GDLS). There are three stages to the GDLS, and those aged 16 or older can enter the system and undergo both theoretical and practical testing to graduate from a learner's license (accompanied driving) to a full license (license without restrictions) over the space of 24 months. Currently, across the country, demand for testing significantly exceeds testing capacity leading to negative implications for our young people, and the wider community. Action is required to ensure young people in our community can undertake testing without delay, failing to remedy this situation could result in:

- Reduced ability to access testing
- Increases in testing failure rates
- Social and economic disadvantages for young people

Background and Context

Work undertaken by Waka Kotahi and other agencies identified the need to remove barriers for young people associated with obtaining a driving license in New Zealand. Through this work, re-sit fees were identified as a potential barrier. According to Waka Kotahi data, only 53% of people on a restricted license pass their practical driving test first time around, meaning many young people trying to graduate were being financially burdened by subsequent fees in completing a re-sit.

From October 1 2023, Waka Kotahi introduced a revised fee structure for a learner's, restricted, or full license, which removed re-sit fees for drivers who failed a first or subsequent attempt. While this change makes graduation through the system more financially obtainable, it has put increased pressure on testing services as those who fail the first time are rebooking immediately. This, in combination with the shortage of assessors, is causing significant wait times across the country. The increase in wait times has multiple implications which are summarized below using national and local examples.

- Reduced ability to access testing: In 2020, the national average wait time to sit a restricted driving test was 16 days, this has dramatically increased to 53 days in 2023/24. Drivers in the Ashburton district are facing a 94-day delay in booking a restricted license test, with only one agent (VTNZ) being able to facilitate testing.



- Increases in testing failure rates: excessive wait times in Ashburton may be causing young people to book testing in alternative locations. According to information obtained during an Ashburton District Road Safety Co-ordinating Committee meeting, some young people from Ashburton and Timaru are travelling to the West Coast (3-5 hours away) to undertake practical testing, there is concern that completing a practical test on unfamiliar roads may lead to an increase in failure rates. Reports have also been made that the decision to remove re-sit fees has led to young drivers completing the test before they are ready, leading to multiple failed attempts.
- Social and economic disadvantages for young people: there are social and employability benefits to holding a driver's license. According to MBIE, two-thirds of all jobs advertised in New Zealand have a minimum requirement of a restricted license. The reduced ability for young people to obtain a restricted or full license may see otherwise suitably skilled candidates miss out on employment opportunities while they wait to sit and obtain the required license. This also has impacts for the community, in particular local businesses, who will potentially struggle to source young candidates for entry level roles. This is further amplified in our community where public transport is non-existent, with the only quasi-public transport available being the Mid Canterbury Connector – a locally led, volunteer driven service operating on a booked return trip service between rural communities.

Relevant legislation, policy or practice

- Land Transport Act 1998 (part 4)
- Land Transport (Driver Licensing and Driver Testing Fees) Regulations 1999.
- NZTA driving licensing fees schedule

How does this remit relate to LGNZ's current work programme?

While this is not currently part of LGNZ's work programme, engaging with central government will be essential to making progress in this area. Ensuring that the local voice is heard and understood by central agencies is the only way in which this issue will be able to be addressed. Given the impact on our young people, and the subsequent effects this has on their ability to gain independence and contribute to our communities and local economies, we believe this is a worthy project for LGNZ to drive on behalf of the sector.

How will the proposing council help LGNZ to make progress on this remit?

While changing the fee structure will help incentivise people to pass their tests on their first attempt, other changes should be made to better prepare people, particularly young people, who are trying to obtain a driver licence, and ensure there is sufficient capacity in the system.

Ashburton District Council is willing to trial/pilot the practical applications of an improved graduated driver's licensing scheme.

Our Mayors Taskforce for Jobs programme has been highly successful, working with community groups and schools to identify people who are disadvantaged in the labour market. A significant proportion of this group are seeking drivers' licences in order to improve their chances of employment. There is an opportunity to align the Mayors Taskforce for Jobs programme with an enhancement of an Ashburton based training and accreditation centre, leveraging the MTFJ programme's experience in driver licensing schemes. The goal of this would be to better prepare

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**ITEM 8.1**
ATTACHMENT 2

young people for driver licence tests and reduce the pressure on the system imposed by people having to re-sit tests.

Ashburton District Council also proposes a pilot scheme to work with government to attract, train and supply increased numbers of examiners for the Ashburton district along with other centres throughout the country. Ashburton district would become a training region; prospective examiners would be based in the region while they train and qualify before returning to their respective regions to fill gaps and boost capability. Our region is well suited to examiner development, being close to Christchurch but more affordable and having a network of urban and rural roads.

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Hon Simeon Brown

Minister for Energy
Minister of Local Government
Minister of Transport
Minister for Auckland
Deputy Leader of the House



James Meager MP
Member of Parliament for Rangitata
Parliament Buildings
WELLINGTON

24 MAY 2024

Dear James

Thank you for your letter of 2 May 2024 regarding the driving licence processing delays in the Rangitata electorate. I share the frustration being experienced by people wanting to engage driver licence services only to be met with significant delays.

The Automobile Association (AA) and Vehicle Testing New Zealand (VTNZ) have been providing regulatory services on behalf of the NZ Transport Agency (NZTA) since 1999.

NZTA advises me that since the previous government's decision last year to remove the re-sit fee for theory and practical tests there has been a significant increase in demand for testing services, leading to unacceptable delays.

The inability to engage driver licence services in a timely manner is having an impact on the employability of learners and delaying their progression into the community.

NZTA and VTNZ are currently taking measures to accommodate the current high demand by re-prioritising driver testing officers to driver licencing agent sites with high booking numbers and increasing site opening hours. NZTA is aware of the urgency and my expectation that the issues be addressed promptly.

These delays across New Zealand, which follow the previous government's changes to re-sit fees, are unacceptable. I remain very concerned about these delays and am currently considering advice on options to address it, which may include reinstating a re-sit fee.

Regarding your request that NZTA remove the age limit for booking drivers licence tests, I have been advised that it is a legal requirement for applicants of driver licences to be 16 years or older.

Thank you again for writing.

Yours sincerely

Hon Simeon Brown
Minister of Transport

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Ashburton District Council Remit 2024



// 06

Proactive lever to mitigate the deterioration of unoccupied buildings

Remit: *That LGNZ advocate to Government:*

- *For legislative change enabling local authorities to compel building owners to remediate unoccupied derelict buildings and sites that have deteriorated to a state where they negatively impact the amenity of the surrounding area.*
- *To incentivise repurposing vacant buildings to meet region-specific needs, for example, accommodation conversion.*

Proposed by: Gisborne District Council

Supported by: Rotorua Lakes Council, South Wairarapa District Council, Wairoa District Council, New Plymouth District Council, Napier City Council, Rangitikei District Council, Whanganui District Council, Dunedin City Council

Why is this remit important?

There is no legislation enabling councils to take proactive action on the decaying condition of vacant buildings. Intervention is only possible when buildings become so dangerous that the Building Act 2004 (BA04) allows for dangerous building notices.

The absence of enabling regulations and enforcement tools can result in derelict sites negatively affecting both neighbourhoods and city centres. The public expects their local authorities to maintain community standards and they are frequently disappointed by our inability to intervene. Especially where keystone buildings deteriorate over decades.

The economic and social consequences of unoccupied derelict buildings negatively affect local businesses, city centre revitalisation, regional economic development, and tourism activity. Negative impacts suppress local investment and the prosperity of regional centres throughout New Zealand. Legislative change to enable the remediation of decaying building conditions and unlock their economic potential is in the national interest and significant to local government as a whole.

Background and Context

Existing building legislation is too late to mitigate decaying buildings

Once a Code Compliance Certificate has been issued, there is no regulatory avenue for proactive remediation of a vacant building's decaying condition. The BA04 is silent on maintenance responsibilities until the public is likely to be harmed by unsafe building conditions.

The BA04's approach to dangerous buildings is reactive as it seeks only to remediate dangerous conditions. The impact of a deteriorating building on its surrounding environment is not taken into consideration.

Waiting until a building becomes dangerous is too late to remediate the significant economic and social effects of vacant and deteriorating buildings.



In regional centres like Gisborne, a small number of deteriorating assets can have a significant impact on surrounding businesses and perceptions of the city centre. Long-term underinvestment means significant capital is required to restore these buildings before prospective owners and/or tenants can reoccupy the space. Investment is often cost-prohibitive, leaving vital buildings empty and further deteriorating.

In May 2024, Gisborne's Mayor wrote to Government detailing the national impact of this legislative gap (letter attached). The letter's appendix, *Ten years of the National Problem*, outlines how problematic buildings are challenging local authorities throughout New Zealand.

Local authorities have developed ad hoc, imperfect solutions to address the legislative gap

Upper Hutt City Council's Unoccupied Commercial Premises Bylaw and Clutha District Council's Regulatory Bylaw both aim to prevent building deterioration. However, bylaw solutions are unenforceable without costly prosecutions that risk uncertain outcomes.

In Rotorua, where houses are problematic, rather than commercial buildings, Rotorua District Council has spent \$60,000 on consultants' reports and legal advice for a single abandoned property because it lacks the authority to require its demolition.

The BA04 seeks to ensure safety and well-being, sustainable development, and building code compliance. However, because it does not provide local authorities with effective tools to encourage essential maintenance and building utilisation, we have no way to intervene when buildings are deteriorating until the problems are significant, sometimes beyond repair.

Wellington City Council recently signaled its intention to remove ten buildings from its heritage list as part of a district plan review. Among those buildings were the dangerous, unoccupied Gordon Wilson Flats, a contentious feature of the Wellington skyline intended for demolition by their owner, Victoria University, due to restoration cost.

List removal failed to secure ministerial approval. However, this situation illustrates the impossible predicament faced by local authorities when heritage buildings have not been adequately maintained, and the extraordinary measures they must take when buildings have deteriorated beyond repair. Local authorities' inability to prevent the deterioration of vital assets threatens a loss of national heritage and identity through demolition. The solution must be to enable proactive measures addressing deteriorating conditions before buildings are demolished by neglect.

Mitigating the social and economic consequences of underutilised buildings urgently requires:

- A new legislative lever that will enable earlier intervention and action to remediate deteriorating building assets and or
- Collaboration between local and central government and regional providers to develop region-specific incentives encouraging the use of unproductive assets, e.g., repurposing buildings for accommodation.

How does this remit relate to LGNZ's current work programme?

Addressing the gap in building legislation and its consequences for regional economic development does not currently feature in LGNZ's broader advocacy work programme. However, LGNZ has for some time been aware of the legislative gap and advocated on this issue as it aligns with their strategic priority of focusing advocacy on the big issues impacting local government.



In 2014, LGNZ wrote to the Minister of Building and Construction suggesting the BA04 define derelict sites, which would allow for such properties to be included in their Dangerous and Insanitary Buildings Policies. LGNZ's 2015 submission to the Rules Reduction Taskforce highlighted that derelict building issues are a regular source of community distress, presenting risks to health, fire hazards, and sites for criminal behaviour. In 2022, LGNZ again proposed that the government define derelict buildings; however, attempts to meet the Minister of Building and Construction were unsuccessful.

While these efforts failed to find favour, advocacy to political leaders is urgently required because:

- Current BA04 considerations are inadequate in addressing building issues that need to be remediated before buildings become derelict.
- The Government's accelerated review of building code requirements extends to improving economic activity.
- The Government has signalled its intention to develop housing improvement strategies through a cross-government Ministerial Working Group on Housing.
- Legislative change and incentives to activate unproductive buildings and unlock regional economic improvement align with the Coalition's Decision-Making Principles A – E.

How will the proposing council help LGNZ to make progress on this remit?

Gisborne District Council will:

- Continue advocating directly to the Ministers for Building and Construction, Housing and Local Government.
- Collaborate with LGNZ, councils, Government and stakeholders to develop new legislative tools to tackle this issue, strengthening our national economic resilience.
- Share any appropriate research and development, and data analysis from our region.
- Undertake any pilot programme involving temporary rule changes or funding initiatives, such as incentivising the conversion of commercial buildings to housing.
- Identify and work with local providers and property owners on the implementation of any pilot.

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2 May 2024

Hon Chris Penk - Minister for Building and Construction
Hon Chris Bishop - Minister for Housing
Hon Tama Potaka - Associate Minister Social Housing
Hon Simeon Brown - Minister Local Government



GISBORNE
DISTRICT COUNCIL
Office of the Mayor

Email: christopher.penk@parliament.govt.nz, Chris.Bishop@parliament.govt.nz,
Tama.Potaka@parliament.govt.nz, Simeon.Brown@parliament.govt.nz

Cc: Dana.Kirkpatrick@parliament.govt.nz, cushla.tangaere-manuel@parliament.govt.nz

**LEGISLATIVE CHANGE IS REQUIRED TO UNLOCK SUBSTANTIAL ECONOMIC AND HOUSING
IMPROVEMENTS IN NEW ZEALAND'S REGIONAL CENTRE**

Good morning Ministers,

I would like to bring to your attention a gap in current building legislation, which is affecting local businesses, city centre revitalisation, regional economic development and tourism activity in our region.

In short, there is no enabling legislation that allows regulatory agencies to take proactive action on the decaying condition of vacant buildings.

Intervention is only possible when buildings become so dangerous that the Building Act 2004 allows for dangerous building notices. The absence of enabling regulations and enforcement tools, results in keystone buildings remaining idle and unproductive, sometimes for decades.

The attachments to this letter provide more information on the challenges facing Gisborne District Council and many other local authorities across New Zealand.

Legislative change to unlock the economic potential of underutilised and decaying buildings is in the national interest because the negative economic and social impacts created by underutilised buildings are nationally significant.

Unproductive buildings negatively impact regional prosperity throughout the country. We believe:

- New legislative tools are needed to unlock the economic potential of underutilised buildings.
- Urgent collaboration between local and central government is needed to develop a solution that will enable earlier intervention and action on commercial building issues.

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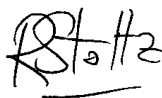
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- Activating unproductive buildings to support regional economic development is strongly aligned with the Government's Ongoing Decision-Making Principles A – E.

As this matter is significant for local government as a whole, Council will be putting forward a remit on this matter at the upcoming LGNZ Annual General Meeting.

We look forward to working with the Government to develop new legislative tools to enable us to tackle this issue and continue to strengthen our national economic resilience.

Warm regards,



Rehette Stoltz

Mayor Gisborne District Council

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Attachments:

[Attachment 1 – Gisborne’s Deteriorating Buildings](#)

[Attachment 2 – Problem definition: Current legislation is too late to mitigate decaying buildings](#)

[Attachment 3 – Ten Years of the National Problem](#)

[Attachment 4 – Seized buildings in Gisborne](#)

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Attachment 1 – Gisborne's Deteriorating Buildings

Main Street retail space. Corner Gladstone Rd and Peel St



Former Westlake Hotel. Corner Gladstone Rd and Peel St



Premium retail space. Peel St



Deteriorating building. Lowe St



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Main Street retail space. Gladstone Rd



Deteriorating building. Childers Rd



Masonic Hotel decaying façade. Lowe St



Masonic Hotel frontage. Gladstone Rd



Abandoned detritus. Adjacent to Masonic Hotel



Main Street building decay. Gladstone Rd



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Attachment 2: Problem definition: Current legislation is too late to mitigate decaying buildings

During deliberations on the Gisborne Dangerous, Affected and Insanitary Buildings Policy 2024¹ under the Building Act 2004 (the BA04), Gisborne District Council (Council) identified inadequacies in the existing building legislation framework. Also identified were the negative impacts these deficiencies are having both regionally and nationally.

Once a code compliance certificate (CCC) has been issued, there is no enabling legislation that allows regulatory agencies to take proactive action on the decaying condition of vacant buildings. Mitigation of problematic buildings is only possible when they eventually deteriorate to a condition so dangerous that BA04 provisions allow for dangerous building notices. The absence of enabling regulations and enforcement tools, in between CCC and dangerous building notices, results in essential buildings remaining idle and unproductive, sometimes for decades.

The BA04's approach to dangerous buildings is reactive. It seeks only to remediate dangerous conditions and does not consider the impact a decaying building has on its surrounding environment. This means it is both too late to remediate problematic conditions and an inadequate tool to address the significant economic effects caused when buildings become locked in a deterioration spiral. In Gisborne's case, deteriorating conditions negatively impact surrounding businesses and perceptions of the city centre, affecting a decline in economic activity. As regional economies underpin national economic prosperity,² the negative impact of underutilised buildings has a ripple effect on the national economy.

As a building's condition declines, the required investment in its essential maintenance and works (e.g. earthquake strengthening and cosmetic upkeep) decreases. The deteriorating condition of commercial buildings is particularly problematic in regional city centres, as this inefficient use of key placemaking assets contributes to poor amenity.

In regional centres, where the heart of the city is comprised of only a handful of buildings, even a small number of deteriorating assets can have a significant impact. A prolonged lack of maintenance requires significant investment to get a building back up to scratch before prospective owners and/or tenants can once again operate out of it. The required work is often cost-prohibitive, and vital buildings can remain empty, which leads to further deterioration.

The BA04 seeks to ensure safety and well-being, sustainable development, and building code compliance. However, because the current BA04 legislation does not provide local authorities with effective tools to encourage essential maintenance and building utilisation, we have no way to intervene when buildings are deteriorating until the problem is significant. We can only intervene when buildings have decayed to such a condition that they are likely to harm the public.

The public expects their local authorities to prevent city centre building deterioration, and they are frequently disappointed by our inability to intervene. Regional communities such as Gisborne, where the problem is acutely felt, are unable to prevent the gradual decline of their city centres. Without a legislative tool enabling the remediation of inactive buildings, and no central Government solution either, Council cannot achieve its aspiration of maintaining a

¹ Gisborne Dangerous, Affected and Insanitary Buildings [Policy](#) 2024.

² Hon Steven Joyce (2016) *Regions lead recovery from Global Financial Crisis*. This Beehive [Release](#) emphasises the instrumental role regional economies, including Gisborne, played in leading New Zealand's economic recovery from the Global Financial Crisis.

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high-quality urban environment that capitalises on heritage, tourism, and lifestyle to attract economic investment and development.

The Problem in Gisborne

Gisborne's Central Business District (CBD) contains several **vacant** and **underutilised buildings** that have been **neglected for long periods**.³ Their deteriorating aesthetic condition **negatively affects the city's appearance, impacting tourism experiences and suppressing local utilisation, economic growth**, and community wellbeing.

Deterioration of Buildings: A lack of basic maintenance has led to the disrepair of unoccupied buildings in Gisborne. This includes premium ground-floor retail spaces on Gladstone Road, Gisborne's main street (see **Attachment1 – Gisborne's Deteriorating Buildings**).

Negative Community Impact: Reduced vibrancy in the CBD has suppressed community utilisation and local commerce,⁴ making it less attractive to new businesses and shoppers. This decline in activity fosters increased incidences of vandalism and the impression of an unsafe CBD.

Homelessness Consequences: The declining condition of city buildings leads to squatters occupying vacant buildings, resulting in litter, sanitation issues, and antisocial behaviour adversely affecting adjacent businesses, some of which are rate-paying owner-occupiers. Council increasingly incurs the financial burden of cleanup and the disassembly of homeless encampments in conjunction with the Police.

Economic Investment Deterrence: Visible city centre decline creates the perception of an economically depressed area and discourages economic investment from outside the region, weakening local economic resilience. Decreased revenue from idled assets reduces the likelihood that owners of earthquake-prone buildings will fund reinforcement works, threatening key buildings with demolition.

Suppressed Tourism and Economic Growth: Tourism, a vital part of Gisborne's economy, is growing slower than the national average,⁵ limiting regional employment opportunities. The declining state of Gisborne's CBD negatively impacts tourists' experiences in our region, which challenges the Government's recent commitment to support tourism.⁶ A vibrant and welcoming city centre is essential for creating positive visitor experiences, as it influences overall impressions of a place.⁷ However, buildings becoming locked into a spiral of declining

³ In June 2007, Gisborne witnessed a 1.3% decline in retail sales despite national economic growth accelerating to 2.6%. In the same period, the number of commercial permits issued in Gisborne also fell by 13%. In December 2008, Gisborne experienced the largest quarterly decline in retail sales at a time when national retail sales were trending upward. Commercial building consents dropped by 6.1% in the same quarter. Sources: The National Bank Regional Trends Economics reports, February 2007, February 2008. In the wake of the global financial crisis, Council's 2010/11 Annual [Report](#) identified Gisborne's retailers among those most affected by economic conditions at the time.

⁴ Over 55% of Gisborne employment is currently located outside of land zoned for business.

⁵ The tourism sector contributed \$56.3 million to Gisborne GDP in 2022, accounting for 2.3% of the region's economic output and 7.1% of total annual employment. In 2022, total tourism spending in Gisborne was down 0.1% year on year, while national tourism spending increased by 1.4% in the same period. In the 10-year period 2012-2022, Gisborne has experienced only 1.8% annual employment growth, lagging 2.1% national growth. Sources: Trust Tairāwhiti (2023) [Draft Destination Management Plan](#) utilising data retrieved from Infometrics.co.nz; Infometrics (2023) *Tairāwhiti at a Glance: 2022* retrieved from Infometrics.co.nz on 7 March 2023.

⁶ Acknowledging tourism is the second biggest contributor to New Zealand's recent economy, the Tourism Minister, Hon. Matt Doocey, recently affirmed government commitment to supporting the growth of tourism and hospitality operators. Source: Hon Matt Doocey (2024) *Tourism data shows determination of sector*. Beehive [Release](#).

⁷ The Ministry of Business, Innovation and Employment [Destination Management Guidance](#) emphasises that supporting infrastructure and amenities are essential to cultivating compelling visitor experiences.

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investment and physical deterioration presents a significant barrier to regional aspirations for a vibrant, thriving city that is a destination for business, employment, and tourism.

Figure 1 - the old Masonic Hotel greets cruise-ship tourists walking from Gisborne's port to the city centre.



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The Problem nationwide

Gisborne is not the only region with declining, under-utilised buildings. Provincial areas are experiencing a downward spiral in the status of city centre vitality when compared to major urban areas.⁸ Unoccupied buildings are contributing to this decline. They pose safety risks and affect community well-being, property values, and public perception of city centres around the country.

Attachment 3 – Ten Years of the National Problem outlines how issues with idle, unproductive buildings have become a nationwide concern in the last decade. Neglected heritage buildings face significant challenges as councils struggle to intervene where *demolition by neglect*⁹ becomes irreversible. The lack of clear criteria for identifying and addressing derelict properties hinders councils' ability to take proactive measures to remediate these buildings as they deteriorate.

Legislative Inadequacies Prevent a Proactive Approach**1. Building Maintenance Responsibility**

- After local authorities have issued code compliance certificates and no further building work is required, building maintenance is the responsibility of property owners.
- Local authorities have no means to enforce minimum maintenance standards for dormant or underutilised buildings, even in cases where buildings are left to decay.
- The absence of any tool to encourage proactive maintenance means local authorities can be left with unsightly buildings, often in prominent locations. This creates a cycle of declining investment that negatively impacts regional prosperity.
- Gisborne has five large, central buildings locked in an ongoing legal dispute between the Police and silent offshore owners. This contested ownership status prevents building remediation, even under dangerous building notices, as no party assumes responsibility for remediating the unsafe conditions.

2. The Building Act 2004 Does Not Adequately Consider Remediation

- The BA04 enables local authorities to compel remediation via dangerous or insanitary building notices only when building issues become so dangerous, they may harm occupants or the public.
- These notices are a last resort. They cannot address situations where buildings essential to a city's social, cultural and economic fabric decay due to neglect. This is because the BA04 does not consider the negative consequences experienced during a building's decline when its conditions are deteriorating but not yet dangerous.
- Councils can intervene when there is evidence of infestation or fire risk; however, the threshold for action is high.¹⁰

⁸ Aigwi, I., et al. (2019). A performance-based framework to prioritise underutilised historical buildings for adaptive reuse interventions in New Zealand. *Sustainable Cities and Society*, [48](#), 101547-101547.

⁹ Dunedin City Council defines *demolition by neglect* as a building being allowed to deteriorate to the point that demolition becomes necessary, or restoration becomes economically unreasonable. In some cases, building owners may allow this to happen to bypass heritage protections and the substantial financial investment to enable ongoing use. Source: Dunedin City Council's 15 May 2023 [Agenda](#).

¹⁰ [Newshub](#). (2022). Call for law change as councils say there is an increasing problem of derelict, unoccupied houses.

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- Neglected heritage buildings are particularly vulnerable to becoming dangerous and, in instances of continued neglect, demolition.¹¹ Heritage New Zealand Pouhere Taonga recently requested Council policy¹² encourage heritage building owners to undertake preventative maintenance and upgrades to conserve their essential heritage character. However, BA04 considerations do not provide any mechanism for local authorities to encourage such action. Therefore, any suggestion or encouragement of proactive maintenance via a dangerous building policy would be unenforceable under the current BA04 considerations.
- In cases where heritage buildings have been neglected, the costs associated with restoration or repurposing can be prohibitive for building owners. Lotteries funding is not always readily available¹³ and heritage funding prioritises category-one buildings. Not all vital buildings are so categorised, and few buildings in Gisborne meet eligibility requirements.

