

Council Workshop

Thursday, 19 March



RANGITIKEI
DISTRICT COUNCIL

Nau mai, Welcome

Thursday, 19 March at 9.30am

Time approx.	Activity
9.30am	Public Excluded due to commercial activities and negotiations Cooks Wall
10.30am	Public Excluded due to commercial activities and negotiations Taihape Town Hall
11.00am	Introduction Strategic Framework
11.30am	Granny Flats
12.00pm	Break /Lunch
2.00pm	Public Excluded due to commercial activities, negotiations and privacy Reform Discussion

Introduction Strategic Framework



RANGITIKEI
DISTRICT COUNCIL

Why have a Strategic Framework?

- Provides a structured approach that guides how Council:
 - sets its priorities,
 - Makes consistent and transparent decisions,
 - allocates resources, and
 - delivers services over the short, medium and long term.
- It provides the “overarching” direction that connects community *aspirations* with *practical* and *robust* decision-making.



Put another way...



Put another way...

Governance

Roads

Community Hubs

Swimming Pools

Animal Control



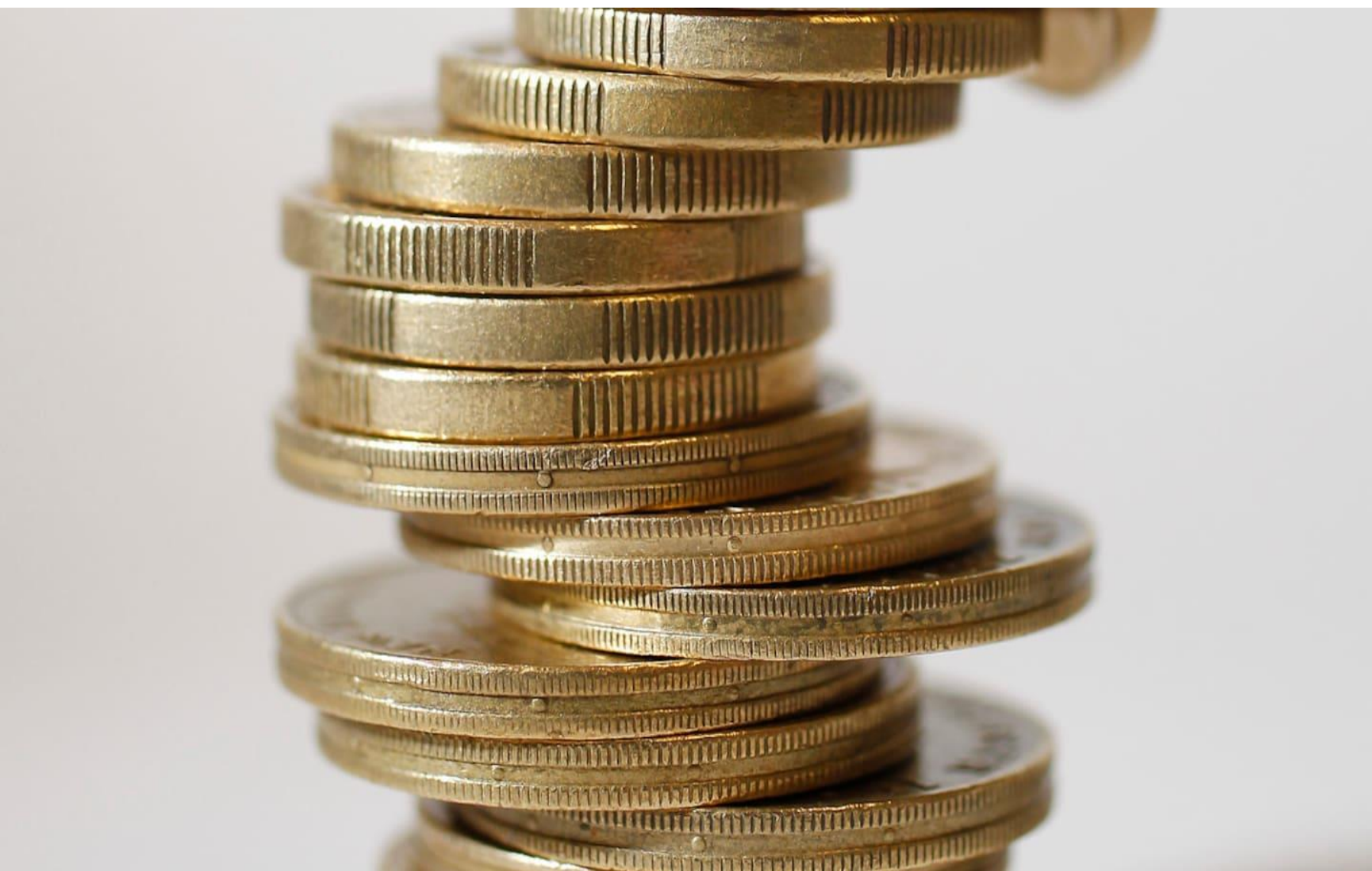
Parks and Reserves

Emergency Management

Economic Development

Consents

If Council had endless money...