Solution needed: Legislative Change

Activating unproductive buildings to unlock regional economic improvements aligns with the Coalition's Decision-Making Principles A – E:

- **Principled** decisions based on sound policy principles and economic efficiency;
- **Focused** on improving productivity and economic growth to increase prosperity, and enhance housing affordability, efficiency and effectiveness.
- Stopping interventions that aren't delivering **Results**.
- **People-focused** public services will be designed around the needs of public and tourist users. The Government will be **accountable** for clear public service targets and regular progress reporting on these objectives.

Proactive remediation measures do not sit comfortably within the BA04 framework because it was not designed to address the problem of inactive buildings and the associated economic consequences. Fixing the problem requires:

- a lever compelling proactive remediation of deteriorating city centre assets and or
- incentivising the utilisation of unproductive assets.

Examples of proactive legislative tools for unlocking the potential of unproductive buildings can be found in both the United Kingdom and the Republic of Ireland.

United Kingdom's Town and Country Planning Act 1990

The UK mitigates unproductive buildings via Section 215,¹⁴ which enables Local Planning Authorities to:

- take proactive steps towards sustainable regeneration of local areas, including conditions that adversely affect the amenity of the surrounding area
- consider local circumstances, such as site conditions and impact on the surroundings
- require a broad scope of works, including painting, external repairs, demolition and re-building

¹¹ The Ministry of Culture and Heritage identified late requests to 'save' buildings are commonly requested at the last possible moment due to communities not seeking remediation until a building is under threat of demolition. Source: Ministry for Culture and Heritage. (2018). *Strengthening protections for heritage buildings: [Report](#) identifying issues within New Zealand's heritage protection system*.

¹² HNZPT (2023) [submission](#) (Page 51) on the Gisborne District Council Dangerous Buildings Policy 2024.

¹³ Lottery Environment and Heritage Committee year on year funding [declined](#) by 46% in the 2023/24 financial year.

¹⁴ Town and Country Planning Act 1990 Section 215 [Best Practice Guidance](#) and [Act](#).

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- use Section 215 notices in conjunction with other powers, such as repair notices for heritage-listed or dangerous buildings.

'Amenity' is a broad concept not formally defined in the legislation. This means assessment is a matter of degree. A clear and well-presented case that stresses the adverse impact of the site on the local street scene has proven more effective than a technical definition of 'loss of amenity'.

The Republic of Ireland Derelict Sites Act 1990

Ireland mitigates unproductive buildings with the Derelict Sites Act,¹⁵ which defines *derelict sites* and makes local authorities responsible for dealing with them. Derelict sites are defined as detracting from the amenity, character or appearance of the neighbourhood with:

- structures in a ruinous, derelict or dangerous condition
- land or structure condition that is neglected, unsightly or objectionable
- deposits or collections of litter, rubbish, debris, or waste.

Under the legislation, local authorities can mitigate problems by:

- prosecuting owners who do not comply with notices
- making compulsory land purchases
- carrying out necessary work and recovering cost.

Proactive Measures to Mitigate Inactivity would not conflict with the New Zealand Bill of Rights 1990 (BORA)

BORA protects human rights and fundamental freedoms; however, it does not provide for a general right to privacy or property enjoyment. BORA protections are subject to reasonable limitations where they are demonstrably justifiable in a free and democratic society.¹⁶ Indeed, the Justice Minister, Hon Paul Goldsmith, has indicated the government wishes to strike an appropriate balance between individual rights and the public interest.¹⁷

Therefore, it is reasonable to expect that the public interest should be safeguarded from neglected buildings and the significant negative impacts they have on our communities' life, livelihood, and economic output.

The [New Zealand Bill of Rights \(Right to Lawfully Acquired Property\) Amendment Bill](#) (introduced into Parliament on 27 July 2023) proposes reasonable compensation for property owners when deprived of the right to own and use lawfully acquired property. Enabling local authorities to encourage and or incentivise remediation or utilisation of vacant buildings would not conflict with this amendment, should it become law.

Alignment with improving housing availability

The Minister of Housing, Hon Chris Bishop, seeks to fix the housing crisis by increasing supply through the removal of barriers to construction. The Minister's recent Cabinet Briefing Paper *Fixing the housing crisis*¹⁸ outlines a programme to lift productivity, wages and ultimately national income by unleashing urban growth. The briefing paper identifies that:

- New Zealand's houses are among the world's least affordable due to persistent undersupply
- unaffordable housing has far-reaching social and economic consequences.

¹⁵ Republic of Ireland Derelict Sites [Act](#) 1990.

¹⁶ New Zealand Bill of Rights Act 1990, [Section 5: Justified limitations](#)

¹⁷ [RNZ](#) (2024) Bill of Rights won't stop gang patch ban - Justice Minister

¹⁸ **Hon Chris Bishop (2024) *Fixing the Housing Crisis*** [Cabinet Paper](#).

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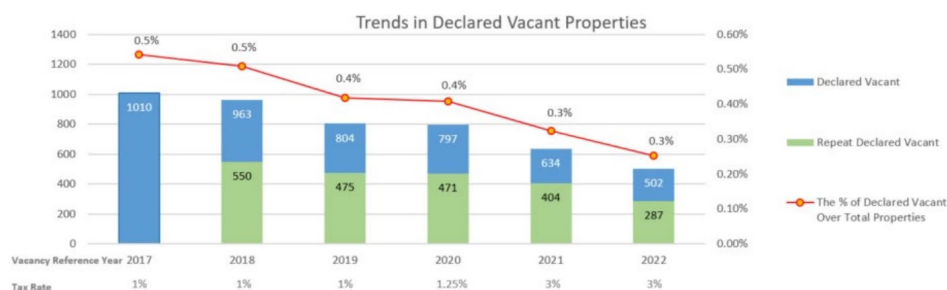
- increasing housing supply and lowering housing costs will improve the living standards of all New Zealanders and lift productivity and wages by allowing more workers to live and work in cities.

Council agrees with the Minister's assessment that fixing the housing crisis will involve collaborative actions across Government and by different Ministers.

Gisborne is currently experiencing a critical housing shortage while city centre buildings deteriorate due to a lack of investment. There is an opportunity for the Government to address the housing shortage by incentivising building owners to repurpose buildings for accommodation before they decay beyond repair.

As an example, in 2017, the city of Vancouver introduced an [empty homes tax](#). Which currently charges owners three per cent of a property's value if it remains unoccupied for more than six months. Since inception, the number of vacant properties in Vancouver has decreased by 54% and CAD\$142 million has been raised for the city's housing initiatives.¹⁹

Figure 2 - Trends in Vancouver's Declared Vacant Properties 2017 – 2022. Source: City of Vancouver



¹⁹ Housing Vancouver. (2023). Empty Homes Tax Annual [Report](#) 2023. City of Vancouver.

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Attachment 3 – Ten Years of the National Problem

27 February 2013: Upper Hutt City Council adopted an Unoccupied Commercial Premises [Bylaw](#) that aims to prevent unoccupied commercial premises from falling into disrepair by setting standards for the maintenance of unoccupied commercial premises. By requiring commercial premises be maintained to an immediately tenantable standard, the bylaw attempts to address issues such as rubbish, boarded windows, vermin and overgrown foliage. However, at best, this is a half-measure because it does not address utilisation and investment issues, which are the underlying cause of cosmetic conditions.

A fundamental problem with use of bylaws is unless new regulation enables fines, enforcement requires a prosecution. This would be cost-prohibitive with no guarantee of success or remediation of problematic conditions. This would waste a lot of time and resources that ratepayers expect to be well-utilised elsewhere.

2014: Following discussion with a number of councils, including discussion at an LGNZ Rural and Provincial Sector meeting, LGNZ wrote to the Minister of Building and Construction asking that the Government provide councils with powers to deal with problems created by derelict buildings to combat demolition by neglect. Specifically: "That a definition for derelict sites and homes be developed and included in the Building Act. This would enable Territorial Authorities to include such properties in their Dangerous and Insanitary Buildings Policy and update their procedures to respond in a timely and cost-effective manner to the needs of their community." However, as [reported](#) in Dunedin City Council's 15 May 2023 Agenda, the MBIE response was this was not a priority at the time.

22 April 2014: South Wairarapa District Council identified derelict commercial [buildings](#) as a problem that did not qualify as dangerous or unsanitary. The inability to take proactive remediation action has resulted in a perception of Featherston's town centre as unattractive and run-down.

4 May 2015: LGNZ's [submission](#) to the Rules Reduction Taskforce highlights that councils regularly face derelict building issues with requests for action coming from many sources, including neighbours and health officials. Buildings in serious disrepair cause neighbours distress, are a risk to health, a potential fire hazard, and are sites for criminal activity. However, councils have limited powers to remediate derelict properties. Over a period of five years, Rotorua District Council has spent more than \$60,000 on consultants' reports and legal advice for a single abandoned property because they lack the authority to require its demolition.

1 August 2016: The Christchurch City Development Forum, made up of city councillors and the business community, [urged](#) Christchurch City Council to develop an incentivisation policy to encourage owners to develop their derelict sites. Frustrating city revitalisation efforts are buildings that remain in limbo due to unresolved intentions or insurance disputes. High-profile heritage buildings are also part of the concern. However, despite derelict buildings being dangerous, unsanitary and an eyesore the city council had limited powers to deal with them.

21 October 2016: Stuff.co.nz reporting [highlights](#) that shuttered, deteriorating buildings are frustrating towns around the country, with Councils in these towns having found there is virtually nothing they can do legally about it. South Wairarapa District Council found that despite complaints that problematic buildings were holding the town back, there was no effective legal remedy. While the council can take the owners of these buildings to court under the Resource Management Act for loss of amenity, it is a subjective rather than objective issue, making it challenging to win in court. Additionally, even if they did win, taking someone to the Environment Court is expensive, with potential costs ranging from \$60,000 to \$100,000. Enforcement remains difficult even after winning a case. In Rotorua, the problem is with houses

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rather than commercial buildings, but the issue remains the same. Derelict sites have potential fire risks, and the impact of these structures negatively impacts the value of surrounding properties. These abandoned buildings are eyesores; however, what is considered offensive is debatable under the law.

19 May 2017: Christchurch City Council outlines their [plan](#) for tracking derelict CBD sites they consider a barrier to the regeneration of the city centre. The plan of action seeks to address concerns about the sites, to improve investor confidence and to create a more positive impression of the central city. The third and final phase of their plan (to be used only as a last resort) involves joint action by agencies with enforcement and land acquisition powers. **This plan illustrates the problem: without legislative change, local authorities cannot prevent buildings from deteriorating to such a condition that outside agencies are required to facilitate collaborative solutions.*

16 June 2021: In the wake of a derelict house fire that destroyed a neighbouring house and damaged two others in Wellington, experts [question](#) why only a limited number of buildings meet strict criteria for dangerous or insanitary criteria. Otago University housing expert researcher Dr Lucy Telfar-Barnard said the bar was set too high for a dangerous or insanitary building. Regarding derelict houses, Victoria University Professor of Building Science Robyn Phipps says: "It's a ticking time bomb."

23 April 2022: Local authorities called for a change in the law to address the problem of derelict and unoccupied houses. In Whanganui, absentee owners are responsible for 10% of the derelict CBD buildings, committing to *demolition by neglect*. Litigating problem buildings is cost-prohibitive, and the bar is extremely high. Councils are completely powerless if a building simply looks terrible. As a result, LGNZ has [proposed](#) that the government define derelict buildings so that action can be taken. Stuart Crosby, LGNZ president, has highlighted that this problem is growing and needs to be addressed.

12 May 2022: Clutha District Council [identified](#) that its staff do not currently have the necessary tools to deal with abandoned buildings that become a target for vandals or unsightly in a town's main shopping street or issues of excessive waste and vegetation growth on private property.

May 2022: Dunedin City Council reports* that In May 2022, another attempt by LGNZ to meet the Minister of Building and Construction regarding derelict sites was unsuccessful. *Recounted in Dunedin City Council's 15 May 2023 [Agenda](#).

February 2023: As part of its submission to the Environment Select Committee on the Natural and Built Environment Bill and Spatial Planning Bill, DCC requested* the inclusion of "provisions in the NBEA to explicitly enable the management of neglected heritage buildings where a lack of maintenance is having an adverse effect on the structural stability, weather tightness, or long-term retention of a scheduled heritage building (aka demolition by neglect). This is urgently necessary for DCC (and other territorial authorities) to take actions to save heritage buildings where neglect has not yet progressed to a point of no return". *Reported in Dunedin City Council's 15 May 2023 [Agenda](#).

15 May 2023: Dunedin City Council (DCC) [identifies](#) that demolition by neglect is an issue in cities across New Zealand, yet is not regulated nor specifically referred to in either the Resource Management Act 1991, the Building Act 2004 or the Local Government Act 2002. DCC reports demolition by neglect is an issue for historic buildings that require significant investment to enable ongoing use. DCC asserts that, in the absence of legislative change, incentivisation is required to help motivate building owners to maintain buildings.

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9 August 2023: The Press [reports](#) that the absence of legislation dealing with derelict properties has resulted in a derelict Christchurch property that, despite significant decay, does not meet the threshold for action.

6 September 2023: Considering lower rates for businesses and higher rates for vacant land, Wellington City Councillors express [frustration](#) with the inability of local authorities to target underutilised land due to it being too difficult to define: "It's deeply frustrating ... we can't make people do more with their land."

8 February 2024: Homeless persons squatting in a derelict building near Point Chevalier's town centre raise well-being and safety [concerns](#). Local businesses report daily harassment from intoxicated individuals and an increase in shoplifting, which they attribute to the squatters.

8 April 2024: Wellington City Council aims to remove ten buildings from the heritage list as part of its district plan review, utilising a 2012 amendment to the Resource Management Act (RMA) amendment aimed at ensuring more housing intensification in the country's largest cities. Among the ten buildings are the dangerous, unoccupied Gordon Wilson Flats. Considered unsafe due to potential earthquake and wind damage and empty since 2012, the flats have become a contentious feature of the Wellington skyline.

This move by Wellington City Council illustrates the extraordinary measures local authorities must take when buildings have deteriorated beyond repair resulting in a loss of national heritage and identity. The solution must be to enable proactive measures that address deteriorating conditions before buildings reach this level of decay.

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Attachment 4 - Seized buildings in Gisborne

For almost a decade, five prominent Gisborne buildings have been the subject of an ongoing legal dispute between the Police and silent offshore owners. One of these buildings is Gisborne's finest, the heritage-listed [Masonic Hotel](#), and another features prominently in the Gisborne skyline (Figures 13 and 14, overleaf).

In 2016, Singaporean national Thomas Cheng was arrested in Gisborne for the importation and supply of methamphetamine. The Police subsequently obtained restraining orders over six commercial properties in Gisborne as part of a wider investigation into alleged tax evasion and money laundering by Cheng's father, William Cheng, and stepmother Nyioh Chew Hong, who live in Singapore.

An investigation into the "complex" ownership structure of the buildings saw restraining orders placed on associated bank accounts along with nine other buildings across Whanganui, Te Puke, Pahiatua, Timaru, and Gisborne. In 2020, the Police applied for the forfeiture of these buildings and associated bank accounts. The courts have recently declared the buildings to be beyond the reach of the drug investigation. However, legal proceedings continue to restrain the buildings.

In 2023, the Wellington High Court [ruled](#) that Cheng Jnr does not hold an interest in or have effective control of Cheng Snr's property. Therefore, the properties are not subject to forfeiture relating to Cheng Jnr's drug crimes. However, as the Police have appealed the ruling, the buildings remain in limbo, further complicated by possible [tax-evasion and money laundering](#) by Cheng Snr and Ms Hong.

Council has found it impossible to address building issues via Cheng Snr's New Zealand representatives. Cheng Snr is likely reluctant to undertake works without knowing what percentage of the buildings he will retain. The Police will not do anything as they are temporary custodians ill-equipped to deal with building remediation and unsure what percentage of the buildings they will retain.

This contested ownership status prevents building remediation, even under dangerous building notices, as no party assumes responsibility for remediating the unsafe conditions. Council has issued one seized building with a dangerous building notice; however, as ownership is contested, mitigation of dangerous conditions is not easily progressed. The restrained buildings, including the Masonic Hotel, continue to decline but are a long way from becoming Dangerous. Continued attempts by Council to engage building owners have met with little success.

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Seized building: Gisborne's Masonic Hotel (now closed) prior to its decline. 46 Gladstone Rd



Seized building (left). 200 Gladstone Road.



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// 07

Appropriate funding models for central government initiatives

Remit: *That LGNZ proactively promote and lobby for the development of a more equitable and appropriate funding model for central government initiatives.*

Proposed by: Northland Regional Council

Supported by: Zone 1 (Northland Regional Council, Far North District Council, Whangarei District Council).

Why is this remit important?

The constant reprioritisation of funding has a major impact on the ability of local government to provide quality infrastructure and services to the communities they are legally obliged to serve.

The development of a more equitable and appropriate funding model for central government initiatives would mitigate the risks and challenges the current funding model creates.

Background and Context

The reprioritisation of spending from community needs and services, to the implementation of central government policy and regulation, continues to be a major challenge for many councils.

Experience to date has shown that the current funding model needs to be reviewed and improved, to better reflect the community and operational realities of local government.

Zone 1 members firmly believe that central government should fully fund initiatives they wish to implement, or provide funding to local government in situations where they are required to implement a central government initiative.

How does this remit relate to LGNZ's current work programme?

This proposal aligns with LGNZ's policy that states:

- Remits must be relevant to local government as a whole rather than exclusively relevant to a single zone or sector group or an individual council;
- Remits should be of a major policy nature (constitutional and substantive policy) rather than matters that can be dealt with by administrative action.

In accordance with LGNZ's strategy, this proposal would strengthen local government as a whole to support our communities to thrive – environmentally, culturally, economically and socially.

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How will the proposing council help LGNZ to make progress on this remit?

Northland Regional Council, with the support of Far North District Council and Whangarei District Council, will advocate the case for the development of an improved equitable funding model for central government initiatives.



// 08

Goods and services tax (GST) revenue sharing with local government

Remit: That LGNZ be proactive in lobbying central government on sharing GST revenue with local government, derived from local government rates and service fees related to flood protection mitigation, roading, and three waters, for investment in these areas.

Proposed by: Northland Regional Council

Supported by: LGNZ Zone 1 (Northland Regional Council, Far North District Council, Whangarei District Council).

Why is this remit important?

Local government faces funding and resourcing challenges due to current funding models. The sharing of GST revenue derived from local government rates and service fees related to flood protection, roading, and three waters, would allow for increased spending and investment in these areas.

Background and Context

S&P Global Ratings note that local government rates have not increased, as a percentage of the economy, in the past 100 years – compared with central government taxation which has gone up 200% in the same period.

This funding gap presents many challenges for local government and its ability to provide infrastructure and services to its communities.

Member councils of Zone 1 have not lobbied central government individually to date. However, there was full support for the position of LGNZ given on the matter on 27 February 2024.

This proposal seeks to elevate the matter and make it a high priority for LGNZ to lobby, with a view to achieve, the diversion of GST revenue for localised investment in flood protection mitigation, roading, three waters, and the related capital expenditure and debt servicing.

How does this remit relate to LGNZ's current work programme?

This proposal aligns with LGNZ's policy that states:

- Remits must be relevant to local government as a whole rather than exclusively relevant to a single zone or sector group or an individual council;
- Remits should be of a major policy nature (constitutional and substantive policy) rather than matters that can be dealt with by administrative action.

In accordance with LGNZ's strategy, this proposal would strengthen local government as a whole to support our communities to thrive – environmentally, culturally, economically and socially.

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How will the proposing council help LGNZ to make progress on this remit?

Northland Regional Council, with the support of Far North District Council and Whangarei District Council, will advocate, lobby, and promote the case for the sharing of GST revenue with local government from the areas noted in this proposal.

9 Chief Executive's Report

9.1 Chief Executive's Report - July 2024

Author: Carol Gordon, Deputy Chief Executive

Authoriser: Kevin Ross, Chief Executive

1. Reason for Report

- 1.1 This report provides Elected Members with an update on key activities across the organisation.

2. Events Held Across the District at Council's Facilities – June 2024

- 2.1 21 June 2024 – Taihape Area School Annual Cluster Schools Winter Tournament – Taihape Memorial Park – All fields and Nga Awa Building

3. Staff Movements

- 3.1 In June, we welcomed one new employee to RDC:
- Lashana Pewhairangi-Bell, Community Engagement Officer
- 3.2 We also farewelled the following team member in June:
- Bonnie Brown, Strategic Advisor- Mana Whenua

4. Health, Safety and Wellbeing Dashboard

- 4.1 Dashboard for June 2024 is attached (Attachment 1).

5. Opportunities to submit to External Agencies

- 5.1 The updated list of current and future opportunities to submit on consultations run by external agencies is attached (Attachment 2).

Consultations submitted on:

- 5.1.1 In July, Council submitted on the Rating Valuations Rules lead by LINZ. Officers made a submission that supported the Taituarā submission along with making additional points.
- 5.1.2 Council also submitted on the Harmony Energy Solar Farm application. An addendum was subsequently released for comment. Officers do not propose additional comments are provided.
- 5.1.3 These submissions, along with other submissions Council has made to external agencies, can be found on the website: [Submissions made to other Organisations: Rangitikei District Council](#)

Consultations proposed for submission

- 5.1.4 The Ministry of Business, Innovation and Employment (MBIE) and the Ministry for the Environment (MfE) are currently seeking feedback on options to make it easier to build small, self-contained and detached houses, commonly known as 'granny flats' on properties with an existing home on them. MBIE and MfE have prepared

a [Discussion Document](#) outlining the options they have identified and explored. The Discussion Document includes their preferred/proposed options.

5.1.5 The preferred/proposed options will result in changes to the Building Act 2004 that will introduce a new exemption scheme for this type of dwelling and a new National Environmental Standard will also be introduced under the Resource Management Act 1991 that will permit the construction of these dwellings across New Zealand.

5.1.6 Officers have carefully read and considered the proposal. A draft submission has been prepared and this was pre-circulated to Elected Members for their review and feedback. The submission agrees that housing affordability and supply is an issue for New Zealand. It outlines that Council is supportive the Government looking at innovative ways to encourage construction of a more diverse and affordable housing stock. However, the submission recommends alternatives to MBIE and MfE's preferred/proposed options. These alternatives should be an effective way to help achieve the outcomes that the Ministries are seeking without compromising the safety and quality of these small dwellings. The submission is attached for Council's sign off (Attachment 3). This submission is due 12 August 2024. Refer to Recommendation 2.

Consultations not proposed for submission

5.1.7 Officers have been made aware that Tararua District Council is consulting on a number of proposed bylaws. Officers do not plan to make a submission on any of these bylaws.

5.1.8 There continues to be a number of consultations coming out of Central Government and other agencies. Officers will continue to prioritising the submissions they have capacity to respond to, and that are important for Council to submit on.

Upcoming consultations

5.1.9 The Resource Management Amendment Bill #2 was previously flagged to be released between July and September 2024. It is now expected in September.

5.1.10 Officers have become aware of a proposal from MBIE that would make virtual building inspections the 'default' option. Further information is expected late 2024.

6. Update on Council Owned Buildings Broadway / High Street, Marton

6.1 For sale signs are now up on the corner buildings and marketing campaign kicks off next week.

6.2 The agent has begun reaching out to potential purchasers and will be providing regular updates to staff once the full marketing campaign has started.

7. Annual Report to the Alcohol and Regulatory Licensing Authority for the year ending 30 June 2024

7.1 Section 199 of the Sale and Supply of Alcohol Act 2012 requires an annual report to be submitted from the District Licensing Committee to the Alcohol Regulatory and Licensing Authority (which is the Council). The report to 30 June 2024 is attached (Attachment 4). Refer to Recommendation 3 below.

8. Carry-forward Request from Bulls Community Committee

- 8.1 The Bulls Community Committee previously earmarked \$2,000 from their 2023/24 small project fund allocation to produce a Bulls Service Map.
- 8.2 Alternative funding has been found by Council to pay for this project and therefore the Committee does not need to fund this from their small project fund.
- 8.3 Due to lack of a quorum the Bulls Community Committee did not hold a meeting in July and therefore were unable to provide a recommendation from the Committee to support their carry-forward request to Council. The Chairman of the Committee sent a request into the Deputy Chief Executive asking Council to consider carrying over the unspent funds (\$1,673.60) from the 2023/24 year to the 2024/25 year. Refer to Recommendation 4 below.

9. Carry-forward Request from Te Roopuu Ahi Kaa

- 9.1 A request has been received from the Chair of Te Roopuu Ahi Kaa Komiti asking Council to consider carrying forward the unspent Marae Development fund (\$15,934) from the 2023/24 financial year to the 2024/25 financial year. Recommendation 5 is below.

10. Marton Arts and Crafts Event Support Scheme Grant

- 10.1 The Marton Arts and Crafts group were approved funding of \$1,600 at the Finance/Performance meeting in April as part of the Event Support Scheme for the EMS Art Show. This event is no longer going ahead.
- 10.2 The Marton Arts and Crafts group will be attending public forum to request that Council approves the redirection of the grant funding to their exhibition in September. Recommendation 6 is below.

11. Financial Implications

- 11.1 There are no specific financial implications, noting that there is the carry-forward for the Bulls Community Committee and Te Roopuu Ahi Kaa.

12. Impact on Strategic Risks

- 12.1 There are no impacts on Council's Strategic Risks.

13. Strategic Alignment

- 13.1 There are no matters that impact on Council's Strategic Framework associated with this report.

14. Mana whenua implications

- 14.1 Members of the Te Roopuu Ahi Kaa komiti receive the submission list and, if time allows, asked for input into specific draft submissions.
- 14.2 It is noted that there are some mana whenua implications in relation to the carry-forward request for the Marae Development Fund from Te Roopuu Ahi Kaa.
- 14.3 There are no other mana whenua implications associated with this report.

15. Climate Change Impacts and Consideration

- 15.1 There are no climate change impacts associated with this report.

16. Statutory Implications

16.1 There are no statutory implications associated with this report.

17. Decision Making Process

17.1 There are no sections of this report that are considered to be a significant decision according to the Council's Policy on Significance and Engagement.

Attachments:

1. **Health Safety and Wellbeing Dashboard June 2024** [↓](#)
2. **Current and Upcoming Consultations** [↓](#)
3. **Draft Submission - Granny Flats** [↓](#)
4. **ARLA Annual report year ending 30 June 2024** [↓](#)

Recommendation 1

That the Chief Executive's Report – July 2024 be received.

Recommendation 2

That Council approves the submission on the proposal from the Ministry of Business, Innovation and Employment and the Ministry for the Environment "*making it easier to build granny flats*".

Recommendation 3

That the report 'Annual Report to the Alcohol and Regulatory Licensing Authority for the year ending 30 June 2023' be received.

Recommendation 4

That Council approves / does not approve [delete one] the carry-forward of \$1,673.60 for the Bulls Community Committee for the 2024/25 financial year.

Recommendation 5

That Council approves / does not approve [delete one] the carry-forward of the unspent Marae Development fund (\$15,934) from the 2023/24 financial year to the 2024/25 financial year.

Recommendation 6

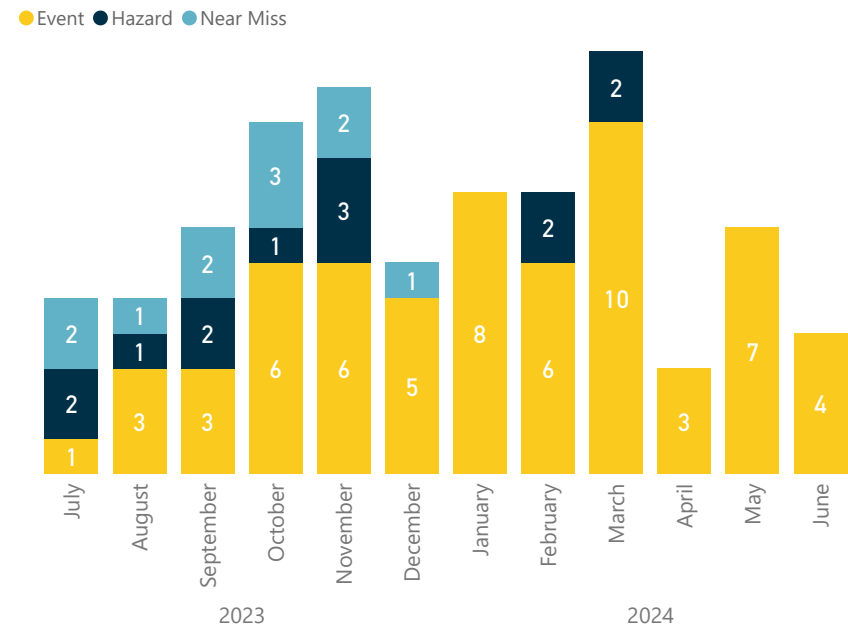
That Council approves / does not approve [delete one] the funding of \$1,600 granted to the Marton Arts and Crafts through the Events Sponsorship Scheme be redirected to another project undertaken by the Marton Arts and Crafts group.



RDC Health and Safety Dashboard June 2024

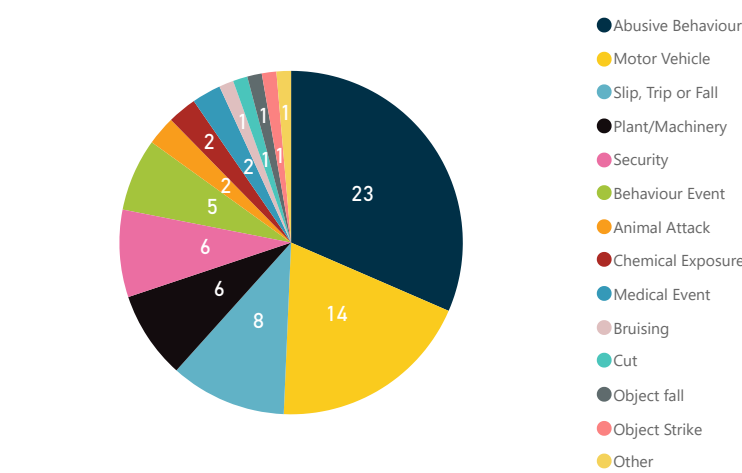
Events, Hazards and Near Misses

01 July 2023 to date



Event/Near Miss Category

01 July 2023 to date



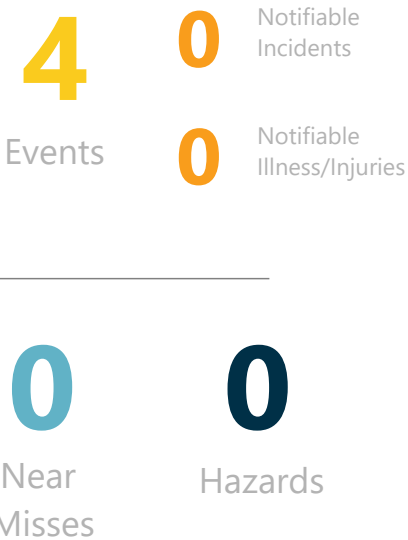
Wellbeing News

Accident / Incident / Near Miss & Hazard Reporting
The on-line HSW incident reporting form can be found on the main page of Kapua. All HSW incidents must be reported, and we encourage you to use the on-line form to do so.
If you are unsure whether, you should report an incident, please contact Matt Gordon.

"Stop Take 5" Risk Assessment Tool
The "Stop Take 5" Risk assessment tool has been devised to allow staff to make a quick risk assessment of any workplace. The tool allows staff to identify any possible hazards or risks which could endanger staff conducting BAU. You can find the tool on Kapua / Safety and Wellbeing / Critical Risk page. Please contact Matt Gordon if you have any questions about Stop Take 5.

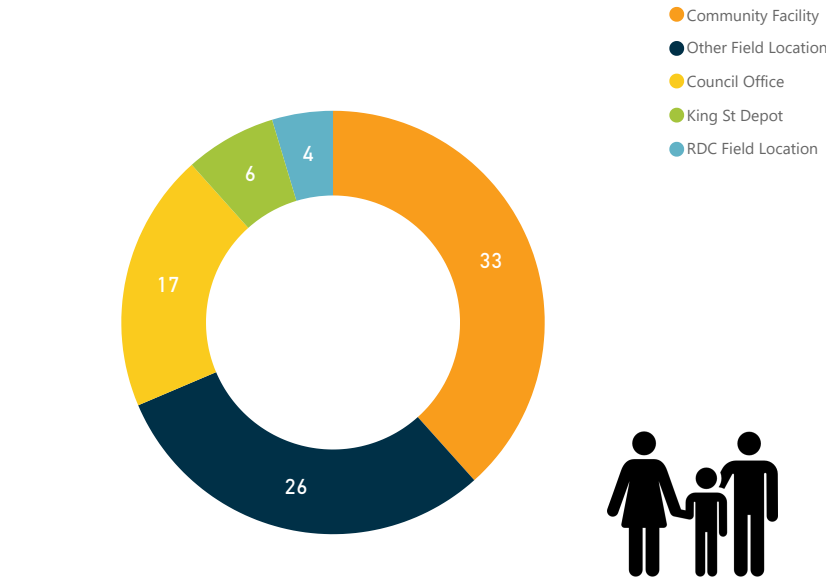
Buccaline Tablets
You can still access Buccaline tablets from the local pharmacies in Bulls, Marton and Taihape. Our Wellbeing Programme provides for staff to access up to two Buccaline courses per year.

Summary of Month



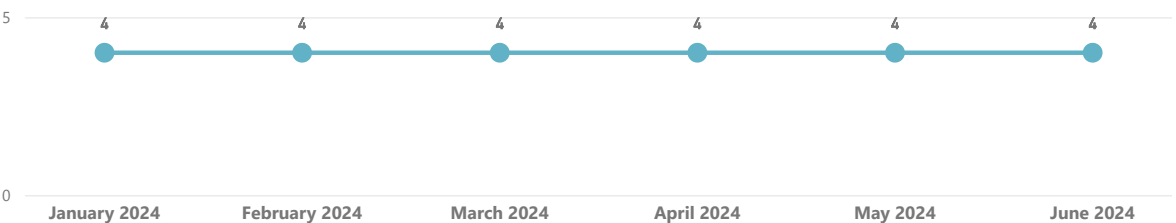
Location

Events, Hazards and Near Misses



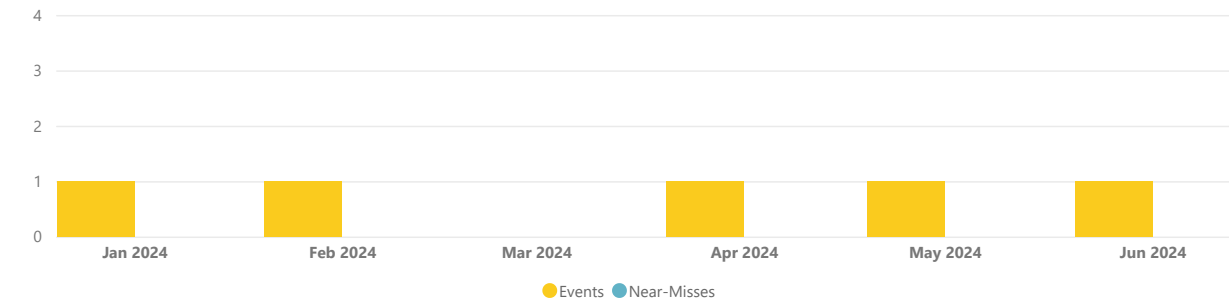
Average Driver Ratings

Ratings from E-Road Dashboard (Overspeed / Harsh Braking & Harsh Acceleration Events)



56% Completed Driver Safety Training

Vehicle Incidents



ITEM 9.1 ATTACHMENT 2

Current and Upcoming Consultations

Name of Initiative	Agency Engaging	Due Date	Description	RDC Action
Currently Open for Submissions				
Climate Change Response (Emissions Trading Scheme Agricultural Obligations) Amendment Bill (bills.parliament.nz)	Parliament's Primary Production Committee	28-Jul	This bill amends the Climate Change Response Act 2002 to remove agriculture activities from the New Zealand Emissions Trading Scheme	None
Marton Harmony Energy Solar Farm EPA	EPA	30-Jul	Ability to comment on the Addendum documents. Minute-4-of-the-Marton-Solar-Farm-panel-08.07.2024217232.3.pdf (epa.govt.nz)	None
A draft minerals strategy for New Zealand to 2040 (mbie.govt.nz)	MBIE	31-Jul	The Minerals Strategy Discussion Document seeks feedback on the context and design of the strategy. It discusses key strategic issues, challenges and opportunities facing the minerals sector in New Zealand, and how we could address them. The strategy is built on three key pillars, Enhancing prosperity for New Zealanders, Demonstrating the sector's value, and Delivering minerals for a clean energy transition, and identifies specific actions the Government could take to position the minerals sector to deliver value in an environmentally responsible manner. <i>Includes sand and aggregate.</i>	None
Draft Alcohol Bylaw Tararua District Council (tararua.govt.nz)	Tararua District Council	31-Jul	Main changes include: Using the term 'alcohol' instead of liquor, placing the exclusion (for unopened bottles or containers) into an explanatory note, as it is explicitly provided for in section 147 of the Local Government Act 2002, Using the term 'Alcohol Ban Area' instead of 'Designated Public Place', to make the meaning and purpose of such areas more easily understood.	None
Draft Cemeteries Bylaw Tararua District Council (tararua.govt.nz)	Tararua District Council	31-Jul	Main changes include: Additional terms are added into the interpretation section, noting that these terms currently sit in the Administrative Bylaw, which is likely to be repealed in the future. Adding the ability for Council to set aside specific areas within cemeteries for specific uses. Adding the ability to set aside areas within cemeteries for specific burial types, such as natural burials (noting that the response from consultation may determine if this provision is desired or warranted).	None

Name of Initiative	Agency Engaging	Due Date	Description	RDC Action
Draft Keeping of Animals Bylaw Tararua District Council (tararuaadc.govt.nz)	Tararua District Council	31-Jul	Main changes include additional requirements for the keeping of cats and bees because of increased complaints regarding these, introducing regulations on the control of feral animals and banning certain male animals from being kept in urban areas.	None
Draft Public Places Bylaw Tararua District Council (tararuaadc.govt.nz)	Tararua District Council	31-Jul	The main changes proposed by the Council include: additional terms are added into the interpretation section, noting that many of these terms currently sit in the Administrative Bylaw, which is likely to be repealed in the future. adding the term 'micromobility device' to be a catch-all phrase for bicycles, skateboards, scooters and any other small, lightweight vehicles (and removing single definitions for bicycles and skateboards) amalgamating all prohibited activities into one clause (clause 6) for ease of reference; and amalgamating all activities which require approval into one clause (clause 7) for ease of reference.	None
Proposed regulatory regime for Carbon Capture, Utilisation, and Storage (CCUS) Ministry of Business, Innovation & Employment (mbie.govt.nz)	MBIE	6-Aug	The proposals paper seeks feedback on the Government's proposed approach to enabling CCUS. The paper seeks feedback on how CCUS activities should be treated under the Emissions Trading Scheme; what type of monitoring regime should be imposed for CCUS; how liability for CO2 storage sites should be managed; how the consenting and permitting regimes should work for CCUS; and whether there are any barriers to enabling the utilisation of carbon captured.	None
Making it easier to build granny flats (2024) Ministry of Business, Innovation & Employment (mbie.govt.nz)	MBIE & MfE	12-Aug	The Government is focussed on increasing the supply of affordable homes for New Zealanders. As part of this, the Government is proposing to make it easier to build small, self-contained and detached houses, commonly known as 'granny flats' on property with an existing home on it. The Government is seeking feedback on proposals to enable granny flats up to 60 square metres in size to be built without needing a building or resource consent.	Submit
Seeking your feedback on the work health and safety regulatory system Ministry of Business, Innovation & Employment (mbie.govt.nz)	MBIE	31-Oct	Seeking advice on your experiences with New Zealand's work health and safety regulatory system – how you think it's working now, what you think works well, and what you think should change. Feedback will inform MBIE's advice to Ministers on improvements we could make to the work health and safety system.	TBC
Upcoming Consultations				
Resource Management Act Amendment Bill #2	MfE	September	This amendment Bill will likely: <ul style="list-style-type: none"> enable housing growth, including making the Medium Density Residential Standards 	Likely to Submit

ITEM 9.1 ATTACHMENT 2

Name of Initiative	Agency Engaging	Due Date	Description	RDC Action
			<p>optional for councils and secondary units – ie granny flats</p> <ul style="list-style-type: none"> • speed up consenting timeframes for renewable energy and wood processing • support the government’s “Infrastructure for the Future” plan • speed up the process for making national direction under the RMA • amend national direction on highly productive land to allow more productive activities including housing - exclude LUC-3 • introduce emergency response regulations to enable effective responses to emergencies and contribute to long-term recovery. 	
Remote Building Inspections	MBIE	Late 2024	Proposal to make virtual building inspections the ‘default’ option.	TBC

25 July 2024



Ministry of Business, Innovation and Employment – Hikina Whakatutuki and
Ministry for the Environment – Manatū Mō Te Taiao
Consultation: Making it easier to build Granny Flats

Submitted via grannyflats@mbie.govt.nz

Tēnā Koutou,

Rangitikei District Council's submission on "making it easier to build Granny Flats"

Rangitikei District Council (Council) thanks the Ministry of Business, Innovation and Employment – Hikina Whakatutuki (MBIE) and the Ministry for the Environment – Manatū Mō Te Taiao (MfE) for the opportunity to submit on the proposal to make it easier to build granny flats.

Council's submission covers the following matters:

- Comments on the "problem definition"
- Comments on Building Act Option 2 (the proposed option)
- Comments on Resource Management Act Option 4 (the preferred option)
- Comments on Options for Notification and Funding Infrastructure
- Conclusion/Recommendations

Each of the above matters will be discussed in turn below.

Comments on the Problem Definition

Council agrees that housing affordability and supply is a key issue for New Zealand currently and that there is a substantial number of 1 and 2 person households, yet smaller houses make up a proportionately low percentage of our overall housing stock. In the Rangitikei District the average household size is 2.4 occupants per dwelling and yet the majority of our housing stock in the District is 3-4 bedroom dwellings.

Council agrees that there is a need for greater diversity in our housing stock and that we should be looking at innovative ways to encourage the construction of a wider variety of dwellings including more 1-2 bedroom dwellings. Council would go further and say that we should also be looking for ways to create a more diverse housing stock that better caters not only for people of different ages/stages in life but also that provides for cultural diversity.

Making this place home.

06 327 0099

info@rangitikei.govt.nzwww.rangitikei.govt.nz

46 High Street, Private Bag 1102, Marton 4741

In terms of the problem definition as outlined in the Discussion Document prepared for the “making it easier to build Granny Flats” consultation, Council notes that the consent process is only a small piece of this puzzle.

Consent fees are a relatively small proportion of the cost of building a dwelling (around 0.75-1.5% of the overall cost of the construction cost for smaller dwellings). However, the value that the consent and inspection process add to the building process is to provide some form of assurance that the work has been assessed at various points and confirmed to be of a set minimum standard of safety and quality. This has positive roll-on effects for the building owners, financiers of building projects, and insurers.

For Rangitikei District Council in 2023, the average processing timeframe for building consents was 9 working days and inspection booking timeframes were generally 2-3 working days. If a building consent application is complete upon lodgement and the required inspections are passed, then the time and cost “added” by this process is minimal.

Building projects can be delayed for many reasons including design issues, building product availability, builders or other contractors’ availability, coordination of sub-services, weather, and finance.

Council notes that the problem definition and proposed solution/s seem to assume that smaller dwellings warrant being treated differently to other dwellings and that because they are smaller our risk appetite should be greater when it comes to their construction. However, it is unclear why this should be the case.

Smaller dwellings will still be someone’s home, whether they be for an elderly relative of the “main dwelling” on the property, a young couple looking for a smaller rental to start out, or in fact a home for a large family who are unable to afford a more substantial dwelling. Regardless of size all dwellings should be safe and built to a minimum standard of quality.

Comments on Building Act Option 2 (the proposed option)

Option 2 proposes to “establish a new Schedule in the Building Act to provide an exemption for simple standalone dwellings up to 60 square metres. It would contain additional criteria compared to the existing Schedule 1 to recognise increased risk from these buildings.”

Council notes that as part of this option it is proposed that building work would need to be completed (or supervised) by suitably competent, regulated professionals, such as Licensed Building Practitioners and authorised plumbers etc.

Firstly, Council is not opposed to introducing innovation and efficiency into the building process. Council is generally supportive of the MultiProof and BuiltReady schemes and can see benefit in these schemes being promoted and rolled out more fully.

However, Council does not support option 2, the introduction of an exemption under the Building Act for simple standalone dwellings up to 60m². A dwelling is a dwelling regardless of its size, and weathertightness, plumbing and drainage, the electricals should all be

subject to the same checks to make sure the homes our people inhabit are safe and built to a minimum standard.

Through their experience in the field our officers note that exemptions are more complex than the average person usually understands. Exemptions still need to comply with the Building Code and they still need to meet other regulatory requirements. Often people do not understand that the building work still needs to meet minimum standards and they don't take the time to read the Building Code.

When Council gets involved in an enforcement capacity in relation to exempt building work because a complaint has been made and upon inspection the work is not up to the minimum standard set in the Building Code, it is at a time when the property owner has invested time and money into their project. They are not happy to be informed that they are required to undertake certain actions that will cost them more time and money to achieve compliance when in their mind exempt building work is "exempt". The process to achieve compliance in these instances can be lengthy and is a drain on Council's limited resources.

Council would prefer the Government implement Options 4 and 5.

Option 4 being *Targeted promotion campaigns of BuiltReady and MultiProof, specifically for standalone dwellings up to 60 square metres.*

Option 5 being *New MBIE/Government MultiProof approval for a 60 square metre standalone dwelling.*

Additionally, Council recommends an alternative to the building consent exemption proposed under Options 1 and 2, could be a fast-track building consent process for standalone dwellings up to 60m², where BCAs would have 10 working days to process this type of consent application.

If the Government does introduce the scheme as outlined under Option 2 then Council recommends the following:

- All design and physical work should be undertaken/completed by suitably competent, regulated professionals, such as Licensed Building Practitioners and authorised plumbers etc. There should not be an option for the works to be supervised by them. The option of supervision provides scope for subpar work to be missed.
- A clear process is put in place for property owners to notify councils that they are constructing a dwelling exempt under this scheme and that councils have no liability for any design or construction work done in relation to these projects.

Comments on Resource Management Act Option 4 (the preferred option)

Option 4 proposes a *National Environmental Standard (NES) for minor residential units with a consistent permitted activity standard.*

The Discussion Document produced acknowledges that most Councils currently provide for “granny flats” or “minor dwellings” as a Permitted Activity in their District Plans (subject to meeting standard permitted activity bulk and location requirements).

The Rangitikei District Plan permits multiple dwellings (i.e. this is not limited by dwelling size) on residentially zoned land and up to two (2) dwellings on Rural and Rural Living zoned land for lots greater than 5000m² in area (note: this minimum lot size requirement is driven by the area required by the regional council for onsite wastewater disposal per dwelling).

If the majority of District Plans are already providing an avenue for granny flats, minor dwellings, or second dwellings then is another NES needed? In the last decade local authorities have experienced a marked increase in the introduction of NESs (and other national direction). Council acknowledges that this an appropriate resource management tool where needed. However, each NES becomes an additional layer that requires consideration and interpretation by practitioners, and this is becoming an increasingly complex system for practitioners to navigate, adding time and costs to the assessment of proposals.

The proposed NES outlined in the Discussion Document seems to be a fairly crude tool. The requirements in relation to maximum building coverage and impermeable surfaces may not be appropriate for all urban areas across New Zealand. District Plans contain a variety of site coverage and/or impermeable surface requirements based not only on character but on stormwater management considerations. The options included in the Discussion Document could create or exacerbate stormwater management challenges which many of our towns and cities are already struggling to effectively manage.

Council supports Option One being the status quo. Most District Plans in New Zealand provide a Permitted Activity pathway for “granny flats” or “minor dwellings” which seems appropriate.

If the Government does introduce a national tool to ensure a consistent approach by Council for granny flats/minor dwellings, then Council recommends a new National Planning Standard is explored rather than a NES. National Planning Standards are intended to create consistency across Regional and District Plans. This could be done in conjunction with a new National Policy Statement (NPS) or possibly an amendment to the NPS for Urban Development depending on scope.

Comments on Options for Notification and Funding Infrastructure

The Discussion Document indicates that if the preferred options are introduced then owners would be required to notify councils of planned work by providing indicative plans and requesting information about the features of the land relevant to the work (similar to a PIM or by creating a ‘Permitted Activity Notice’ under the RMA). This will incur an administration fee. Owners would also need to notify councils once work is complete.

An Infringement offence for failure to comply with a \$1,000 fine is proposed, which is the same as the building consent infringement.

Council recognises that there would be a need for councils to be notified that a granny flat/minor dwelling was to be constructed on a property under the Government proposed/preferred scheme. These buildings will impact how the property is rated, especially if they connect to our reticulated services. Also, for councils that have development contributions this would hopefully trigger the requirement for these to be paid. It is noted that the \$1,000 infringement fine proposed will likely not be enough of a deterrent for property owners who fail to notify councils, especially where development contributions are payable as these will far exceed the cost of the fine.

Whether a PIM or Permitted Activity Notice (or something similar) is required it needs to be clear what a council's role is. Will councils be accepting the documents for filing and providing basic information about the property held by council or will councils be undertaking some kind of regulatory compliance check? This needs to be clear.

It is Council's preference that certainty is provided to ensure that Councils/BCAs will not be undertaking any regulatory processes nor be liable for any building or planning works carried out under the scheme. Any information provided to councils should be filed in a way that makes it clear that the information was accepted by council under the scheme, and it was not subject to our certification.