OR



...total agreement on priorities

Then it would not need a Strategy Framework



However

Council doesn't have endless money...



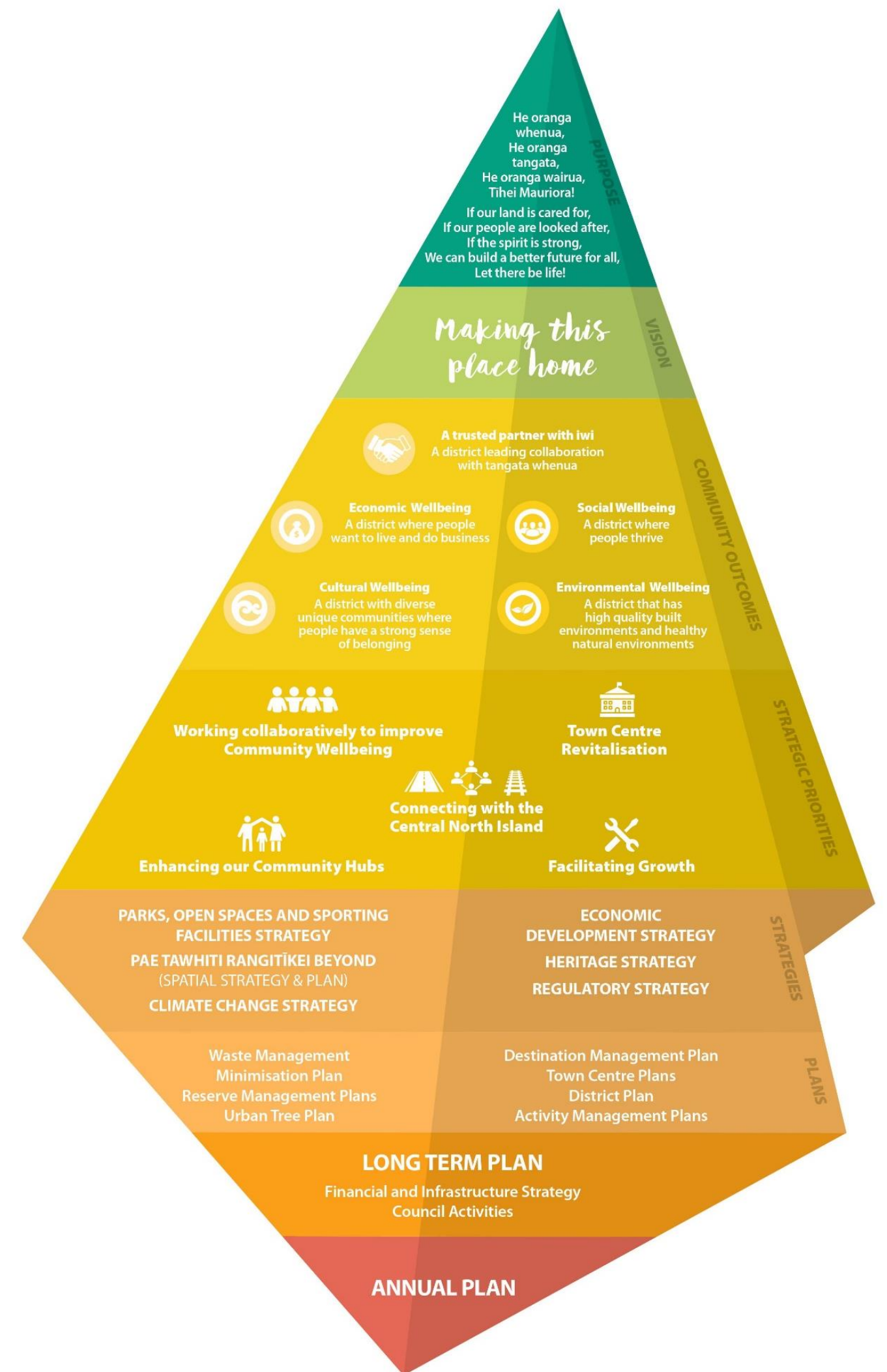
AND



...debate is healthy

Strategic Framework

- Council’s current strategic framework – shown in the kowhai
- Developed alongside the 2024-34 Long Term Plan
- It’s hierarchical in structure (e.g. our purpose and visions feed down into our community outcomes and strategic priorities)



Strategic Framework – Purpose & Vision

- Our **purpose** is the “*why*” - it’s at the heart of why we do what we do and guides and supports us to make the right decisions for our community.
 - Our purpose talks to the importance of caring for our land and people, and our focus on building a future for everyone.
- Council’s **vision** is the “*where*” - Where do we aspire to be as an organisation.
 - *Making this place home* - reflects our desire to be a key part in ensuring our district is a great place to live and do business.