Officers have concerns about how "good ground" will be confirmed if the proposed/preferred scheme is introduced. They also consider that this is a greater risk that works may be undertaken in proximity to reticulated services or in areas adversely affected by a natural hazard. Council recommends if the proposed/preferred scheme is introduced then carefully consideration is given to how these potential issues can be effectively addressed.

Conclusion/recommendations

Council acknowledges that housing affordability and supply is a key issue for New Zealand currently. Council agrees that there is a need for greater diversity in our housing stock and that we should be looking at innovative ways to encourage the construction of a wider variety of dwellings including more 1-2 bedroom dwellings.

Council's recommendations are:

- That Option 4 (Targeted promotion campaigns of BuiltReady and MultiProof) and Option 5 (New MBIE/Government MultiProof approval for a 60 square metre standalone dwelling) be the preferred options in relation to the Building Act.
- That an alternative to the building consent exemption proposed under Options 1 and 2, could be a fast-track building consent process for standalone dwellings under 60m², where BCAs would have 10 working days to process this type of consent application.
- That Option One (status quo) is the preferred option in relation to the RMA. However, if the Government is set on introducing a national planning tool for granny flats/minor dwellings then a new National Planning Standard is preferred, and this could be supported by an amended or new NPS if necessary.

ITEM 9.1
ATTACHMENT 3

If the Government does introduce the exemption scheme to the Building Act as outlined under Option 2 then Council recommends the following:

- That all design and physical work should be undertaken/completed by suitably competent, regulated professionals, such as Licensed Building Practitioners and authorised plumbers etc. There should not be an option for the works to be supervised by them.
- That a clear process is put in place for property owners to notify councils that they are constructing a dwelling exempt under this scheme and that councils have no liability for any design or construction work done in relation to these projects.
- That the infringement fine for failure to notify councils be increased to at least \$5,000.
- That careful consideration is given to how it will be ensured that “good ground” is confirmed for the buildings constructed under this scheme.
- That careful consideration is given to how to address the potential effects of natural hazards on buildings constructed under this scheme.

Ngā mihi

Andy Watson
Mayor of the Rangitikei

Rangitikei District Council

District Licensing Committee

**Annual Report to the Alcohol and Regulatory
Licensing Authority for the year ending 30 June
2024**

1 - 6

Section 199 of the Sale and Supply of Alcohol Act 2012 requires an annual report to be submitted from the District Licensing Committee to the Alcohol Regulatory and Licensing Authority

The Committee comprises:

Commissioner:	Stuart Hylton
Deputy Chair	Andy Watson, Mayor of the Rangitikei District
Members:	Chalky Leary
	Colin Mower
	Judy Klue

The Committee is supported as follows:

Secretary	Johan Cullis
Inspector	Vicki Reed
Administrator	Rochelle Baird

Staff training

There has been lots of training online provided by Alcohol.Org and run by Karyn South over the past 12 months which has been interesting and invaluable especially with the changes in the Act regarding Tikana Maori in DLC Hearings and the Community Participation Amendment Act 2023. A highlight every year for the Inspector is attending the NZILLI Conference which as a learning tool is invaluable and collaboration with other agencies and TA's is always interesting, you always come away with ideas on how to work faster and smarter.

Committee Training

There are regular emails from the District Licensing News group which are sent to the DLC Committee.

DLC Initiatives

Over the past 12 months the Inspector has attended monthly alcohol regulatory meetings with surrounding TA's, they are found to be very beneficial and are a good chance to network with Police and MOH Compliance Officers on a one to one basis.

Local Alcohol Policy

The Rangitikei District Council has not adopted such a policy. Accordingly the default provisions of the Sale and Supply of Alcohol Act 2012 apply

Current legislation

The Committee has no comment on the requirements of the Act.

Statistical information

The following pages outline the applications received during the year and the current listing of licensed premises

The report also lists the District's current licensed premises.

Licence Application 1 July 2023 – 30 June 2024

Application Type	Number Received in Fee Category Very Low	Number Received in Fee Category Low	Number Received in Fee Category Medium	Number Received in Fee Category High	Number Received in Fee Category Very High
On Licence New			2		
On Licence Renew		3	2		
On Licence Variation					
Off Licence New			3		
Off licence Renew			3		
Off Licence Variation					
Club Licence New					
Club Licence Renew	3	1			
Club Licence Variation					
Total Number	3	4	10		
ARLA Fee	\$17.25	\$34.50	\$51.75	\$86.25	\$172.50
Total Fee paid to ARLA	\$51.75	\$138.00	\$517.50		

Annual Fees for Existing licences received:

Licence Type	Number received In fee category very low	Number received in fee category low	Number received in fee category medium	Number received in fee category High	Number received in fee category very high
On-Licence		3	2		
Off-Licence			7		
Club Licence	8	1			
Total Number	8	4	9		
ARLA FEE	\$17.25	\$34.50	\$51.75	\$86.25	\$172.50
Total fee paid to ARLA (GST Incl.)	\$138.00	\$138.00	\$465.75		

Managers Certificates Received

	Number Received
Managers Certificate New	28
Managers Certificate Renewal	38
TOTAL	66
ARLA FEE	\$28.75
Total fee paid to ARLA	\$1897.50

Specials Licences Received

	Number
Class 1	2
Class 2	15
Class 3	22
Total	39

Temporary Authority applications

Off Licences

37/OFF/0017/2020	Dadanidaya Ltd	11/09/23
37/OFF/0017/2020	Dadanidaya Ltd	22/12/23
37/OFF/0016/2019	Toli Enterprises Ltd	29/01/24

On Licence

37/ON/0023/2016	BNB NZ Limited	26/03/24
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Licence No	Licence Name	Location
CLUBS		
37/CL/0017/2016	Utiku Old Boy Rugby Football Club	12 Kokako Street, Taihape
37/CL/0002/2014	Bulls RSA	55 High Street, Bulls
37/CL/0022/2023	Bulls Rugby Football & Sports Club	Domain Road, Bulls
37/CL/0021/2024	Taihape Squash Rackets Club	12 Kokako Street, Taihape
37/CL/0004/2014	Bulls Bowling Club	18 Criterion Street, Bulls
37/CL/0013/2015	Rangitikei Squash Club	443 Wellington Road, Marton
37/CL/0012/2015	Marton Golf Club	432 Santoft Road, Marton
37/CL/0010/2015	Marton Bowling Club	3 Hereford Street, Marton
37/CL/0011/2015	Hawkestone Golf Club	252 Kakariki Road, Marton
37/CL/0014/2015	Rangitikei Golf Club	56 Raumai Road, Bulls
37/CL/0015/2015	Rangatira Golf Club	4561 SH1, Hunterville
37/CL/0009/2015	Taihape Golf Club	90 Golf Club Road, Taihape
37/CL/0003/2014	Hunterville Rugby Football Club	3-29 Paraekaretu Street, Hunterville
37/CL/0006/2014	Taihape Workingmens Club	34 Kuku Street, Taihape
37/CL/0016/2016	Marton Rugby & Sports Club	6 Follett Street, Marton
37CL/0018/2016	Rangiwaia Social Club	133 Koukoupo Road, Taihape
37/CL/0007/2015	Taihape Rugby & Sports Club	34 Kuku Street, Taihape
37/CL/0020/2024	Hunterville Squash Club	3-29 Paraekaretu Street, Hunterville

On Licence

37/ON/0047/2024	Rangitikei Tavern	144 Bridge Street, Bulls
37/ON/0037/2005	Station Hotel	22-24 High Street, Hunterville
37/ON/0019/2016	River Valley Ventures	114B Mangahoata Road, Hunterville
37/ON/0016/2015	Mad Toms	14-18 Lower High Street, Marton
37/ON/0022/2016	Argyle Hotel	1 Bruce Street, Hunterville
37/ON/0004/2014	Flat Hills (2005) Ltd	5733 SH1, Hunterville
37/ON/0035/2020	Moomaa Café	1833 SH1, Marton
37/ON/0026/2019	Café le Telephonique	8 Huia Street, Taihape
37/ON/0030/2019	Gretna Hotel	115-119 Hautapu Street, Taihape
37/ON0032/2019	Ohingaiti Truck Stop	2 Onslow Street, Ohingaiti
37/ON/0031/2019	Rustic Steakhouse	21 Mataroa Road, Taihape
37/ON/0035/2020	Aamod Indian Restaurant	83a High Street, Bulls

ITEM 9.1 ATTACHMENT 4

37/ON/0037/2021	Dukes Roadhouse	2 Koraenui Street, Mangaweka
37/ON/0043/2023	La Bull	119 Bridge Street, Bulls
37/ON/0041/2023	Four Doors Down	267 Broadway, Marton
37/ON/0043/2023	Roast Cottage	57-59 Hautapu Street, Taihape
37/ON/0049/2024	3 High Street Coffee House	3 High Street, Marton
37/ON/0046/2024	Antons Bar	255 Broadway, Marton
37/ON/0048/2024	Club Hotel	17-19 High Street, Marton

Off Licences

37/OFF/0001/2014	Bulls Liquor Centre	158 Bridge Street, Bulls
37/OFF/0003/2014	Marton New World	423 Wellington Road, Marton
37/OFF/0060/2013	Marton Bottle Store	188 Broadway, Marton
37/OFF/0005/2014	Marton Bottle Store	6 Hammond Street, Marton
37/OFF/0007/2015	Taylors (1998) Ltd	4 Milne Street, Hunterville
37/OFF/0011/2016	Countdown Marton	280-284 Broadway, Marton
37/OFF/0012/2016	Taihape Liquorland	120 Hautapu Street, Taihape
37/OFF/0019/2021	Quickstop Grocery	107-109 Hautapu Street, Taihape
37/OFF/0020/2022	Taihape New World	112-114 Hautapu Street, Taihape
37/OFF/0021/2022	Leaf & Petal Florist	256-258 Broadway, Marton
37/OFF/0022/2023	Bottle O	17 Mataroa Road, Taihape
37/OFF/0023/2024	Captain Cooks	297-303 Broadway, Marton
37/OFF/0024/2024	Foursquare Bulls	92-102 Bridge Street, Bulls
37/OFF/0025/2024	Rangitikei Tavern	144 Bridge Street, Bulls

10 Reports for Decision

10.1 Marton Industrial Development Area Plan Change - Setting an Operative Date

Author: Katrina Gray, Manager Strategy and Development

Authoriser: Carol Gordon, Group Manager - Democracy & Planning

1. Reason for Report

- 1.1 To set the operative date for the Marton Industrial Development Area Plan Change.

2. Background

- 2.1 Council notified a Plan Change on 22 August 2019 for the rezoning of 216.6 hectares of land to the East of Marton from Rural to Industrial. The purpose of the Plan Change was to provide for industrial development of a scale that could not be accommodated by the existing vacant industrial zoned land within Marton and would benefit from access to the adjacent rail and state highway networks.
- 2.2 Submissions closed on 23 September 2019, with 18 submissions received. The summary of submissions was notified on 18 December 2019 and closed on 31 January 2020, with 21 further submissions received in relation to the proposed plan change.
- 2.3 A hearing was held on 17 and 18 June 2020, and a decision released by the Independent Commissioner on 19 August 2020. The decision provided for the rezoning of 40 hectares of land.
- 2.4 That decision was appealed to the Environment Court in October 2020. The appeal process included mediation with the appellant and interested parties (s274 parties) to the appeal. Concerns raised by a s274 party were unable to be resolved during mediation and an Environment Court hearing was held in September 2022. A decision was then released by the Environment Court on 27 April 2023. This decision enabled the rezoning of 65 hectares of land from Rural to Industrial.
- 2.5 Council lodged an appeal on the Environment Court decision with the High Court, on the basis that the Environment Court made an error when deciding on the detail of a number of the rules. The High Court agreed that there had been an error and requested the Environment Court reconsider those matters.
- 2.6 The Environment Court reconsidered those matters and ruled in Council's favour in a decision released on 8 February 2024. The final decision was released by the Environment Court on 15 May 2024. As part of this decision the Court directed Council to amend the operative plan to include the rezoning and provisions for the Marton Industrial Development Area. The appeals period has now passed, with no further appeals lodged. The final decision and provisions are attached (**Attachment 1**). The provisions have been translated into the operative District Plan format (**Attachment 2**). Officers note that the Operative District Plan is in the process of being reformatted into the National Planning Standards template. The MIDA provisions will also be updated into the new format during that process.

3. Discussion and Options

- 3.1 With the appeals now resolved, Council needs to make the plan change operative. Council needs to publicly notify that this has occurred.
- 3.2 The only decision available to Council is the date at which to make the plan change operative. Making the plan change operative means that the Plan Change provisions are fully incorporated into the Rangitikei District Plan. This means any subsequent resource consent applications within the Marton Industrial Development Area will be assessed against these provisions only (and any relevant District-wide provisions) rather than both the MIDA and Rural Zone.
- 3.3 The operative date needs to allow sufficient time to make the necessary arrangements, including website updates, District Plan maps, Council's GIS system, and the copies of the District Plan held at the service centres.
- 3.4 The Resource Management Act 1991 requires the operative date to be publicly notified at least 5 working days prior to becoming operative. An operative date of 12 August 2024 is proposed (with the public notice to go out on 1 August 2024).

4. Financial Implications

- 4.1 There are no financial implications associated with making the plan change operative. The cost of the public notice and printing of documents for service centres can be met through operational budgets.

5. Impact on Strategic Risks

- 5.1 The following strategic risk associated with this decision is:
 - 5.1.1 Trust and confidence is tarnished – There is a risk that if Council does not make the plan change operative following the extensive plan change process that Council's reputation could be impacted.

6. Mana Whenua Implications

- 6.1 There are no mana whenua implications associated with this decision. Mana whenua had the opportunity to be involved in the Plan Change process in accordance with the requirements of the Resource Management Act 1991.

7. Climate Change

- 7.1 The Plan Change supports increased access to rail as a freight alternative. However, the Plan Change could also facilitate increased heavy vehicle movements in the area.

8. Strategic Framework

- 8.1 The Plan Change supports the following parts of Council's strategic framework; Economic wellbeing, connecting with the Central North Island, facilitating growth. The Plan Change was initiated as an economic development proposal. The Plan Change seeks to enable industrial activities that benefit from access to rail and the state highway network.

9. Statutory Implications

- 9.1 The Plan Change has been undertaken in accordance with the Resource Management Act 1991. Making the Plan Change operative needs to be undertaken in accordance with Clause 20 of Schedule 1 of the Resource Management Act 1991.

10. Decision Making Process

- 10.1 The Plan Change has been through the process prescribed under Schedule 1 of the Resource Management Act 1991. This included public notification and Environment Court proceedings. The decision to make the Plan Change operative is not considered to be significant.

Attachments:

1. MIDA - decision and provisions [↓](#)
2. MIDA Provisions in the District Plan Format [↓](#)

Recommendation 1

That the report 'Marton Industrial Development Area Plan Change - Setting an Operative Date' be received.

Recommendation 2

That Council approves the Marton Industrial Development Area Plan Change, pursuant to Clause 17 of Schedule 1 of the Resource Management Act 1991 in accordance with the decision of the Environment Court dated 15 May 2024, and declares the plan change operative as of 12 August 2024 in accordance with Clause 20 of Schedule 1 of the Resource Management Act 1991.

**IN THE ENVIRONMENT COURT
AT WELLINGTON**

**I TE KŌTI TAIAO O AOTEAROA
KI TE WHANGANUI-A-TARA**

Decision No. [2024] NZEnvC 112

IN THE MATTER

of an appeal under cl 14 of Schedule 1
of the Resource Management Act 1991

BETWEEN

FRASER AURET RACING

(ENV-2020-WLG-037)

Appellant

AND

RANGITĪKEI DISTRICT COUNCIL

Respondent

Court: Environment Judge B P Dwyer
Environment Commissioner D J Bunting

Hearing: On the papers
Last case event: Memorandum received 2 May 2024

Date of Decision: 15 May 2024

Date of Issue: 15 May 2024

FINAL DECISION OF THE ENVIRONMENT COURT

A: The Rangitikei District Council is directed to amend its operative District Plan to include the final plan change provisions for the MIDA plan change, as set out in Annexure A.



FRASER AURET RACING v RANGITĪKEI DISTRICT COUNCIL

REASONS

Introduction

[1] On 27 April 2023 the Environment Court determined an appeal by Fraser Auret Racing (Fraser Auret) against a decision of Rangitikei District Council (the Council) through an independent Commissioner on a plan change to the Council's operative District Plan proposing to rezone land on the southern boundary of Marton from Rural to Industrial.¹ A group called Interested Residents of Marton and Rangitikei Inc (IRO-MAR) joined the Fraser Auret appeal as a s 274 party.

[2] The Council appealed the Court's decision and IRO-MAR joined that appeal. The High Court allowed the appeal to the extent that it quashed paragraphs [224] and [225] of the Environment Court's decision, and remitted the matters concerning the imposition of two non-complying activity rules and a notification rule for reconsideration in light of the High Court's findings.²

[3] The Court considered submissions from the parties and issued its further decision on 8 February 2024.³ It found that the two non-complying rules and notification rule were not appropriate. It directed the Council to submit a copy of the plan change document in final form for the Court to issue under seal.

The final provisions

[4] Council and IRO-MAR lodged a joint memorandum attaching final provisions. In summary, the provisions:

- include the changes approved by the Environment Court in decision [2023] NZEnvC 71;
- include an agreed definition of 'Hydrological Neutrality';
- include further minor changes since agreed between Rangitikei District Council and IRO-MAR;

¹ *Fraser Auret Racing v Rangitikei District Council* [2023] NZEnvC 071.

² *Re Rangitikei District Council* [2023] NZHC 2608.

³ *Fraser Auret Racing v Rangitikei District Council* [2024] NZEnvC 010.

- exclude the changes sought by IRO-MAR seeking non-complying activity Rules DEV-R5 and DEV-R6 and a requirement for compulsory public notification of any resource consent applications under DEVR2-R6 (in accordance with decision [2024] NZEnvC 010).

[5] We have considered the final provisions. The Court is satisfied that the provisions address all matters raised in the Court's previous decisions, and that the additional changes are appropriate.

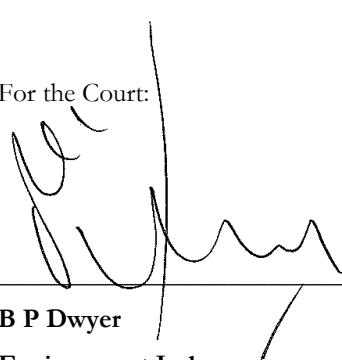
Order

[6] The Court directs that the Rangitikei District Council amend its operative Rangitikei District Plan by rezoning the area contained within the Marton Industrial Development Area from Rural to Industrial and including the other provisions contained within Annexure A to this decision.

Costs

[7] The Court assumes that there are no issues as to costs. Any party who/which has a contrary view may file a memorandum accordingly within 10 working days and further directions will issue.

For the Court:


B P Dwyer
Environment Judge



Annexure A

DEV -Marton Industrial Development Area (MIDA)

Objectives

- DEV-O1 Provide for industrial activities at the MIDA that achieve sustainable transport outcomes by locating adjacent to a rail siding connection to the North Island Main Trunk and State Highway 1, on the north side of Mākirikiri Road whilst ensuring that the Development Area is serviced by infrastructure, and that adverse effects are avoided, remedied or mitigated to protect the existing rural amenity values, safety and quality of the local environment.
- DEV-O2 Development does not adversely affect the persistence of the local long-tailed bat population.

Policies

- DEV-P1 Provide for industrial activities listed in DEV-R2 with an operational need to be near the NIMT and SH1, that are in general accordance with the MIDA (Appendix 1), that comply with the Development Area Standards and provide for mitigation of effects on the environment including noise, existing rural landscape and visual amenity, ecology, light spill and glare, transport, traffic safety, land contamination, dust, odour and essential infrastructure.
- DEV-P2 Ensure that industrial activities with an operational need to be near the NIMT and SH1, but not in general accordance with the MIDA (Appendix 1) or do not comply with the Development Area Standards, maintain the amenity and ecological values of the surrounding Rural Zone, avoid significant adverse effects beyond the boundary and achieve the provision of efficient, safe and resilient infrastructure services within the MIDA by achieving the following:
1. Avoid industrial activities that do not demonstrate an operational need to be near the NIMT or SH1, excluding industrial service activities* located in general accordance with the MIDA*.
 2. The MIDA maintains road linkages to Mākirikiri Road.
 3. The MIDA manages and enhances stormwater and water quality to ensure *hydrological neutrality for each development within it, resulting in improved hydrological functioning for the MIDA footprint, to avoid the effects of flooding beyond the MIDA.
 4. Industrial development and associated infrastructure are designed, as far as practicable, to work with the existing rural landscape.

ITEM 10.1 ATTACHMENT 1

5. The development avoids access directly onto State Highway 1. Legal and/or physical access to sites in the MIDA* via any existing access directly onto State Highway 1, is to be avoided.
6. Adverse transportation effects (including demand generation) on the State Highway 1/ Mākirikiri Road, State Highway 3/ Mākirikiri Road or Mākirikiri Road/Wellington Road intersections are avoided by completion of the works specified in MIDA Stage 2.1 and additional mitigation where standards **DEV-S1.3 General Standards** or **DEV-S3 Light and Heavy Vehicle Traffic** are not complied with.
7. Avoid development that is likely to exceed light and heavy vehicle thresholds and daily two-way traffic distribution set out in DEV-S3, except where a further traffic impact assessment confirms that the road network safety and capacity effects of further development within MIDA will be avoided or mitigated by the implementation of specific recommended measures.
8. Acoustic and vibration effects on the existing Rural Zone amenity values are avoided by works or design where standard **DEV-S4 Noise Thresholds** is exceeded.
9. Dust amenity effects on sensitive receivers in the existing Rural Zone are avoided by demonstrating compliance with the Manawatu-Whanganui Regional Council One Plan.
10. The MIDA does not adversely affect provision of critical infrastructure within the MIDA* including the electricity and fibre distribution networks.
11. Identified ecological planted corridors are to be established and maintained (by RDC or the landowner) in the MIDA* and the adjacent Rural Zone (to the north, west and east of the MIDA) as detailed in Appendix 1-1 and the Landscape Mitigation Plan, Appendix 1-3.

DEV-P3 Vehicle access to, from and within the MIDA* maintains or improves the safety and efficiency of the local and national roading network with access restricted to Mākirikiri Road only.

DEV-P4 Apply light and heavy vehicle generation standards for the MIDA* as set out in DEV-S3, and monitor actual traffic generated by MIDA at regular development intervals.

DEV-P5 In considering applications for industrial activities under Policy DEV-P2, a precautionary approach must be taken to minimise the potential adverse effects

- of noise and vibration, dust, odour and other emissions on sensitive land uses existing at (Operative Date) in the adjacent Rural Zone.
- DEV-P6 Ensure that a Marton Industrial Development Area Comprehensive Monitoring Framework (MIDACMF) is developed to measure and report on the cumulative effects on the environment of the construction and operation of the Development Area.
- DEV-P7 Ensure that an effective community liaison mechanism is established as a means of engagement with the community in relation to construction and operation of industrial activities at the MIDA.
- DEV-P8 Protect significant habitat for long-tailed bats and require enhancement of ecological values, including through the preparation and implementation of an Ecological and Landscape Management Plan (ELMP), recognising that exotic trees and vegetation may provide significant habitat.
- DEV-P9 The MIDA maintains or enhances riparian landscape, ecological and natural character values adjacent to streams at the development site by:
1. Establishing best practice erosion and sediment control both during and after construction works;
 2. Maintaining or enhancing existing planting along stream channels to provide sediment filtration and retention along riparian zones.
 3. Riparian enhancement planting along all diverted riparian habitats, including native species known to encourage invertebrates which bats feed on.
- DEV-P10 Buildings associated with industrial activities must be designed to integrate into the wider landscape to maintain the existing rural landscape character and amenity values.

ITEM 10.1 ATTACHMENT 1

Rules

DEV-R1	<ol style="list-style-type: none"> 1. The following activities within the MIDA that comply with standards DEV-S1 – DEV-S7 and DEV-S13 and are in general accordance with the MIDA (Appendix 1) <ol style="list-style-type: none"> a. Industrial service activities*(excluding truck stop for public use) b. Weighbridge facility c. Earthworks d. Primary production* including buildings and ancillary activities associated with primary production e. Construction and operation of rail siding 	Permitted (PER)
DEV-R2	<ol style="list-style-type: none"> 1. Activities specified in DEV-R1 that do not comply with standards DEV-S1-DEV S7 or DEV-S13. The matters over which the Council will exercise its discretion are: <ol style="list-style-type: none"> a. The effects of the noncompliance. 2. The following activities where they are in general accordance with the MIDA (Appendix 1) and comply with the relevant standards DEV-S1 – DEV-S13: <ol style="list-style-type: none"> a. Log yard with debarker facility b. Container storage and loading area c. Food producer manufacturing facility d. Plastics manufacturing facility e. Biomass energy plant The matters over which the Council will exercise its discretion are: <ol style="list-style-type: none"> a. Landscape and visual amenity effects b. Ecological effects including the ELMP c. Light spill and glare d. Transport including traffic safety e. Dust and Odour f. Site layout g. Three waters infrastructure h. Construction effects i. Noise and vibration 	Restricted Discretionary (RDIS)

	j. Disestablishment and remediation of any HAIL activity	
DEV -R3	<ol style="list-style-type: none"> Any activity that is not in general accordance with the MIDA (Appendix 1) or does not comply with any relevant standard in DEV-S1 to DEV-S13. Truck stop for public use or service station 	Discretionary (DIS)
DEV – R4	<ol style="list-style-type: none"> Any industrial activity prior to completion of Stage One, or Stage Two – Item 1 in accordance with the MIDA. 	Non-Complying (NC)

Standards

The following **DEV- Standards** apply to the rules above.

DEV-S1 General Standards

- Activities must comply with General Standards: B1.1 General Rule, B1.2-2 Light, B1.4 Surface Water Disposal, B1.5 Building Height (excluding exhaust flues constructed in accordance with DEV-S10), B1.6-2 Storage Areas, B1.8 Earthworks, B1.9 Hazardous Substances and Facilities, B1.11 Signage, B1.12 Network Utilities, B1.15 Temporary Military Activities.
- Where there is a conflict with any B1 General Standards the DEV Standard must prevail.
- Activities must comply with General Standards B9.1 Vehicle Access to Individual Sites and B9.6 - B9.12 relating to parking and loading space provision.
- Activities must comply with the General Standard B1.7- Noise for the Industrial Zone at all other properties in the MIDA.

DEV-S2 Buildings

Buildings and ancillary structures must utilise recessive, low reflective coloured materials. Recessive colours are grey, green and brown colours.

DEV-S3 Light and Heavy Vehicle Traffic

1. Traffic movements at the vehicle entry and exit points for the MIDA must not exceed either the peak hour or daily movements specified for either light or heavy vehicles set out in Table 1.

TABLE 1		
Vehicle Type	Peak Hour (vph) (7.30am – 8.30am and 4.30pm – 5.30pm)	Daily (vpd)
Light vehicles	195	470
Heavy Vehicles	50	274

2. In addition to DEV-S3.1, traffic turning into and out of the vehicle entry and exit points for the MIDA must not exceed the movements set out in Table 2.

Table 2		
Direction	Light vehicles (vpd)	Heavy vehicles (vpd)
To/from West	235	137

Advice Note: Likely exceedances of values in Table 1 and 2 shall be informed by individual assessments and traffic monitoring information carried out in accordance with the MIDA Comprehensive Monitoring Framework carried out pursuant to Appendix 1.

DEV-S4 Noise Thresholds

1. The noise limits that apply to the MIDA Monday to Sunday inclusive are:
 - a. Day time (7am – 10pm) – 55dB LAeq
 - b. Night time (10pm – 7am) - 40dB LAeq and 70 dB LA_{Fmax}
2. These levels must not be exceeded at the notional boundary of dwellings (existing at operative date) except at the properties listed below where a noise limit of 55 dB LAeq applies between 7am – 10pm and 45 dB LAeq / 70 dB LA_{Fmax} applies between 10pm – 7am:
 - 1020 State Highway 1
 - 1066 State Highway 1
 - 1091 State Highway 1
 - 1108 State Highway 1
 - 1165 State Highway 1

DEV-S5 Lighting and Glare

Exterior lighting associated with the activity must be designed to comply with:

- a. AS/NZS 4282:2019 – Control of the Obtrusive Effects of Outdoor Lighting.
- b. ELMP thresholds for lighting at the MIDA boundary.
- c. Exterior lighting within the industrial service area shall be directed away from Mākirikiri Road and not be permanently on.
- d. A luminance level of no more than 0.1 lux shall be maintained
 - i. immediately beyond the MIDA boundary or at the outer edge of the existing trees rows at the MIDA boundary; and
 - ii. in relation to the western shelterbelt adjacent to the MIDA the light level must be achieved at the outer edge of the shelterbelt

DEV-S6 Construction Activities

A Construction Noise and Vibration Management Plan (CNVMP) must be adopted for each construction area at the MIDA and be developed in accordance with Annex E2 of NZS 6803:1999.

DEV-S7 Rail

Activities must be in-accordance with the following:

1. Construction standards
 - a. Before commencement of the siding construction the MIDA Stage 1 (Items 1 – 3) must be completed.
2. Operation standards
 - a. Rail wagons loading and unloading shall not exceed three trains of 30 wagons (in and out) per day.
 - b. Rail wagons loading and unloading shall only operate Monday to Saturday inclusive between 7 am and 6 pm.
 - c. Locomotive idling and movement of wagons must not occur between 10 pm and 7 am.
 - d. Other rail activities shall not occur between 10 pm and 7 am unless it can be shown that the activity can comply with the permitted night time standard (DEV-S4.1).

DEV-S8 Log Yard and Debarker Activity

Activities must be in accordance with the scale and intensity as detailed below:

1. Hours of operation – 7am – 5pm Monday to Saturday inclusive
2. Outdoor equipment may include:
 - a. Loaders.
 - b. A de-barker with throughput up to 1300 tones/ day and operating up to 10 hours/day.

- c. A pump station. Any pumps must be located within a pump room.
- d. Motorised conveyor for transporting waste to storage bins.
- 3. Water flushing must be applied to the paved log yard during dry conditions to minimise dust.

DEV-S9 PHA/PLA Plant Activity

Activities must be in accordance with the scale and intensity as detailed below:

- 1. Hours of operation – 24 hours and 7 days per week
- 2. All processing and manufacturing must be undertaken in enclosed tanks or buildings.
- 3. Equipment that may be used only within a building or tanks includes:
 - a. Loaders
 - b. A chipper
 - c. Reactor chambers and distillation chambers.
 - d. Conveyors
 - e. Motors, pumps, reactors and centrifugal tanks, crystallisers boilers, mixing tanks, dryers and a granulation plant are associated with this activity.
- 4. Closed tankers must be used for the delivery of raw material inputs and closed tanks for feedstock transport and storage.
- 5. Any exhaust air from storage tanks will be ducted.

DEV-S10 Food Producer Activity

Activities must be in accordance with the scale and intensity as detailed below:

- 1. Hours of operation – 24 hours and 7 days per week
- 2. All operations must occur within buildings. Some activity (such as boilers or dryers), while inside, will have exhaust flues up to 30m height.
- 3. Any biomass energy plant on site must be enclosed.
- 4. Onsite car and truck parking areas for staff and associated with freight movement.
- 5. Building scale – up to 14,600m² total net floor area, comprising a series of single-story buildings including warehousing, container loading and storage, offices, processing plants, biomass energy plant and waste disposal purposes.

DEV-S11 Energy Plant Activity

Activities must be in accordance with the scale and intensity as detailed below:

1. Hours of operation – 24 hours, 7 days per week
2. A large boiler flue, fans, and turbines may be located on this site for the boiler and energy production.
3. Waste may be pumped to the energy plant.
4. All processes will occur within building/s.
5. Turbines will be located within acoustic enclosure.

DEV -S12 Container Storage and Loading Area Activity

Activities must be in accordance with the scale and intensity as detailed below:

1. Hours of operation – 7am – 10pm, 7 days per week
2. Container stackers or wheeled top-lift hoists may operate at the site.
3. Provision for the storage of up to 80 containers stacked up to 2 containers high.
4. Any waste slurry pumps must be enclosed in pump station.

DEV-S13 Ecological and Landscape Management Plan

Activities must be in accordance with the Certified Ecological and Landscape Management Plan (ELMP) prepared pursuant to Appendix 1.

General Advice Note:

1. Any discharges (including to air), earthworks or water related activities will need to comply with the Horizons Regional Council One Plan and regional resource consents may be required.
2. A Permit under the Wildlife Act 1953 may be required for the removal of trees due to the presence of long tailed bats in the vicinity of the MIDA. Please contact the Department of Conservation Permissions team for advice.

Appendix 1: MIDA Comprehensive Development Plan

The Comprehensive Development Plan (CDP) for Marton Rail Hub comprises an internal roading network, private rail siding, container storage area, a weighbridge and commercial services area intended to service multiple industrial activities within the Development Area.

The CDP is set out on the layout plan below and incorporates the following design principles.

- The CDP provides specified areas for a food producer plant, Polyactic Acid (PLA) and Polyhydroxyalkanoates (PHA) plastics manufacturing plants, an energy plant and log yard with debarking area, and commercial services area.
- Container storage and loading platforms will be provided both north and south of the rail siding.
- The rail siding will provide a 530m long stabling facility for up to 30 wagons.
- The perpendicular configuration avoids a steep incline to the Marton Station.
- Access is solely from Mākirikiri Road with two specified access points, one for heavy vehicles incorporating a weigh bridge and a separate access for employees, visitors and some truck movements.
- There is to be no access directly to or from State Highway 1.
- Drainage will be north to south and requires some earthworks to achieve this.
- The earthworks cut to fill will be balanced across the CDP including use of cut from the detention pond to be used to raise the level of land in the south and southwest corner.
- Three waters servicing will be provided in or adjacent to the internal road network and to each industrial site.
- A stormwater detention pond for the entire area will be required and is likely to be located adjacent to Mākirikiri Road and is to be fed by a mix of piped and open swale network. The system will be designed to achieve *hydrological neutrality within the MIDA.
- Sewage will be pre-processed on each industrial site, as required and then pumped into the Council sewerage system.
- The Marton water network will be extended to the Development Area.
- The stream at the western edge of the area and the diverted stream will be enhanced with riparian planting.
- Mitigation measures will be implemented through consent conditions including landscape and visual amenity effects, ecological effects, light spill and glare, transport, dust, odour and vibration.
- Timing for works in each section of the MIDA shall delay mature tree removal until essential for construction to progress.

- Any removal of mature trees ahead of development must be completed under the direct supervision of a suitably qualified bat ecologist recognised by the Department of Conservation.

Staging of Development

Development shall occur in three distinct stages, as outlined below.

Stage One involves the following:

1. The Rangitikei District Council shall develop a MIDA Comprehensive Monitoring Framework to measure and report on the cumulative effects on the environment of the construction and operation of the MIDA to inform individual land use resource consent monitoring conditions and the community. The Group Manager – Democracy and Planning is responsible to ensure that ongoing monitoring is undertaken, as set out in the MIDA Comprehensive Monitoring Framework.

Without limitation, the MIDA Comprehensive Monitoring Framework ensure that monitoring of traffic at the vehicle entry and exit points to the MIDA is undertaken at occupation of approximately 25%, 50%, 75% and 100% of development land area to identify whether actual traffic generation and two-way traffic distribution remains within the figures identified at DEV-S3.

The MIDA Comprehensive Monitoring Framework must also require that when development reaches a level where DEV-S3 values are exceeded, then a further TIA should be undertaken and mitigation measures implemented, before any further development within the MIDA can occur.

2. Rangitikei District Council (RDC) or the landowner/s for the MIDA, shall:
 - a. Initiate a Community Liaison Group (CLG) and provide co-ordination and administrative support, including a dedicated contact person and provision of a meeting point. The general purpose of the CLG shall be for the various Consent Holders to inform the CLG of:
 - Progress and timing of development and operation of industrial activities at the MIDA.
 - Report on the MIDA Comprehensive Monitoring Framework requirements.
 - Any compliance issues and actions to remediate.
 - b. RDC shall invite representation from the Marton community (including surrounding landowners), Rangitikei District Council, Iwi and MIDA industrial operators and/ or consent holders.
 - c. Meetings of the CLG shall be held annually in March and upon receiving a written request for a meeting from the consent holders or CLG member. A CLG meeting shall be convened by Council within four (4) weeks of any such request being received, up to a limit of three (3) meetings annually.

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- d. Compliance for commencing construction works shall be achieved at completion of matters 2a and 2b above.
3. RDC or the landowner/s for the MIDA shall be responsible for preparation of an Ecological and Landscape Management Plan (ELMP) for the purpose of protecting roosting, foraging and commuting habitat for long tailed Bats and ensuring enhancement of ecological values, prepared by a suitably qualified ecologist and in consultation with an ecologist appointed by the Department of Conservation. In the event of a dispute between the ecologists over the preparation of the ELMP, a suitably qualified ecologist mutually agreed between the ecologists shall review and confirm the ELMP. The ELMP shall as a minimum comprise details of:
 1. Department of Conservation (DOC) Bat Roost Protocols.
 2. Best practice standards as set out in **DEV-S5** to be followed for lighting, associated with bat habitats.
 3. European best-practice (Voigt et al., 2018) and Australian best-practice (Commonwealth of Australia 2020) shall be followed for all lighting.
 4. A luminance of no more than 0.1 lux should be maintained immediately beyond the MIDA boundary. In relation to the western shelterbelt adjacent to the MIDA the light level must be achieved at the outer edge of the shelterbelt.
 5. All landscape plantings shall be designed to maximise their utilization by long tailed bats, and achieve tall contiguous planting around the MIDA, as far as practicable whilst maintaining health and safety compliance for transport infrastructure.
 6. As far as practical, avoid felling of trees for construction until the latest point in the construction programme.
 7. Protocols for passive lizard management and breeding native birds.
 8. Opportunities for ecological enhancement of the stormwater detention area.
 9. Protocols for stream diversions, including timing and methodology related to bat protection.
 10. Provision for riparian enhancement planting along all diverted riparian habitats, including native species known to encourage invertebrates which bats feed on.
 11. Consider methods to enhance protection of potential roost sites in the retained gum trees.

12. An acoustic monitoring programme be developed to measure the effectiveness of landscape planting as alternative commuting and foraging areas for bats, to be commenced before the first removal of trees in the MIDA. This shall include an annual report, to be submitted to the Group Manager – Democracy and Planning, on the results of acoustic monitoring, and discussion between the suitably qualified ecologist and ecologist appointed by DOC.
13. The Ecological Management and Landscape Plan shall be subject to review in relation to the purpose on a three-yearly basis until it is agreed that the monitoring is no longer required. This review shall include the involvement of a suitably qualified bat ecologist and DOC bat ecologist and shall make recommendations on any available additional measures to achieve the purpose.
14. Set out measures to ensure landscape plantings are actively maintained to optimize growth.
15. Identify mechanisms to ensure existing shelterbelts on the western boundary and new landscape planting as per **Appendix 1-1** are maintained and retained long term.

Item 3 is deemed to be complete for commencement of Stage 2, when the Council's Group Manager – Democracy and Planning confirms that technical requirements 1 to 15 above have been addressed appropriately. The Group Manager – Democracy and Planning is responsible to ensure the ongoing compliance monitoring for the ELMP.

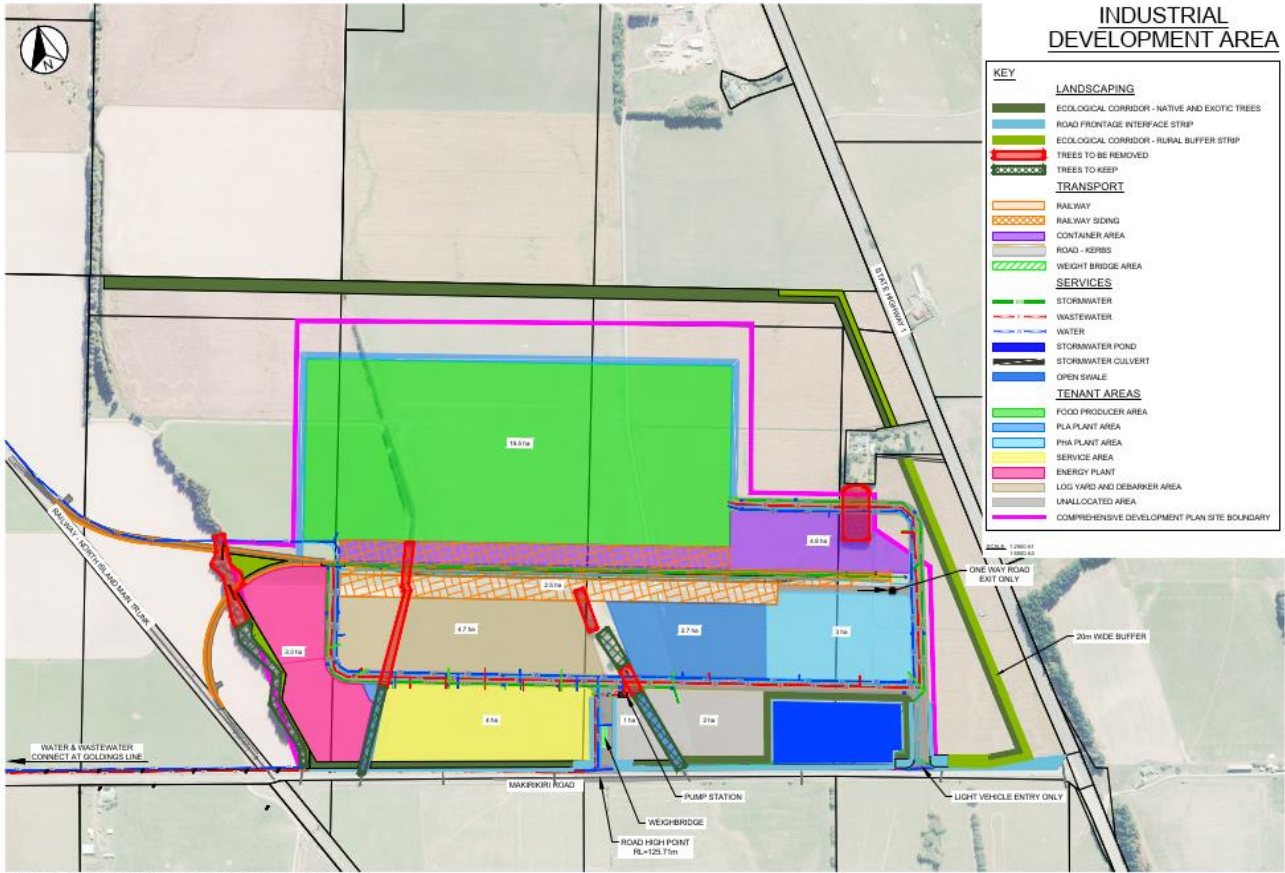
4. The minimum 15 metre wide perimeter planting of both exotic and native tree species in accordance with **Appendix 1-2 – Tree Species** must occur in the first planting season after (the operative date) except where the planting needs to align with contractor programmes for earthworks and infrastructure services construction.
5. Preparation of an independently peer reviewed safe systems assessment (SSA) to the satisfaction of Council's Chief Operating Officer and Waka Kotahi to confirm the number, location, form, ~~and~~ function and design of the MIDA* entrances from Mākirikiri Road, and the design of the improvements at the State Highway 1/ Mākirikiri Road and Mākirikiri Road /Wellington Road intersections. All designs to comply with AustRoads/Waka Kotahi relevant standards, including achieving sight and separation distances that are appropriate to the form of intersection. The SSA and design of the Mākirikiri Road intersections with the site accesses, Wellington Road and SH1 is to take particular account of cyclists on Mākirikiri Road.

Stage Two: Following completion of Stage One Items 1 – 3 in, Stage Two may commence. Stage Two comprises:

1. Completion of a suitably designed upgrade of the State Highway 1/Mākirikiri Road intersection and safety improvements at the Mākirikiri Road/Wellington Road intersection, in accordance with an independently peer reviewed safe system assessment (taking particular account of cyclists on Makirikiri Road), to the satisfaction of Council's Chief Operating Officer and Waka Kotahi. These works must be completed prior to commencement of any industrial activity.
2. Partial earthworks, planting and construction activities and provision of services to facilitate the following sub-stages:
 - Rail siding and log wagon loading area to south of siding;
 - Development of site entrances in accordance with item 5 of Stage 1, and internal roading to provide access to the rail siding and log yard.
 - Stormwater to serve rail siding, log yard and initial roading including partial or full completion of the stormwater detention basin;
 - Installation of underground services—as required in sub-stages;
 - Remaining landscaping visual amenity and bat habitat species planting mitigation required after the completion of Stage 1 (4) for the rail siding and log yard, as specified in the ELMP, and consistent with **Appendix 1-1**.
 - Timing for works in each section of the MIDA shall delay mature tree removal until essential for construction to progress.
 - Any removal of mature trees ahead of development must be completed under the direct supervision of a suitably qualified bat ecologist recognised by the Department of Conservation.
 - Weighbridge facility including overflow parking area;
 - Log yard and log de-barking activity.

In **Stage Three** all other identified activities are expected to establish within five – ten years of Stage One.

APPENDIX-1-1- Marton Industrial Development Area Layout Plan



Note: Size of stormwater detention pond to be determined by best practice. Location of stormwater detention pond indicative only

APPENDIX 1-2 Tree Species

MIDA perimeter tree planting shall include the following list of native and exotic plant species to provide mitigation for loss of bat habitat:

Common name	Latin name	Value to bats
Exotic Trees		
Giant gum	<i>Eucalyptus regnans</i>	Roosting
Brown Barrel	<i>Eucalyptus fastigata</i>	Roosting
Messmate	<i>Eucalyptus obliqua</i>	Roosting
Tasmanian Blackwood	<i>Acacia melanoxylon</i>	Roosting
Radiata pine	<i>Pinus radiata</i>	Roosting
London plane	<i>Platanus x acerifolia</i>	Roosting
Sessile oak	<i>Quercus petraea</i>	Roosting
Native Trees		
Makomako	<i>Aristotelia serrata</i>	Encourages insects for foraging
Mingimingi	<i>Coprosma propinqua</i>	Encourages insects for foraging
Karamu	<i>Coprosma robusta</i>	Encourages insects for foraging
Ti kouka	<i>Cordyline australis</i>	Roosting; Encourages insects for foraging
Kahikatea	<i>Dacrycarpus dacrydioides</i>	Roosting; Encourages insects for foraging
Rimu	<i>Dacrydium cupressinum</i>	Roosting; Encourages insects for foraging
Pokaka	<i>Elaeocarpus hookerianus</i>	Encourages insects for foraging
Kanuka	<i>Kunzea</i> var.	Encourages insects for foraging
Manuka	<i>Leptospermum</i> var.	Encourages insects for foraging
Mahoe	<i>Melicytus ramiflorus</i>	Encourages insects for foraging
Harakeke	<i>Phormium tenax</i>	Encourages insects for foraging
Manatu	<i>Plagianthus regius</i>	Encourages insects for foraging
Totara	<i>Podocarpus totara</i>	Roosting; Encourages insects for foraging
Matai	<i>Prumnopitys taxifolia</i>	Encourages insects for foraging

Amendments Required to other chapters of the District Plan**B2-Industrial Zone**

1. Add a Note to direct people to the DEV chapter
2. Amend permitted activity rule a) to state:
 - a) Industrial activities (excluding on land identified in DEV-Development Area)

Part C: Schedules

1. **Part D: Planning and Hazard Maps:** Amend the Planning Maps 4 and 21 for Marton to rezone the MIDA* to Industrial and define the MIDA*boundary with an outline.

Definitions

Hydrological Neutrality for the MIDA in relation to stormwater infrastructure design, means managing post development runoff so that it does not exceed the pre-development runoff for storm events up to and including the 1% AEP with an allowance for climate change. Climate change scenario will utilise NIWA's HIRDS v4 RCP6.0 for the period 2081-2100 in line with general industry guidance.

Industrial Service Activities* - means small business activities that can support the wider industrial activities, excluding a service station and would include but not be limited to the following: café/ truck stop, take-away food outlets, truck wash area, vehicle repair workshops, tyre replacement workshops, offices and truck-stop only refuelling facilities.

Marton Industrial Development Area (MIDA) – means the area identified as the Comprehensive Development Plan (CDP) Site in **Appendix 1-1 – Marton Industrial Development Area Layout Plan** and identified on the Planning Map

Operational Need - means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.

Sensitive receivers – means the Fraser Aurret Racing Facility and the closest dwellings to the MIDA and existing at the (Operative Date), being 1020, 1066, 1091 and 1165 State Highway 1.

A1 BUILT ENVIRONMENT

DEV - Marton Industrial Development Area (MIDA)

DEV-O1

Provide for industrial activities at the MIDA that achieve sustainable transport outcomes by locating adjacent to a rail siding connection to the North Island Main Trunk and State Highway 1, on the north side of Mākirikiri Road whilst ensuring that the Development Area is serviced by infrastructure, and that adverse effects are avoided, remedied or mitigated to protect the existing rural amenity values, safety and quality of the local environment.

DEV-O2

Development does not adversely affect the persistence of the local long-tailed bat population.

Policies

DEV-P1 Provide for industrial activities listed in DEV-R2 with an operational need to be near the NIMT and SH1, that are in general accordance with the MIDA (Appendix 1), that comply with the Development Area Standards and provide for mitigation of effects on the environment including noise, existing rural landscape and visual amenity, ecology, light spill and glare, transport, traffic safety, land contamination, dust, odour and essential infrastructure.

DEV-P2 Ensure that industrial activities with an operational need to be near the NIMT and SH1, but not in general accordance with the MIDA (Appendix 1) or do not comply with the Development Area Standards, maintain the amenity and ecological values of the surrounding Rural Zone, avoid significant adverse effects beyond the boundary and achieve the provision of efficient, safe and resilient infrastructure services within the MIDA by achieving the following:

1. Avoid industrial activities that do not demonstrate an operational need to be near the NIMT or SH1, excluding industrial service activities* located in general accordance with the MIDA*.
2. The MIDA maintains road linkages to Mākirikiri Road.

3. The MIDA manages and enhances stormwater and water quality to ensure *hydrological neutrality for each development within it, resulting in improved hydrological functioning for the MIDA footprint, to avoid the effects of flooding beyond the MIDA.
4. Industrial development and associated infrastructure are designed, as far as practicable, to work with the existing rural landscape.
5. The development avoids access directly onto State Highway 1. Legal and/or physical access to sites in the MIDA* via any existing access directly onto State Highway 1, is to be avoided.
6. Adverse transportation effects (including demand generation) on the State Highway 1/ Mākirikiri Road, State Highway 3/ Mākirikiri Road or Mākirikiri Road/Wellington Road intersections are avoided by completion of the works specified in MIDA Stage 2.1 and additional mitigation where standards **DEV-S1.3 General Standards or DEV-S3 Light and Heavy Vehicle Traffic** are not complied with.
7. Avoid development that is likely to exceed light and heavy vehicle thresholds and daily two-way traffic distribution set out in DEV-S3, except where a further traffic impact assessment confirms that the road network safety and capacity effects of further development within MIDA will be avoided or mitigated by the implementation of specific recommended measures.
8. Acoustic and vibration effects on the existing Rural Zone amenity values are avoided by works or design where standard DEV-S4 Noise Thresholds is exceeded.
9. Dust amenity effects on sensitive receivers in the existing Rural Zone are avoided by demonstrating compliance with the Manawatu-Whanganui Regional Council One Plan.
10. The MIDA does not adversely affect provision of critical infrastructure within the MIDA* including the electricity and fibre distribution networks.
11. Identified ecological planted corridors are to be established and maintained (by RDC or the landowner) in the MIDA* and the adjacent Rural Zone (to the north, west and east of the MIDA) as detailed in Appendix 1-1 and the Landscape Mitigation Plan, Appendix 1-3.

A1 BUILT ENVIRONMENT continued

DEV -Marton Industrial Development Area (MIDA)

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| <p>DEV-P3 Vehicle access to, from and within the MIDA* maintains or improves the safety and efficiency of the local and national roading network with access restricted to Mākirikiri Road only.</p> <p>DEV-P4 Apply light and heavy vehicle generation standards for the MIDA* as set out in DEV-S3, and monitor actual traffic generated by MIDA at regular development intervals.</p> <p>DEV-P5 In considering applications for industrial activities under Policy DEV-P2, a precautionary approach must be taken to minimise the potential adverse effects of noise and vibration, dust, odour and other emissions on sensitive land uses existing at (Operative Date) in the adjacent Rural Zone.</p> <p>DEV-P6 Ensure that a Marton Industrial Development Area Comprehensive Monitoring Framework (MIDACMF) is developed to measure and report on the cumulative effects on the environment of the construction and operation of the Development Area.</p> <p>DEV-P7 Ensure that an effective community liaison mechanism is established as a means of engagement with the community in relation to construction and operation of industrial activities at the MIDA.</p> | <p>DEV-P8 Protect significant habitat for long-tailed bats and require enhancement of ecological values, including through the preparation and implementation of an Ecological and Landscape Management Plan (ELMP), recognising that exotic trees and vegetation may provide significant habitat.</p> <p>DEV-P9 The MIDA maintains or enhances riparian landscape, ecological and natural character values adjacent to streams at the development site by:</p> <ol style="list-style-type: none"> 1. Establishing best practice erosion and sediment control both during and after construction works; 2. Maintaining or enhancing existing planting along stream channels to provide sediment filtration and retention along riparian zones. 3. Riparian enhancement planting along all diverted riparian habitats, including native species known to encourage invertebrates which bats feed on. <p>DEV-P10 Buildings associated with industrial activities must be designed to integrate into the wider landscape to maintain the existing rural landscape character and amenity values.</p> |
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PLANT SCHEDULE

MARTON RAIL HUB PLANT SCHEDULE			
Schedule of Species			
U:\Projects\NZ\S\5-WT696.01 Marton Rail Hub - Rail Civil Works\Home\04_CADD\01_WIP\Landscape\Plant Schedule			
Date: February 2022			
Botanical Name	Common Name	Unit/ Grade	Max. Growth Size (H x W)
NATIVE TREES			
<i>Dacrydium cupressinum</i>	Rimu	PB18	6.0 x 4.0m
<i>Dacrycarpus dacrydioides</i>	Kahikatea	PB18	50 x 5.0m
<i>Pinus ericoides</i>	Kanuka	PB3	7.0 x 3.0m
<i>Podocarpus totara</i>	Totara	PB18	20 x 5.0m
<i>Sophora microphylla</i>	Kowhai	PB18	8.0 x 4.0m
<i>Sophora godleyi</i>	Kowhai	PB18	6.0 x 3.0m
Subtotal			
NATIVE TREES (OPEN GROUND)			
<i>Eucalyptus obliqua</i>	Messmate Stringybark	OG	50 x 10m
<i>Eucalyptus nitens</i>	Shinin gum	OG	50 x 8m
<i>Eucalyptus regnans</i>	Mountain Ash	OG	50 x 10m
<i>Liriodendron tulipifera</i>	Tulip tree	OG	30 x 6m
<i>Platanus x acerifolia</i>	London plane	OG	15 x 11m
<i>Quercus petraea</i>	Sessile oak	OG	25 x 15m
<i>Quercus robur</i>	English oak	OG	30 x 15m
<i>Quercus robur 'Fastigiata'</i>	Upright oak	OG	30 x 4m
Subtotal			
RIPARIAN PLANTING MIX (STORMWATER POND/DRAINS)			
<i>Apodasmia similis</i>	Cabbage tree	PB3	1.0 x 1.0m
<i>Carex secta</i>	Purei	PB3	1.5 x 1.0m
<i>Carex virgata</i>	Carex grass	PB3	1.0 x 1.0m
<i>Cortaderia fulvida</i>	Toetoe		1.0 x 1.0m
<i>Juncus edgariae</i>	Wiwai	PB3	1.0 x 1.0m
<i>Pharmium cookianum</i>	Mountain flax	PB3	0.6 x 0.80m
Subtotal			
MAIN ENTRANCES (NATIVE SHRUB MIX)			
<i>Apodasmia similis</i>	Oioi	PB3	1.0 x 1.0m
<i>Chionochloa flavicans</i>	Miniature toetoe	PB3	0.75 x 1.0m
<i>Carex virgata</i>	Carex grass	PB3	1.0 x 1.0m
<i>Coprosma 'Black Cloud'</i>	Coprosma	PB2	0.5 x 1.0m
<i>Coprosma 'Red Rocks'</i>	Coprosma	PB3	0.3 x 1.5m
<i>Hebe 'Wiri Mui'</i>	Hebe	PB3	0.6 x 0.80m
<i>Pharmium 'Green Dwarf'</i>	Flax	PB3	1.0 x 1.0m
<i>Pharmium cookianum</i>	Mountain flax	PB3	0.6 x 0.80m
<i>Leptospermum 'Wiri Joan'</i>	Flowering Manuka	PB3	3.0 x 2.0m
<i>Muehlenbeckia astonii</i>	Wirebrush	PB3	1.5 x 1.0m
Subtotal			

STATE HIGHWAY BUFFER STRIP (NATIVE SHRUB MIX)			
<i>Coprosma robusta</i>	Karamu	PB3	4 x 1.5m
<i>Coprosma propinqua</i>	Mingimingi	PB3	5 x 2.5m
<i>Hebe stricta</i>	Koromiko	PB3	1.8 x 1.0m
<i>Pharmium cookianum</i>	Mountain flax	PB3	0.6 x 0.80m
<i>Pharmium tenax</i>	Harakeke	PB3	2.5 x 2.0m
<i>Pittosporum tenuifolium 'Wrinkled Blue'</i>	Kohuhu	PB3	4.0 x 2.5m
<i>Leptospermum scoparium</i>	Manuka	PB3	4.0 x 3.0m
<i>Leptospermum 'Wiri Joan'</i>	Flowering Manuka	PB3	4.0 x 3.0m
<i>Muehlenbeckia astonii</i>	Wirebrush	PB3	1.5 x 1.0m
Subtotal			
VISUAL MITIGATION BUFFER STRIP (NATIVE SHRUB PLANTING MIX)			
<i>Coprosma robusta</i>	Karamu	PB3	2 x 1.5m
<i>Coprosma propinqua</i>	Mingimingi	PB3	5 x 2.5m
<i>Dodonaea viscosa</i>	Akeake	PB3	7 x 3m
<i>Hebe stricta</i>	Koromiko	PB3	1.8 x 1.0m
<i>Hoheria sexstylosa</i>	Ribbonwood		8.0 x 6.0m
<i>Pharmium cookianum</i>	Mountain flax	PB3	0.6 x 0.80m
<i>Pharmium tenax</i>	Harakeke	PB3	2.5 x 2.0m
<i>Pittosporum eugenioides</i>	Lemonwood	PB3	12 x 3.0m
<i>Pittosporum tenuifolium</i>	Kohuhu	PB3	6.0 x 3.0m
<i>Plagianthus regius</i>	Ribbonwood		12 x 4.0m
<i>Leptospermum scoparium</i>	Manuka	PB3	4.0 x 3.0m
<i>Leptospermum 'Wiri Joan'</i>	Flowering Manuka	PB3	4.0 x 3.0m
<i>Muehlenbeckia astonii</i>	Wirebrush	PB3	1.5 x 1.0m
Subtotal			
Total			

DEFINITIONS

continued

Wall Height means, in relation to a building, the vertical distance of an exterior wall of a building from the ground level to the roof, including any fascia, barge, spouting, or eave.

Warning Sign means any sign warning the public of any nearby natural hazard associated with any construction or demolition site or earthworks or other similar works.

Wetland has the same meaning as in the Resource Management Act 1991 and any subsequent amendments, and includes permanently or intermittently wet areas, shallow water and land/water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.

Wind Farm means the land (including one or more sites that may form a wind farm) activities and structures (including substations, lines and turbines), earthworks and access tracks associated with the generation of electricity from wind. It does not include domestic-scale turbines that are capable of generating up to 5kW of electricity and up to 20kW of total maximum output per site.

Wind Monitoring Mast means mast for the purpose of wind resource measurement. This includes guy wires, radio telemetry equipment (for transmitting meteorological data) and various meteorological instruments to be erected at varying heights, including: (a) anemometers to measure the average wind speed, wind gust speeds, turbulence intensity and wind shear; (b) wind vanes to measure wind direction; and (c) other meteorological instruments to measure temperature, air pressure, humidity and rainfall.

Marton Industrial Development Area Definitions

Hydrological Neutrality for the MIDA in relation to stormwater infrastructure design, means managing post development runoff so that it does not exceed the pre-development runoff for storm events up to and including the 1% AEP with an allowance for climate change. Climate change scenario will utilise NIWA's HIRDS v4 RCP6.0 for the period 2081-2100 in line with general industry guidance.

Industrial Service Activities* - means small business activities that can support the wider industrial activities, excluding a service station and would include but not be limited to the following: café/ truck stop, take-away food outlets, truck wash area, vehicle repair workshops, tyre replacement workshops, offices and truck-stop only refuelling facilities.

Marton Industrial Development Area (MIDA) – means the area identified as the Comprehensive Development Plan (CDP) Site in Appendix 1-1 – Marton Industrial Development Area Layout Plan and identified on the Planning Map

Operational Need - means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.

Sensitive receivers – means the Fraser Auret Racing Facility and the closest dwellings to the MIDA and existing at the (Operative Date), being 1020, 1066, 1091 and 1165 State Highway 1.

10.2 Contract Award Recommendation - Taihape Town Hall and Library Redevelopment**Author: Eswar Ganapathi, Senior Project Manager****Authoriser: Gaylene Prince, Group Manager - Community****1. Reason for Report**

- 1.1 For Council to confirm the procurement for the Taihape Town Hall and Library Redevelopment project and to approve the contract to Maycroft Construction Limited (Maycroft) in a sole contractor arrangement.
- 1.2 Approval is sought for the Chief Executive to enter into a contract with Maycroft.

2. Background

- 2.1 At the 24 April 2024 Council meeting the initial procurement process for the project was stopped.
- 2.2 At the following Council meeting, on 30 May 2024 Council further considered the project and requested an independent peer-review of the procurement process be undertaken, and if the results of that peer-review were satisfactory then the Chief Executive was authorised to enter into a contract with Maycroft Construction Ltd. This was to ensure the correct process and procedures were followed, while also ensuring the project was not unduly delayed.
- 2.3 The peer review has now been completed. Only one aspect was highlighted as part of that review, specifically the absence of one member of the evaluation team for one of the presentations during the Request For Proposal process. Council sought a legal opinion on this specific matter, and the opinion confirmed the process was not materially flawed and the absence of one member did not affect the outcome of the evaluation.
- 2.4 A representative from Maycroft along with their lead design consultant met with Council on 11 July where they introduced themselves and explained how they intend carrying out the project.

3. Next Steps

- 3.1 In order to formally restart the project, it is recommended that Council award the Taihape Town Hall and Library Redevelopment to Maycroft.
- 3.2 Maycroft were involved in the Registration of Interest, and Request for Proposal process and complied with all conditions. Staff are satisfied that there has been a proper evaluation of capacity, capability, value for money and due diligence including Maycroft meeting with Council.
- 3.3 The final Project Work Plan is attached for Council to adopt (Refer to Attachment 1).

4. Financial Implications

- 4.1 The total cost of the project, \$14 Million excl GST, is included in Council's budgets. Regular updates on the budget will be presented to Council and the Finance / Performance Committee.

5. Impact on Strategic Risks**5.1 Relevant strategic risks are:**

- Insufficient capability and capacity to fulfil agreed commitments. Council has a project manager dedicated to this project and able to manage the contract.
- Capital programme falters. The finalisation of procurement and contract award supports Council in progressing the capital project for the Taihape Town Hall.

6. Strategic Alignment

6.1 The project as a whole has strong strategic alignment with Council's community outcomes and strategic priorities. Of note is the strategic priority "enhancing our community hubs". Confirming procurement and awarding the contract supports Council in working towards those strategic goals.

7. Mana Whenua Implications

7.1 Conversations with Iwi started as part of the business case. An Iwi member is also part of the Governance Rep group that receives regular project updates from the staff.

8. Climate Change Impacts and Consideration

8.1 There are no relevant climate change impacts associated with this decision.

9. Statutory Implications

9.1 There are no relevant statutory implications.

10. Decision Making Process

Council has completed the procurement process in accordance with its Procurement Policy. This decision is not considered to be significant.

Attachments:

1. **Project Work Plan - Taihape Town Hall and Library Redevelopment - July 2024** [↓](#)

Recommendation 1:

That the report "Contract Award Recommendation - Taihape Town Hall and Library Redevelopment" be received.

Recommendation 2:

That the Project Work Plan for the Taihape Town Hall and Library Redevelopment be adopted.

Recommendation 3:

That Council authorise the Chief Executive to enter into a contract with Maycroft Construction Limited in a sole contractor arrangement for the Design and Construction of Taihape Town Hall and Library Redevelopment project, for a sum not exceeding \$14 Million excl. GST in accordance with the submitted programme and decision making hold points.



Making this place home

**Rangitikei District Council
Project · Work · Plan**

Project Work Plan

**Taihape Town Hall and Library
Redevelopment**

Endorsement by Elected Members is sought for:

The Project Work Plan and its method; and that the project team proceeds to implementing the plan.

Project Work Plan Decision: ENDORSED by Council in Jul 2024

Project Sponsor: Gaylene Prince
Project Manager: Eswar Ganapathi

Taihape Town Hall and Library Redevelopment

I. Version control

This document is a living document which will be reviewed regularly as part of the standard project management practice.

The table below outlines the versions and what areas were updated.

Version	Date	Extend of Review	Prepared by	Reviewed by
A	30/11/2023	Original draft	Eswar Ganapathi	Adina Foley
B	07/12/2023	Final draft for Council	Adina Foley	Adina Foley
C	28/05/2024	Procurement process updates	Eswar Ganapathi	Carol Gordon
D	05/07/2024	Amendments based on comments from Council	Eswar Ganapathi	Gaylene Prince

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Taihape Town Hall and Library Redevelopment

III. Detailed Project Scope Statement – What will the project do and not do?

PROJECT PURPOSE STATEMENT

To redevelop, renovate, optimise and earthquake strengthen the Taihape Town Hall and community facilities, maintaining the iconic historic look of the façade and the location.

PROJECT OBJECTIVES (in order of importance)

- 1) Earthquake strengthen and upgrade the town hall facilities
- 2) Improve the building to meet current structural, fire safety & accessibility code compliance
- 3) Enhance the overall public & staff user experience
- 4) Modify spaces to provide an inviting and flexible experience for a wide variety of facility uses
- 5) Provide meeting/conference facilities to make Taihape a business hub in the region
- 6) Reopen the civic heart of the town
- 7) To actively engage and work with Elected members, Iwi and Hapu, Stakeholders and the wider community to achieve the best outcome for the project within its defined limitations
- 8) To construct and implement the identified and necessary works in an efficient, cost-effective, reliable, and timely manner

PROJECT SCOPE – informed by public feedback workshop

Space	Scope item description	Recommendation by PMO
<u>Investigation & Engagement</u>	Investigate and document the condition of the existing town hall structure	In Scope
	Work with seismic strengthening specialist consultants/contractors to define the improvements required to bring the building to comply with a min. 67-80% NBS	In Scope
	Work closely with elected members and wider community confirming requirements for future proofing the facilities	In Scope
	Conduct separate workshops with community and staff to collect feedback on expected improvements	In Scope
	Identify and form a User Group which will act as the community representative during the design development stages	In Scope
	Ensure regular communication over the duration of the project with all stakeholders including staff, elected members, iwi, interested parties and the community	In Scope
<u>Procurement & Construction</u>	Identify, shortlist and procure design consultants and contractor/s	In Scope
	Ensure seamless handover to property and facilities team	In Scope
	Manage the construction contract to ensure the project is effectively managed within agreed time, cost and quality parameters	In Scope

Taihape Town Hall and Library Redevelopment

<u>General Building Requirements</u>	Building Code Compliance, especially for accessibility and fire safety	In Scope
	Strengthen the building to min 67- 80%NBS	In Scope
	Power Upgrade if required	In Scope
	Efficient use of spaces with a desire to reduce costs where possible	In Scope
	Remove first floor to reduce complexity of redevelopment and saving costs (retain existing floor space by extending ground floor behind library)	In scope to be an option during design process
	Demolish and rebuild façade to look like it does now, to reduce complexity of redevelopment and saving costs	In scope to be an option during design process
	Efficient heating/ cooling for the whole facility	In Scope
	Flexible area access control	In Scope
	Alarm systems	In Scope
	CCTV system	In Scope
	Accessible parking	In Scope
	Adequate storage facilities in all areas	In Scope
	Good free Wi-Fi connection	In Scope
	Easy access to bathrooms from all areas	In Scope
<u>Auditorium/Main Hall</u>	separate entrance to hall for events outside of open hours	In Scope
	Display screens for presentations	In Scope
	Sound system	In Scope
	Good acoustics	In Scope
	Ability to divide the space into smaller spaces	In Scope
	Improved lighting	In Scope
	Tables and chairs for meetings, events	In Scope
	USB ports?	In Scope
	Pin boards?	In Scope
	Direct access to kitchen	In Scope
	Access to second room (e.g. supper room)	In Scope
	Entrance / foyer / reception space	In Scope
<u>Sports in the main hall</u>	basketball/badminton/netball/fitness classes	In Scope
	high ceiling	In Scope
<u>Stage</u>	changing rooms with mirrors, showers and bathrooms and direct access to stage	As they are at the moment, could be relocated if it suits the design
	Fly Tower for quick scene changes	To be checked with user group
	Curtains	In Scope
<u>Learning Hub/ Library / staff area</u>	Weather protection for entrance area	In Scope
	Printing facilities	In Scope
	Flexible shelving – book, cd, DVD, newspaper, games display	In Scope
	Space for activities	In Scope
	Front desk library / information centre	In Scope
	Exterior books drop off outside of open hours	In Scope

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	Open plan layout to oversee the whole library with minimal staff	In Scope
	More natural light	In Scope
	Staff office for 6 people	In Scope
	Separate small staff meeting room for confidential conversations	In Scope
	Separate staff bathroom	In Scope
	Separate staff small kitchenette / lunchroom	In Scope
	Spaces for 5 public computers	In Scope
<u>Meeting rooms incl. chambers and business hub</u>	Various sizes of meeting rooms (minimum 1x for 30 people, a few smaller ones)	In Scope
	Video conferencing facility	In Scope
	Projector & Screens	In Scope
	Water access	In Scope
	Whiteboards	In Scope
	Tables and chairs	In Scope
<u>Other</u>	dedicated youth space	In Scope
	outdoor deck/garden	optional

OUT-OF-SCOPE

- Streetscape around the facility
- Heritage improvements
- Complete demolition and rebuilt
- Landscaping
- Change of location
- climbing wall
- non-slip/sprung flooring
- score board
- Bar
- better use of shed area (more detail is required)

IV. Project Background

On 3 December 2021 Council received a series of Detailed Seismic Assessments for some of Council's buildings. The Taihape Town Hall received a rating of 10% NBS, which is a Grade E and equates to a very high risk to life-safety more than 25 times the risk relative to a new building. The decision was made to close the building for move staff out of the facility with immediate effect.

As an interim measure, the library was relocated to the BNZ building at the intersection of Hautapu Street and Tui Street in Dec 2021. The library and the staff have been operating under less than ideal conditions for the past two years. There have been numerous cries from the public and staff to kickstart the redevelopment works and to move back into a space that they have built an emotional connection with over a very long time.

Council included costs for the refurbishment of the Taihape Town hall within the 2021-31 LTP. Council approved the new budget of up to \$14million, broadly outlined as Option 1 in the key choices section of the

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annual plan 2023-24 consultation document. Council will receive \$1,883,000 from better off funding towards the project as offset to this budget. There are just two milestones specified for the BOF component of this project:

- Investigation and design with forecast completion by 31 December 2024 (for which \$250,000 of BOF has been allocated)
- Project commencement of potential refurbishment/new build with forecast completion by 31 December 2025 (for which \$1,633,000 has been allocated)
- The end date (specified in the Variation Agreement signed 7 July 2023) is 30 June 2027. This provides scope to extend the completion date noted above.

V. Project Approach

A public feedback workshop was conducted by The Integral Group Limited (TIGL) on 3rd October 2023 in Taihape to gather valuable input with regards to the future requirements of the Town Hall and what the priorities are. A sizeable amount of the community turned up for the event and made it a worthwhile exercise. We have since reviewed and collated all feedback from the community into a report. It is to be noted that a section of the community was in favour of a complete new-build (with re-erecting the same iconic façade) if it can be achieved with lesser cost and far greater certainty than trying to repair and retain the existing façade.

We have also had a separate feedback session with the staff in Taihape. Feedback gathered from these two sessions have largely been used to gauge the expectations from the staff and community and further helped in formulating the scope document for the project which are outlined below.

The key functions required in the upgraded facility have been identified and broad requirements for each of these spaces have been defined.

There are two main areas to be considered:

- **Auditorium/Main Hall** – the requirements are formed keeping in mind that this space shall be used for a wide variety of uses broadly classified under Community Events, Family Events, Exhibitions, Community Hub, Council Events, various Clubs and Sports
- **Learning Hub / library / offices** – this space is used for a large variety of activities, including but not limited to library users, youth, computer access, Wi-Fi connection, information services, business users, group meetings, play groups, hobby groups etc.

A community user group has been formed by Council staff as a representation of the community groups that use the facility. The Council had to consider a mix of individuals including current and possible future users of the Hall and determine an appropriate size for the user group. The purpose of the user group will be to act as the voice of the community and facility users providing feedback during the design development phase around usability of the design. We expect their involvement to end when the design is completed. During the construction phase, progress updates at frequent intervals will be shared. Ultimately, the decision on design will rest with the Council.

VI. Procurement approach

A procurement strategy workshop was conducted in November 2023, to brainstorm and identify the best possible approach to selecting and engaging the required technical consultants and contractors for the project.

The core parts of the procurement include:

- earthquake strengthening and structural construction

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- design and professional services
- general construction and trades for the facility.

Compared to a new-build on a greenspace, this project has a higher level of complexity such as unknown site/ground conditions, unknown structural conditions once work starts, reuse of existing layout, condition of electrical wiring, water, and wastewater pipe conditions, etc.

These challenges need to be carefully considered in our procurement approach. The RDC procurement policy's intent is to give a fair chance to companies in the market, to make sure council received best value for money, to allow for innovation and futureproofing in our design and to spend public money wisely.

The procurement policy allows staff to investigate innovative ways to approach the procurement of specialists and experts where there is a very limited options in the market and where the open tender process may not be the best approach to get good responses which are value for money.

The following are important considerations for a most efficient and practical engagement of the most suitable experts for the best possible project outcome:

- Specialist knowledge is required for the strengthening component of the scope
- There are no local commercial grade larger construction firms located in Taihape
- There are limited sub-contractors located in Taihape (e.g. plumbing, electrical, hydraulics etc.)
- The current market is still stretched, and a lot of construction and consultant companies are quite booked up which can result in poor tender responses
- A collaborative approach between design and construction results in more efficient construction and easier buildability, further can increase flexibility around changes when the work has started (e.g. when conditions of the current structure or the site are less optimal than expected)
- Early contractor involvement would also help to reduce risks for all parties involved and more accurate construction cost estimates

All the above considerations are crucial to reduce costs and shorten construction timeframes where possible.

A. Required Suppliers

- Professional Services:
 - o Seismic Strengthening Specialist
 - o Geo Tech Engineer
 - o Structural Engineer
 - o Mechanical Engineer
 - o Hydrological Engineer
 - o Lighting / Sound Engineer
 - o Independent QS
 - o Architect
 - o Fire Engineer
- Structural strengthening Expert
- Construction Contractor:
 - o Main Contractors
 - o Sub Trades:

▪ Roofer	▪ Plumber	▪ Painters
▪ Carpenter	▪ Electrician	▪ Ventilation & Heating

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B. Early Contractor Involvement (ECI)

NZ Government Procurement shares the following guidelines around ECI:

<https://www.procurement.govt.nz/assets/procurement-property/documents/early-contractor-involvement-construction-procurement.pdf>

Early contractor involvement (ECI) is an approach to contracting that can complement either a traditional or novated design and build delivery model.

ECI can be used to gain early advice and involvement from a contractor into the buildability and optimisation of designs. It's suited to large, complex or high-risk projects because it affords an integrated team time to gain an early understanding of requirements, enabling robust risk management, innovation and public value.

ECI usually takes the form of a two-stage approach to tendering.

- First stage tender

The first stage tender documents should contain sufficient project information to enable tenderers to submit a tender response which will typically include:

- construction methodology, programme, and approach to the project including sub-contractor management and health and safety
- a response on how realistic the client's budget ceiling is and initial thoughts on achieving this
- identification of initial risks and opportunities for design and construction
- proposals for working with the design team to provide buildability, value engineering and supply chain input to the development of the design to achieve the budget ceiling specified for the project
- details of the proposed project team, both for the second stage tender process and during construction
- fixed preliminaries (site running costs) and fixed margin (covering off site overheads and profit)
- schedule of rates for common building elements (where there is sufficient information to develop this)
- pre-construction services fee for providing input to the design and tender services during the second stage tender process (unless specified by the client).

The first stage tender documents should provide early design information (e.g., concept or preliminary) and an indication of the client's budget limit. The documents should also include a pre-construction services agreement (PSA) detailing the services required to be provided by the contractor during the second stage tender, e.g., buildability, value engineering and supply chain advice, and input to the design and tendering services.

The PSA will usually state that contract award will be conditional upon:

- satisfactory performance of the contractor during the second stage tender
- the contractor providing full cost transparency to the client through an open book approach
- agreement of a contract sum that is acceptable to the client (in public value terms), is below the specified cost ceiling, and without qualification.

Where the specified conditions are not met, the PSA will typically provide the client with the right to go back out to the market for tender. This ensures that competitive tension is maintained throughout

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the tender process. Where the contractor is not awarded the contract, it will be paid for its services in accordance with the PSA, to avoid any potential disputes over intellectual property.

Following the evaluation of the first stage tender proposals, a preferred contractor is appointed through execution of the PSA to go forward to the second stage tender process.

- Second stage tender

The second stage tender will involve the contractor working with the design team to provide input to the design and develop its tender price on an open-book basis in line with the PSA. The second stage tender will conclude upon award of contract, or when the client notifies the contractor that it will not be awarding a contract due to certain conditions of the PSA not being met.

For a traditional delivery model, the client and contractor will jointly agree how the project is to be split into work packages. Once the design is complete for each package, the client and contractor will jointly tender each package to the market on an open-book basis. Once the client is satisfied that the packages represent public value and are within budget, the contractor is awarded the contract to proceed to build, typically based on a lump sum fixed price.

For novated design and build delivery models, the contract sum is essentially arrived at through a process of negotiation since the design will not be complete at the time of contract award. To ensure competitive tension, the process of negotiation is made on an open-book basis where the contractor's cost build-up for the project is fully transparent to the client's cost consultant. These costs can be subject to market testing to ensure that the total cost of the project represents public value. The contract may be awarded based on a lump sum fixed price where the client wants little or no involvement in the design process and is willing to accept the risk premium that comes with design and build. Clients that want to be involved in a more collaborative arrangement with the contractor and its design team during the design phase to share any savings made through innovation in design, may choose to adopt a guaranteed maximum price arrangement.

C. Design and Build Delivery Model

<https://www.procurement.govt.nz/assets/procurement-property/documents/design-and-build-delivery-model-construction-procurement.pdf>

In the design and build delivery model, the main contractor takes on the responsibility for both the design and construction.

The client develops the functional and technical performance requirements for a facility and this information is used in the tender process, to invite contractors to submit proposals for design and construction. Except for relatively simple, straightforward projects, design and build projects typically require a comprehensive set of requirements documents to ensure that the completed facility meets the client's expectations.

Benefits of integrated design and construction processes Design and build can provide certainty in cost, and cost benefits. Integration of the design and construction processes means value-for-money decisions can be optimised, since aspects of buildability will be key factors in design decisions. The design team can work with the contractor to consider the costs of constructing the range of proposed design solutions.

The contractor will also be able to bring their expertise, and that of the supply chain, to work with the design team in developing innovative design solutions that maximise project benefits. They may, for example, specify alternative products that meet the same performance requirements that the design team are looking to achieve, or source alternative products that have shorter lead times for delivery to speed up the programme.

Speed of delivery

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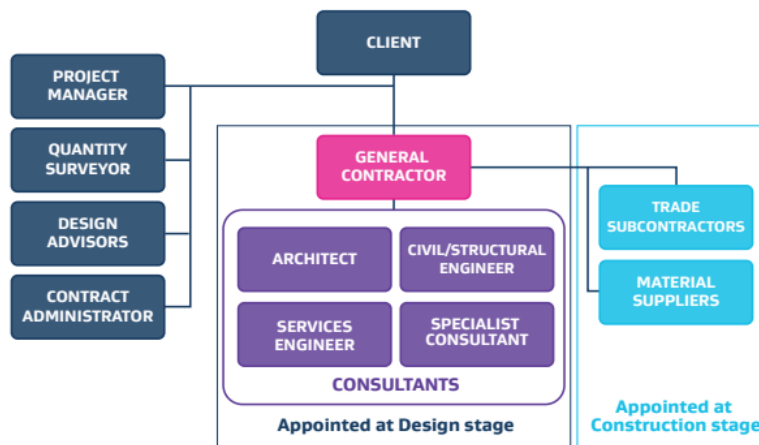
Design and build can enable an earlier on-site start date and an earlier completion date when compared to a traditional delivery model, through overlapping design and construction activities. However, compared to a traditional delivery model, extra time will be needed at tender stage. This includes sufficient time allowances for tenderers to prepare proposals for the design, and sufficient time allowances for the tender evaluation team to review and evaluate proposals, and to seek clarifications from tenderers.

Level of design information provided at time of tender

The level of design information provided to the contractor at the time of tender will influence the contractor's

Design and build delivery model contractual relationships

This diagram shows a typical contractual arrangement for the design and build model.



ability to realise the benefits a design and build delivery model is intended to bring. Tendering near-completed designs is not good practice. It limits opportunities for innovation and is likely to result in significant risk pricing as the contractor seeks to cover its risks for taking on responsibility for a design developed by others. Clients that use the design and build delivery model in this way are primarily using it as a way of transferring most of the project risk to the contractor, while limiting the contractor's scope to manage this.

D. Critical touch points with Council & Taihape user group

- Staff have prepared a contract award recommendation report for Council consideration, which identifies a preferred vendor. The report recommends that Council authorises the Chief Executive to enter into a contract with the vendor for design & construction of the Taihape Town Hall and Library redevelopment project, for a sum not exceeding \$14 million excluding GST.
- Staff shall proceed to enter into a contract with the vendor chosen by the Council, initially for the design development phase.
- Staff shall organize a design workshop with user group where the chosen vendor shall take feedback, which in addition to the agreed scope shall form part of the design concept development.
- Staff shall provide regular updates to Council & user group during the concept design stages.
- **Staff shall present the Concept design along with preliminary cost estimates, for Council to endorse**

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- If the contractor is unable to produce a design solution within budget, staff may choose to end the process and enter into an agreement with the reserve vendor.
- Once the concept design is endorsed, staff shall then allow the contractor to proceed with detail design development.
- Staff shall continue to provide regular updates to Council and user group during this phase
- ***The detail design once completed shall then be presented to the Council for endorsement along with detail cost estimates. In the event, the budget constraints aren't met, Council reserve the right to either re-evaluate scope, increase budget or shelve the project.***
- If endorsed, staff then proceed to enter into a construction contract with the contractor.
- Staff shall continue to provide periodic updates to Council.

VII. Project Constraints and Priority

The Theory of Constraints (TOC) was originally developed by Israeli businessman, Eliyahu M. Goldratt. The central idea is that there will always be at least one component in any system that will constrain or slow down processes. It is along the lines of the saying, "A chain is only as strong as its weakest link."

The three most common constraints are scope, time, and cost. Together, these three constraints are known as the Triple Constraint. One of these constraints cannot be changed without impacting the other two. So there needs to be a way to balance and prioritise these three.



Scope: The scope should be well documented and clearly communicate what will and won't be included in the final product to reduce scope creep.

Time: The timelines need to be realistic. To create a realistic schedule, it is essential to look at the resources available, team member skills, and the amount of time it took to do similar tasks in a past project.

Cost: Every project has a budget. It is an estimate what the project will cost by analysing previous projects. If resources and time are limited, the budget needs to be adjusted to avoid overages.

For every project, it must be defined whether scope, time, or cost is most important. Then the other two constraints need to be aligned. For example, if the deadline is the highest priority and can't be moved, then cost and scope need to be adjusted to reflect what can be accomplished within the time constraint.

For this work plan the focus is on the main three constraints, **scope, time & cost**. These must be prioritised and labelled with either of the following (each one can only be used once):

- Must Meet
- Within acceptable limits
- Optimise

Constraint	Priority	Description	Metrics
Cost	Must Meet (suggestion by PMO)	Council approved up to \$14million in the annual plan 2023-24 consultation. Council will receive \$1,883,000 from better off funding towards the project as offset to this budget.	Total project spend to be less than \$14,000,000, ideally significantly less

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Time	Within acceptable limits (suggestion by PMO)	Timelines mentioned in the Better-Off Funding to be met.	Design Completion by May 2025 Project Completion by 30 June 2027
Scope	Optimise (suggestion by PMO)	Identified via feedback workshops	

Other constraints that can be considered:

Quality: The quality constraint is closely related to the Triple Constraint. Any change to scope, time, or cost might impact product quality. A change in quality expectations affects the project's scope, time, and cost.

Risks: Every project comes with risks. To manage risks as a constraint, a range of responses to potential risks that customers and stakeholders will tolerate needs to be defined.

Benefits: The projected benefits help to justify costs, resources, scope, and time needed to complete the project.

VIII. Council Resolutions

The following Council resolutions have been made in relation to this project:

Resolved minute number 22/RDC/037	That considering the closure of the Taihape Town Hall due to an unfavourable seismic assessment, Council approves starting the Better Business Case analysis on the Taihape Town Hall Development in the 2021/22 financial year instead of waiting for year 4 as currently scheduled in the 2021-31 Long Term Plan. Cr C Raukawa/Cr G Duncan. Carried
Resolved minute number 22/RDC/069	That Council confirms that all three Northern Ward Councillors be appointed to assist the development of the Taihape Town Hall Development Business Case, using the Better Business Case model. HWTM/Cr G Duncan. Carried
Resolved minute number 23/RDC/076	That Council agree to reject the unsolicited offers to earthquake strengthen the Taihape Town Hall/Civic Centre and the Taihape Memorial Park Grandstand at this time. Cr D Wilson/Cr J Calkin. Carried
Resolved minute number 23/RDC/172	That Council approves the new budget for the Taihape town hall/civic centre, broadly outlined as option 1 in the key choices section of the consultation document, of up to \$14 million noting that Council is likely to receive \$1,883,000 for better off funding towards the project included in this budget. HWTM/Cr J F Wong. Carried
Resolved minute number 23/RDC/173	That Council directs staff to focus on the completion of this project ahead of the Marton civic centre and starts the design process as from 1st July 23 which is earlier than planned in the long term plan 2021-2031 HWTM/Cr S Loudon. Carried
Resolved minute number 23/RDC/173	That Council directs staff to focus on the completion of this project ahead of the Marton civic centre and starts the design process as from 1st July 23 which is earlier than planned in the long-term plan 2021-2031 HWTM/Cr S Loudon. Carried
Resolved minute number 23/RDC/174	That prior to preparing tender documents the council engages with key users of the Taihape Town Hall and civic centre to clarify community needs regarding the design. Cr G Duncan/Cr J F Wong. Carried

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Resolved minute number 23/RDC/175	<p>That the design process calls for tenders to provide for the following elements</p> <ul style="list-style-type: none"> I) Earthquake strengthening of the town hall civic centre II) To meet compliance issues for the strengthened building III) To provide for efficient heating IV) To meet current fire standards V) To provide for power upgrade VI) To consider users expectations re design <p>Tenders will be considered for all or individual elements of the design. HWTM/Cr G Duncan. Carried</p>
Resolved minute number 23/RDC/390	<p>That the report 'Taihape Town Hall and Library Redevelopment - Finalising scope' be received. Cr G Maughan/Cr R Lambert. Carried</p>
Resolved minute number 23/RDC/391	<p>That the Project Work Plan for the Taihape Town Hall and Library Redevelopment including its detailed scope and project priority as attached to this paper will be endorsed without amendment Cr D Wilson/Cr S Loudon. Carried Unanimous</p>
Resolved minute number 24/RDC/150	<p>That the report, Update on Taihape Town Hall / Civic Centre Project, be received. Cr G Maughan/Cr C Raukawa. Carried</p>
Resolved minute number 24/RDC/151	<p>That Council agrees to revoke resolution 23/RDC/175 in order to progress the Taihape Town Hall / Civic Centre in the most effective and efficient manner. Cr Hiroa/Cr G Maughan. Carried</p>
Resolved minute number 24/RDC/152	<p>That Council approves the budget of \$14,000,000 to fully restore and earthquake strengthen the Taihape Town Hall / Civic Centre, noting that Council will receive \$1,883,000 from Better Off Funding towards this project. Cr D Wilson/Cr G Duncan. Carried</p>

IX. Stakeholders, Roles & Responsibilities

A. Stakeholder Register

Stakeholder	Influence (high / low)	Interest (high / low)	Requirements	Concerns	Strategies for Gaining Support
Elected Members RDC	H	H	<ul style="list-style-type: none"> ✓ Approve Budget and procurement ✓ Endorse Project Work Plan ✓ Receive updates on progress ✓ Decision making power 	<ul style="list-style-type: none"> ✓ Financial ✓ Regulatory Compliance ✓ Cultural ✓ Environmental ✓ Reputation 	<p>Regular updates on progress and next steps</p> <p>Seek advice and expert knowledge to overcome issues which might arise throughout the project.</p>
Rangitikei District Council	H	H	<ul style="list-style-type: none"> ✓ Compliance ✓ Consenting Authority 	<ul style="list-style-type: none"> ✓ Regulatory Responsibilities 	Regular Updates

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				✓ Building Code Compliance	Seek feedback on approach or planning
RDC Property Team	H	H	✓ Operation of Town Hall and Library	✓ Ease of operation ✓ Low maintenance ✓ Ability to manage the building with minimal staff	Seek input from operations for best outcome
Community	H	H	✓ Efficient outcome ✓ End user requirements	✓ Emotional connection ✓ Financial ✓ User friendly	Feedback discussion during design development and periodic updates during execution
Media	L	L	✓ Sensitivity around wastewater	✓ Cultural ✓ Environmental	Regular Updates
Town Hall User Group	H	H	✓ Seeking feedback on requirements from various groups ✓ Ongoing feedback to and from	✓ Useability of the spaces	Regular meetings Regular updates on progress

B. Project Team

Name	Project Role (e.g. Sponsor, Project Manager, Designer etc.)	BAU Role
Gaylene Prince	Project Sponsor/ Internal client	Group Manager Community
Eswar Ganapathi	Project Manager	Senior Project Manager
Dianne Ritter	Project Assistance	Project Coordinator
Sophia Sykes	Communications	Communications Manager
TBC	Design & Build Contractor	
RDC Property Team	Property Maintenance	Property Team

Taihape Town Hall and Library Redevelopment

C. Project Team Charter – How will the people working on the project work together? What are the protocols for decision-making, conflict resolution and meetings?

Who is client / customer for the project?

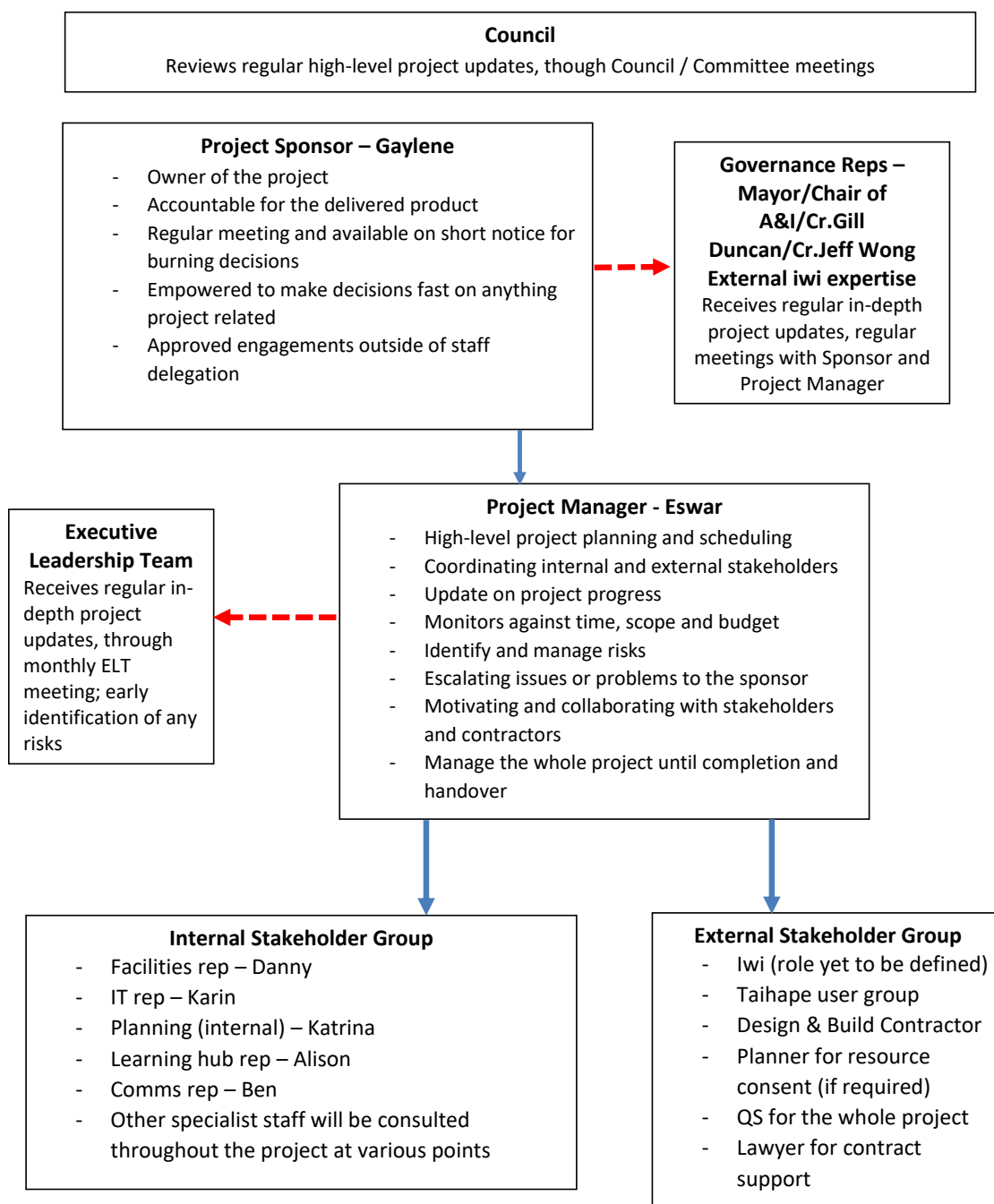
Council as an entity, Iwi, Community and other stakeholders with interest in the redevelopment of the Taihape Town Hall and Library.

Project Team Meeting Protocols

- ✓ Project Governance Fortnightly Meeting (with Governance Reps)
- ✓ Weekly Project Team Meetings
- ✓ Monthly Project Control Group Meetings
- ✓ Monthly updates to council via PMO report
- ✓ Bi-monthly updates to the Assets and Infrastructure Committee via PMO report
- ✓ Project Manager to take actions and complete actions.
- ✓ Other meetings as required to enable the successful delivery of the project works.

Taihape Town Hall and Library Redevelopment

X. Project Structure



Taihape Town Hall and Library Redevelopment

XI. Budget

Item	Value	% Confidence in estimate
Funding		
Rangitikei District council	\$12,117,000	100%
Better Off Funding	\$1,883,000	100%
Total Funding	\$14,000,000	100%

XII. Timeline

The overall program for the project is for all works to be completed and operational before December 2026.

Project Activities	Timing
Complete Project Work Plan	November 2023
Council endorsement	November 2023
Identify procurement strategy	January 2024 – February 2024
Tender Process	March 2024 – May 2024
Recommendation report to Council	June 2024
Design & Build Contractor Award	Aug 2024
Design Development (Includes engaging with user group)	Aug 2024 – May 2025
Building Consent	May 2025 – Jul 2025
Construction	Aug 2025 – Mar 2027
Handover to Property Team	Mar 2027 – May 2027

Taihape Town Hall and Library Redevelopment

XIII. Risks

Probability / Impact / Ranking rated as: **Low** | **Medium** | **High**

Risk Response: Accept | Transfer | Mitigate | Avoid

Risk	Probability	Impact	Ranking	Risk Response	Actions
Structural uncertainties of the façade due to unknown details of existing fabrication	High	High	High	Avoid	Demolish and re-build façade in light weigh material
Structural uncertainties of whole building	High	High	High	Mitigate	Early appointment of seismic strengthening & structural specialists
Cost overrun	Medium	High	High	Mitigate	Early structural investigations by specialists and adoption of solutions and methods which reduce complexity, focus on scope
Unrealistic expectations and suggested requirements	Medium	Medium	Medium	Mitigate	Manage user expectations through clear messaging and regular updates, avoid scope creep
First Floor area adding complexity and cost to earthquake strengthening, fire proofing and accessibility	High	High	High	Avoid	Remove first floor and extend ground floor behind library instead
Divide within user group with competing requirements	Low	Low	Low	Transfer	Focus largely on their individual area of expertise while providing feedback
Lack of local large scale construction expertise in Taihape	High	High	High	Mitigate	Early contractor involvement (ECI) model of procurement

Taihape Town Hall and Library Redevelopment

XIV. Communication Plan

Stakeholders	Updates on any developments
Key Messages (To Tell & Listen For)	<p>RDC acknowledge the work and feedback from the community for this project.</p> <p>RDC values the feedback from the community and will regularly engage with the user group that was put together by staff.</p> <p>RDC will redevelop the existing building, in the location where it is now, as efficiently as possible.</p> <p>Staff will be actively working on methods to reduce costs throughout the project.</p> <p>The building's iconic look will be maintained by either restoring the façade or rebuilding the façade with the same look it has now.</p> <p>RDC acknowledges that currently having this significant building closed is challenging for the community and staff will work on the completion of the redevelopment, expediting it where possible.</p> <p>This project is a priority for RDC and has dedicated project support and a significant budget.</p>
Tone & Manner	<p>Professional</p> <p>Open to advice and collaboration with stakeholders</p>
Communication Method	Email, Phone, council reports, face to face, regular meetings
Actions	Completed with urgency
Responsible	Project Team

XV. Issue Log

Date	Issue	Action

11 Reports for Information

11.1 Mayors Taskforce for Jobs 2023/24 Review

Author: Jarrod Calkin, Economic Wellbeing Lead

Authoriser: Katrina Gray, Manager Strategy and Development

1. Reason for Report

- 1.1 The purpose of this report is to provide Elected Members with a review of the Mayors Taskforce for Jobs programme for the 2023/2024 year

2. Context

- 2.1 Financial year 2023/2024 was Year 1 of a renewed agreement between James Towers Consultants Limited and Rangitikei District Council for the delivery of the Mayors Taskforce for Jobs programme in the Rangitikei District.
- 2.2 The primary objective of the programme is to:
 - 2.2.1 Deliver employment outcomes for NEETS (Not in Employment, Education or Training), those clearly identified as at risk of becoming a NEET, disabled youth, and other youth aged 16-24
 - 2.2.2 Deliver employment outcomes for those disadvantaged in the labour market who are not able to readily access MSD products and services.
- 2.3 James Towers will be in attendance to present a deputation on behalf of James Towers Consultants Limited and discuss the performance of the programme for year ended June 2024.

3. Financial Implications

- 3.1 There are no financial implications relating to this report.

4. Impact on Strategic Risks

- 4.1 There are no strategic risk implications relating to this report.

5. Strategic Alignment

- 5.1 Successful delivery of this programme improves the Economic and Social Wellbeing of our district which are Community Outcomes making this programme well aligned with Councils Strategic Framework.

6. Mana Whenua Implications

- 6.1 There are no mana whenua implications relating to this report.

7. Climate Change Impacts and Consideration

- 7.1 There are no climate change impacts relating to this report.

ITEM 11.1

8. Statutory Implications

8.1 There are no statutory implications relating to this report.

9. Decision Making Process

9.1 This item is not considered to be a significant decision according to the Council's policy on Significance and Engagement.

Recommendation

That the report Mayors Taskforce for Jobs 2023/24 Review be received.

11.2 Project Management Office Report – July 2024

Author: Carol Gordon, Group Manager - Democracy & Planning

Authoriser: Carol Gordon, Group Manager - Democracy & Planning

1. Reason for Report

- 1.1 This is a monthly report on progress on significant projects (based on budget) currently being delivered by Council's Project Management Office (PMO).

2. Notes for the Report

- 2.1 The colours in the attachment (Attachment 1) follow a traffic light system of **red**, **orange** and **green** to indicate health of the *overall project* as well as health in the categories: *H&S, Programme, Cost, Quality* and *Top 5 Risks*.
 - 2.1.1 **Green – no / low concerns**
 - 2.1.2 **Orange – some concerns**
 - 2.1.3 **Red – significant concerns**
- 2.2 The top 5 risks are included in the report; further risks and their mitigations can be found in the work plan for each project. The risks are identified and are all actively managed by the PMO office, and the Project Manager assigned to the project. The risks get updated and new ones added when they have been identified. Any new risks that raise concerns will be brought back to Council as an update in the PMO report.

3. Key Highlights from Current Projects

Wastewater Projects

3.1 Marton to Bulls Wastewater Centralisation (Project Manager - Pieter Haasbroek)

- 3.1.1 A dedicated project group, in close collaboration with RDC, iwi, planners and specialists, has been diligently working to formulate a comprehensive solution for the current situation. This collective effort is crucial in lodging consent with Horizon Regional Council.
- 3.1.2 Currently the team has formulated a long list of options and discounted some of these. In the next few months, the list will be investigated for high level costings and practicality. A workshop has been planned in August 2024 to bring the long list to a shorter list.
- 3.1.3 Consent has been lodged with Horizon for the two remaining stream crossings.

3.2 Rātana Wastewater Discharge to Land (Project Manager - Pieter Haasbroek)

- 3.2.1 In late June Horizons issued a draft notification decision on Councils resource consent application, advising this application is likely to have further public notification. Whilst Council has consulted widely in partnership with Horizons and Ministry for Environment under the co-funding project, the assessment under the Resource Management Act requires either additional signed affected party approvals, or notification.

- 3.2.2 Ministry for the Environment and Horizons have confirmed that \$488,000 plus GST will be transferred to RDC for the 2023/24 year towards the costs of consenting, project management and the 4.75km of pipe materials.
- 3.2.3 Surveyors from WSP have confirmed the easement corridor through farmland for the transfer pipeline needed for the compensation certificates for the two farms involved.
- 3.2.4 A site meeting with the pipe supplier and an accredited pipe installer (the HDPE pipe is supplied in 18m lengths and needs accredited pipe welders to install) confirmed we will use the 21-ha site as the stockpile and site office location for safety and accessibility.
- 3.2.5 The next step is to upgrade the 1.1km access way to enable a site office and stockpile site to be established.
- 3.2.6 The land is regenerating in lupins so a spray run will be undertaken in conjunction with the farmer who is grazing this.

3.3 Taihape Papakai Wastewater Pump Station (Project Manager - Pieter Haasbroek)

- 3.3.1 A Practical Completion meeting was held and a snag list was produced. If all items on the snag list is completed Practical Completion will be issued. The construction team confirmed that all items will be completed before the end of July 2024.

3.4 Taihape Wastewater Treatment Plant Membrane Upgrade (Project Manager - Pieter Haasbroek)

- 3.4.1 Guaranteed Flow Systems (GFS) completed their install of the mechanised inlet screen at Taihape Wastewater Treatment Plant during the week ending 12 July. Once commissioned, this project will be at practical completion awaiting as-builts for Councils Assetfinda system.
- 3.4.2 Since starting their upgrade, GFS have:
 - optimised the flow rate through the new ultra-fine membranes and cartridges, after modifying the housings to enable future upgrades to meet new discharge standards.
 - Changed the flow process and added new clean-in-place controls for the membrane plant to reduce risks of future overtopping or bypassing of the treatment system.
 - Moved electrical supply cables into compliant chambers to reduce risks to workers and contractors.
 - Upgraded the sludge pump system from a single pump to a dual (duty / standby) high-capacity pump system to handle the additional loads from the clean-in-place methodology for the membranes.
 - Provided monitoring and upgrades of the telemetry system, and reduced errors in recorded flow rates.
- 3.4.3 Overall, this project has significantly improved Councils compliance with the discharge standards within the current Resource Consent. However, until the ponds are desludged, and in-flows reduced through addressing groundwater and stormwater infiltration (I&I), Council is still at a medium to high risk of discharge volumes continuing to exceed consent limits. Council is also required to assess

and submit a Large Dam classification verified by a Recognised Engineer to Horizons under the Building Act, by 13 August 2024.

Water Projects

3.5 Marton Water Strategy (Project Manager - Eswar Ganapathi)

- 3.5.1 The trial plant has been in operation for about 4 weeks now and the initial test results have been positive. Staff are continuing to monitor the system performance as they start pushing the system to operate at higher capacities and longer run cycles. These tests are being conducted with water from the Tutaenui bore. The next stage of testing will use water from the new bore and the last stage will be to use a mix of water from both bores. Membrane procurement and fabrication will commence once staff are fully satisfied with the results from the trial plant.
- 3.5.2 Electrical contractors are working closely with PowerCo on our requirement for new transformers. Main switchboard and generator have been procured.
- 3.5.3 Staff are currently working on the required modifications at the treatment plant which includes minor demolition works, installing a new roller shutter door for delivery and maintenance of the new system, clearing of bushes along the front boundary wall and creating a driveway up to the roller shutter. These works are expected to be completed within the next 8 to 10 weeks.
- 3.5.4 Consent application for the water take is expected to be lodged by 19 July 2024.
- 3.5.5 Staff have sent a meeting request to Iwi on 6th June 2024 and a subsequent reminder on 12th June 2024. Staff are yet to get a response.

Community Facilities

3.6 Marton Offices and Library (Project Manager - Eswar Ganapathi)

- 3.6.1 Staff have engaged an architectural firm to run workshops with key stakeholders (Governance reps, ELT and staff representatives) to identify and agree on the key deliverables for the project. Staff anticipate this to be no more than 4 workshops and these are currently being scheduled.
- 3.6.2 At the end of these workshops, staff anticipate having a detailed design brief document outlining the expected outcomes, including high level building performance requirements. The design brief will be a key document that will be used to start the design and build contractor procurement process.
- 3.6.3 On 24 July 2024 staff are meeting with Horizons staff to understand and agree on their requirements and to confirm their engagement with the planned workshops.
- 3.6.4 Staff have discussed with Iwi representative, Mr Len Hetet, and confirmed that their involvement shall not begin until the concept design process has been started.

3.7 Taihape Grandstand (Project Manager - Eswar Ganapathi)

- 3.7.1 Based on the report presented by PMO, Council approved staff to undertake further investigations. Staff came to realize that these investigations would take between 4 to 8 months and that actual costs for these investigations could not be

ascertained until they embark on the process. Upon further discussions, staff have since managed to get an indicative cost.

3.7.2 Staff engaged another structural consultant to peer review this proposal. The advice from the peer review consultant is that the outlined process, apart from being iterative in nature, is also not a commonly adopted methodology.

3.7.3 Staff then obtained an alternate proposal from the peer review consultant which involves investigating four possible solutions before identifying the most feasible approach based on price. Staff are yet to begin this process.

3.8 Taihape Town Hall and Library Redevelopment (Project Manager - Eswar Ganapathi)

3.8.1 A separate report is included in the agenda covering this project.

4. Miscellaneous

4.1 Scotts Ferry (Project Manager - Pieter Haasbroek)

4.1.1 The three-way partnership memorandum between the Council, the landowner and the community, that outlines the responsibilities of all parties is in draft format and will be discussed with all parties.

4.1.2 Warning systems are being priced by the construction team.

4.1.3 Prices are being sought for a tractor with the correct specifications to carry out the work when needed.

4.2 Taihape Hautapu Bridges (Project Manager – Pio Rowe)

4.2.1 In mid July construction started on Bridge #2 Te Pou o Ōtūpae Swingbridge.

4.2.2 The construction team has advised it will take approximately 2-3 weeks to build each of the 3 bridges and the remaining bridges will be built when additional funding is available.

Attachments:

1. **PMO Update - July 2024** [📄](#)

Recommendation 1

That the report 'Project Management Office Report - July 2024' be received.

Project Name	Project Summary	Project Lead	Est Start Date	Est Finish Date	Health/ Safety	Programme	Cost	Quality	Top 5 Risks	Project Budget	Actual Spend to date	Iwi Consultation	Key Tasks Completed	Next Steps (June Update)
Wastewater														
Marton to Bulls Wastewater Centralisation	<p>The purpose of the project is to improve the current Marton and Bulls wastewater network to become efficient, effective, and reliable wastewater collection, treatment and disposal services in a culturally sensitive and environmentally responsible manner that meets evolving regulatory requirements and ongoing sustainable compliance.</p> <p>The Marton to Bulls wastewater centralisation scope includes the construction of a wastewater pipeline from Marton Wastewater Treatment Plant to Bulls Wastewater Treatment Plant, development of best practical option for the discharge, consenting, upgrades of the treatment plants at Marton and Bulls if required.</p>	Pieter Haasbroek	Oct-20	Jun-28	No concerns to date	There is urgency around the delivery of the project. This project will span over numerous years due to its complexity.	The budget is \$25m, however it is not possible yet to put confident costs against all the components of the project. There is a general expectation that the project will cost more than the current budget. Further budget is included in the current Long Term Plan preparations.	No concerns to date.	1. Infringement notices, fines or Court Order by Horizons until project is completed due to slow progress 2. Unrealistic Expectations of what can be delivered 3. Budget not sufficient for scope 4. Land not available (if land discharge) 5. Long consenting periods & unrealistic consent conditions	\$25,000,000.00	\$12,158,098.08	Ongoing meetings set up with iwi. Iwi is a partner in this project.	Pipeline construction is mostly completed, except for three crossing which need to be designed, consented and implemented. Project Management delivered by PMO. Planner has been engaged. Consenting pathway and timeline endorsed by RDC and Horizons.	The project group, which is a collaboration between RDC, IWI, planner and specialists, is meeting regularly. Work is being continued on design for remaining three stream crossing for the pipeline. Foundations to be confirmed following major delays from the Geotech investigation and build cost to be determined in the next 3-4 months. Further specialists for the consenting pathway have been engaged. A workshop looking at the long list of options will be held in May which is an essential next steps for the consenting process.
Rātana Wastewater discharge to land	<p>This project is a collaborative effort involving local iwi, RDC, HRC and the community of Ratana, and is partly funded (13.4%) by Ministry for the Environment (MfE). The project is to remove treated effluent from Lake Waipu and to dispose of it to land. The project started on 1 July 2018 with an agreement with the Ministry for the Environment (MfE) and has an estimated duration of 5 years. Construction will need to be completed by December 2024. The scope of this project includes purchase of land for disposing of treated wastewater (instead of discharge to Lake Waipu), the installation of irrigation equipment and an upgrade of the existing Rātana Pā wastewater treatment plant.</p>	Blair King	Jul-18	Dec-24	No concerns to date	Construction will need to be completed by December 2024 which is not likely to be achievable since the consent is now awaiting Horizon's assessment.	The budget has been increased in September 2023. However the longer the consent approval takes the more likely are cost increases due to inflation.	No concerns to date.	1. Tight timeframe to complete project by December 2024. 2. Unknow if consent will be public or limited notification. 3. Unforeseen requirements/ consent conditions for RDC. 4. The approved budgets might not be sufficient to cover the full cost. 5. Funding by MfE is linked to milestones, if the project is delayed there is a chance of funding loss.	\$6,532,000.00	\$1,265,535.28	Regular meetings and updates via email / through hui. Iwi is on board with the project and its approach and supports the irrigation to land option.	Land has been found and purchased (an extra 4ha is in the process of being purchased). Resource consent has been lodged.	Horizons have issued a draft notification decision in late June on Councils resource consent application advising this application is likely to have further public notification. Whilst Council has consulted widely in partnership with Horizons and Ministry for Environment under the co-funding project, the assessment under the Resource Management Act requires either additional signed affected party approvals, or notification. Ministry for the Environment and Horizons have confirmed that \$488,000 plus GST will be transferred to Rangitikei for the 2023-24 year towards the costs of consenting, project management and the 4.75km of pipe materials. Surveyors from WSP have confirmed the easement corridor through farmland for the transfer pipeline needed for the compensation certificates for the two farms involved. A site meeting with the pipe supplier and an accredited pipe installer (the HDPE pipe is supplied in 18m lengths and needs accredited pipe welders to install) confirmed we will use the 21-ha site as the stockpile and site office location for safety and accessibility. The next step is to upgrade the 1.1km access way to enable a site office and stockpile site to be established. The land is regenerating in lupins so a spray run will be undertaken in conjunction with the farmer who is grazing this.
Taihape/ Papakai wastewater pump station	<p>Design and construction of a new wastewater pump station and rising main. Includes upgrade to power supply.</p>	MDC	Jan-23	May-24	No concerns to date.	No concerns to date.	No concerns to date. Well within approved budget and a lot of the contingency is not spent or committed to date.	No concerns to date.	1. Delays due to bad weather or supply chain challenges. 2. Poor communication to residents affected by road closures.	\$6,358,184.18	\$4,644,314.37	Updates via email and irregular meetings.	Entire system is now operational with RDC operators in control. Commissioning on 16th April went well and there have been no unforeseen issues.	Final site tidy up and security fencing is in progress. Project completion documentation.
Taihape Wastewater Treatment Plant Membrane Replacement	<p>The resource consent for the Taihape Wastewater Treatment Plant is still valid until 2027, but due to significant non-compliance on volume and quality, staff have started a small project to replace the existing membranes.</p> <p>There is a separate project ongoing determining the best consenting pathway.</p>	Blair King / Pieter Haasbroek	Dec-23	Aug-24	No concerns to date.	No concerns to date.	No concerns to date.	No concerns to date.	No concerns to date. The work is mostly completed.	\$1,139,337.00	\$1,002,150.94	Irregular meetings and email updates with iwi.	Most of the work required for the Membrane replacement has been completed.	Guaranteed Flow Systems completed their install of the mechanised inlet screen at Taihape Wastewater Treatment Plant during the week ending 12 July. Once commissioned, this project will be at practical completion awaiting as-builts for Councils Assetfinda. Since starting their upgrade, GFS have • optimised the flow rate through the new ultra-fine membranes and cartridges, after modifying the housings to enable future upgrades to meet new discharge standards. • Changed the flow process and added new clean-in-place controls for the membrane plant to reduce risks of future overtopping or bypassing of the treatment system. • Moved electrical supply cables into compliant chambers to reduce risks to workers and contractors • Upgraded the sludge pump system from a single pump to a dual (duty / standby) high-capacity pump system to handle the additional loads from the clean-in-place methodology for the membranes. • Provided monitoring and upgrades of the telemetry system, and reduced errors in recorded flow rates. Overall, this project has significantly improved Councils compliance with the discharge standards within the current Resource Consent. However, until the ponds are desludged and in-flows reduced through addressing groundwater and stormwater infiltration (I&I), Council is still at a medium to high risk of discharge volumes continuing to exceed consent limits. Council is also required to assess and submit a Large Dam classification verified by a Recognised Engineer to Horizons under the Building Act by 13 August 2024.

Project Name	Project Summary	Project Lead	Est Start Date	Est Finish Date	Health/ Safety	Programme	Cost	Quality	Top 5 Risks	Project Budget	Actual Spend to date	Iwi Consultation	Key Tasks Completed	Next Steps (June Update)
Water (Drinking)														
Marton Water Strategy	The Marton Water Strategy has been developed with a new bore as its foundation to replace the current source for potable water for Marton. It includes: - Construction of new raw water bore - Design of treatment plant refurbishment and consenting - Upgrades to existing treatment plant Once all the project is completed, Marton will be provided with pleasant tasting and smelling potable water that meets the NZ Drinking Water Standards. Staff will look at options for the use of the dams once Marton is drawing water from a bore. This will include looking at restoring flow to the Tutaenui Stream. All work is expected to be completed by the end of 2024.	Eswar Ganapathi	Jun-22	Dec-24	No concerns to date.	Completion is expected in late 2024 - mid 2025.	Further scope components need to be specified before a final total project budget can be confirmed.	No concerns to date.	1. Long consenting periods & unrealistic consent conditions 2. Challenges in the engineering consulting market making it difficult to secure contract for design in a timely manner 3. Cost overrun due to market escalations 4. Water take restrictions imposed by consent 5. Complexities of the treatment process pushing out budget	\$11,000,000.00	\$2,124,736.01	Initial discussion held with iwi, who are supportive of this alternative water source. Waiting for	BORE only - Physical works complete, practical completion issued, and Assessment of Environmental Effects report received.	For the Bore component of the project MDC will issue a close out report by June 2024. Decision on bore casing storage/sale to be made. Stantec report is now finalised. Staff are working with a lawyer to prepare the contract agreement which is in the draft stages. A request for additional power has been lodged with PowerCo - awaiting a response. Electrical contractor has been engaged and the main switchboard has been ordered. Trial plant is now delivered and commissioned. Water samples will be tested regularly for system effectiveness. In addition, waste stream will also be tested to identify its make-up. Staff are in the process of engaging a design consultant to design how the two bores interact with each other along with the pump design for the new bore. Demolition contractor to be engaged on priority. Staff had their first meeting with Iwi on 16 May 2024. Staff are waiting for Iwi to confirm a meeting request sent to them. The consent application for water intake is expected to be launched by end of June 2024.
Storm Water														
Scotts Ferry Pump	Automation of existing stormwater pump at Amon drain, Scotts Ferry.	MDC / Pieter Haasbroek	Nov-20	unknow	No concerns to date	Slow progress, completion expected by May 2024.	No concerns to date	No concerns to date	1. Costs have been approved, there is always a risk of cost overruns. 2. Delays to the timeframes due to bad weather. 3. Ownership of pump and land	\$298,424.11	\$105,665.59	No interest	Alf Downs constructed the Generator building, and Generator installed. Construction is currently "on hold" for RDC concerns and automation issues	Project ON HOLD. RDC will speak with Scotts Ferry Volunteer Fire Department to operate the pump station if needed and will use a Tractor instead of automation.
Community Facilities														
Taihape Grandstand Restoration	The scope of this project is the detailed design of the endorsed strengthening concept design for the Taihape Grandstand. Design has been completed for the strengthening of the Grandstand. \$1m was allowed for the Grandstand in the 2021 LTP. Current projections of project costs are estimated to be well above committed budget. Therefore, additional funding will have to be secured or alternative options for strengthening will need to be considered.	Eswar Ganapathi	Oct-20	unknown	No concerns to date	Project scope has not yet been confirmed	\$1m budget for the Grandstand with costs estimates over \$2m.	Project scope has not yet been confirmed	Project scope has not yet been confirmed	\$1,000,000.00	\$251,223.10	Important to engage with Ngāti Tamakopiri.	Report to Council in September outlining project costings and strengthening design. Grandstand has been listed as heritage building.	Council directed staff during the Nov 2023 Council meeting to undertake further investigations to re-confirm some of the structural assumptions made with respect to the seismic strengthening aspects. After much deliberation, the structural consultants have proposed further steps that take about 4-8mths to complete. Staff arranged for a peer review of this proposal. Staff have since requested the peer review consultant to prepare a more tested solution (without budget being a constraint) so that they can advise the community how much funding they may need to raise (if required). Offer of service received from peer review consultant. Staff will have to undertake a concept design to determine the best possible approach.
Marton New Offices and Library	The current Council civic buildings in Marton are earthquake prone and are required to be strengthened to meet government legislation. In December 2023, Council has made the decision to start the design process to build a new structure at 46 High Street for the RDC main offices and Marton library. This also will include a new Civil Defence Shed next door to the offices. Key requirement for this structure is to be fitting into the existing budget.	Eswar Ganapathi	TBC	TBC						\$19,000,000.00	\$531,302.56	Staff have and will continue to engage with iwi.	Decision to move forward with a new Marton Office and Library at 46 High Street was made by Council in December 2023.	Peer review on the cost estimate provided by architect is now complete. Staff have completed the procurement process for a QS for the project. Project work approved by council without any amendment. Planner has been engaged. Land surveyor, archaeologist and land contamination expert have been engaged. Independent urban review and traffic impact assessment to follow soon. Archaeological sruvet underway. Testing for soil contamination scheduled for 20 June 2024.
Taihape Town Hall and Library Redevelopment	Council included costs for the refurbishment of the Taihape Town Hall within the 2021-31 LTP. Since the LTP was adopted, the Town Hall and Library has been closed due to the earthquake risk posed to staff and the public. Council approved the new budget for the Taihape town hall/civic centre, broadly outlined as option 1 in the key choices section of the annual plan 2023/24 consultation document, of up to \$14 million. Council will receive \$1,883,000 from better off funding towards the project as an offset to this budget.	Eswar Ganapathi	2024	Dec-27	No concerns to date.	No concerns to date.	No concerns to date.	No concerns to date.	1. Long design process 2. Cost overruns 3. Challenging construction as typical with renovations 4. Finding a suitable main contractor 5. Managing stakeholder expectations	\$14,000,000.00	\$283,596.36	Iwi were an active part of workshop panel. Staff will continue to engage.	Public feedback workshop was held in Taihape in October 2023. The user group has been formed by RDC staff and will be updated throughout the process. The ROI received good interest with 12 submissions.	The evaluation team interviewed all 4 parties to go through their RFP submissions on 10 Apr 2024. Staff met with the User Group on 6 Mar 2024 to update them on the progress. The high level concept sketches from the architect are now complete.
Other & Community-Led Developments														
Remediation of Historic Landfill on Putorino Road	The Rangitikei river is eroding a historic landfill, creating a risk of further contaminated materials and fill entering the river. The landfill material must be excavated and removed.	Mark Barnes	17/09/2021	May-23						\$2,524,818.06	\$2,497,726.55			Remediation largely complete. CE, Mayor, iwi met with Horizons on site to look at final sign-off - 3 minor items were identified for removal.

12 Minutes from Committees

12.1 Minutes from Committees

Author: Kezia Spence, Governance Advisor

1. Reason for Report

- 1.1 Committee and Board minutes are attached for Council's receipt. These are under separate cover due to size.

Attachments

1. SDMC- 06 March 24 (under separate cover)
2. FP- 30 May 24 (under separate cover)
3. TRAK-11 June 24 (under separate cover)
4. ERWS- 11 June 24 (under separate cover)
5. RCB- 11 June 24 (under separate cover)
6. PPL- 13 June 24 (under separate cover)
7. SDMC- 19 June 24 (under separate cover)
8. RA- 20 June 24 (under separate cover)
9. FP- 27 June 24 (under separate cover)

Recommendation

That the following minutes are received:

- Santoft Domain Management Committee-06 March 24
- Finance and Performance- 30 May 24
- Te Roopuu Ahi Kaa -11 June 24
- Erewhon Rural Water Scheme- 11 June 24
- Ratana Community Board- 11 June 24
- Policy and Planning - 13 June 24
- Santoft Domain Management Committee- 19 June 24
- Risk and Assurance - 20 June 24
- Finance and Performance - 27 June 24

13 Public Excluded

Resolution to Exclude the Public

The meeting went into public excluded session [enter time](#)

Recommendation

That the public be excluded from the following parts of the proceedings of this meeting.

1. Public Excluded Council Meeting - 27 June 2024
2. Follow-up Action Items from Council (Public Excluded) Meetings
3. Rate Remission Application

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
13.1 - Public Excluded Council Meeting - 27 June 2024	To consider the minutes relating to matters that were the subject of discussion at the 27 June meeting.	S48(1)(a)
13.2 - Follow-up Action Items from Council (Public Excluded) Meetings	To consider the matters arising from previous public excluded meetings. s7(2)(a) - Privacy s7(2)(b)(ii) - Commercial Position s7(2)(h) - Commercial Activities s7(2)(i) - Negotiations	s48(1)(a)(i)
13.3 - Rate Remission Application	To protect the privacy of the people involved s7(2)(a) - Privacy	s48(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.

14 Open Meeting