Strategic Framework – Community Outcomes

- The **community outcomes** are the goals Council aims to achieve now and in the future.
- Council developed its community outcomes to align with the four well-beings (cultural, social, economic and environmental) and to recognise the importance of growing our partnership with iwi.



Strategic Framework – Strategic Priorities

- Council’s **strategic priorities** are the key areas the last Council chose to focus on.
- The five things that were most important to Council at the time the framework was developed.

- Business Rangitikei MoU
- Town MoUs
- Nwana – youth, programmes

- Streetscape Plan
- Better Off \$\$
- Sale of buildings



- YHQ – expansion
- Taihape Town Hall
- Marton Rebuild
- Marton Pool

- Economic Strategy
- PPC3 – Urban Growth
- Infrastructure renewal and projects
- Events

Strategic Framework – Strategies & Plans

- Strategies set out the goals and rationale for a particular topic and guide any relevant underlying plans.
- Plans provide a detailed picture of how the higher order strategies will be implemented/delivered, financed, and if/how Council will work with others to achieve the goals.



Strategic Framework – In Council reports

- An assessment for alignment against strategic framework is included in Council reports, the purpose of this is to ensure it is part of Council’s decision-making.

6. Strategic Alignment

6.1 Economic Wellbeing is a Community Outcome and the existing Economic Development Strategy is one of the strategies which informs Council’s strategic framework. Rangitīkei Tomorrow Economic Strategy and Action Plan has strong strategic alignment for Council.

7. Strategic Alignment

7.1 The repair of the Marton Swim Centre supports Council’s strategic priority of ‘enhancing our community hubs’.

7.2 More generally, the pool supports Council’s community outcomes of social and economic wellbeing.

10. Strategic Alignment

10.1 Council’s strategic framework was decided during the development of the Long Term Plan 2024-34. All projects within the 2025/26 Annual Plan align with Council’s strategic framework.

6. Strategic Alignment

6.1 The review of these two (2) policies has included consideration of the social and economic well beings. The policies proposed for adoption align with Council’s strategic direction.

6. Strategic Alignment

6.1 This proposal is in alignment with the Council's Strategic Framework, as the planned windfarm contributes to climate change initiatives, thereby supporting the Environmental Wellbeing of the District. Additionally, if approved and constructed, the windfarm will create local employment opportunities during the construction phase, enhancing the District’s Economic Wellbeing, in particular for Taihape. However, it is important to note that when the windfarm was initially consented in the early 2000s, it faced significant opposition from the broader Taihape community, particularly from Moawhango Village. The concern was that the project would negatively impact the Cultural Wellbeing of the community by altering the connection residents have to the village, a relationship they highly value.

Strategic Framework – Review

- A review of the Strategic Framework needs to commence and should be complete by July 2026.
- This will inform 2027-37 Long Term Plan and will consider:
 - Council priorities and available resources
 - Legislative reform
 - Our environmental scan



Environmental Scan – What is it?

- An environmental scan involves reviewing political, economic, regulatory, social, and technological factors, trends, and pressures that impact Council.
- It helps identify risks and opportunities in our operating environment, which will inform the LTP's assumptions and strategic direction.
- An Environmental Scan is not legally required but is good practice and generally one of the first steps in an LTP process.
- Offices are drafting an Environmental Scan currently.



Environmental Scan – Key Trends Shaping the Rangitikei

- **Economic conditions remain uncertain**
Slower growth, cost-of-living pressures, and uneven sector performance (particularly construction)
- **Changing direction from Central Government**
Major reforms across water services, planning, and local government structure creating uncertainty
- **Climate change and resilience pressures increasing**
More frequent severe weather events impacting infrastructure, communities, and costs
- **Infrastructure investment gap**
Ageing assets and small rating base create ongoing affordability and funding challenges
- **Technological disruption and AI**
Changing how services are delivered, alongside risks to jobs, privacy, and trust

What this means as we develop the LTP...

- **Affordability vs service levels is the central challenge**
Balancing rising costs with what the community can afford
- **Need to prioritise core infrastructure investment**
Roads and resilience will remain the focus of long-term planning
- **Greater collaboration likely required**
Regional approaches (e.g. water services) and potential for shared delivery models
- **Community resilience becomes more important**
Preparedness, self-sufficiency, and local response capability
- **Maintaining trust and confidence in Council**
Clear communication and realistic expectations will be critical



A photograph of a flowering plant with yellow, bell-shaped flowers and green, feathery leaves. The image is overlaid with a semi-transparent dark blue filter. The text "Granny Flats" is centered in a bold, yellow font.

Granny Flats

Agenda

Part A — Granny flats exemption

- What the amendment does (and does not do)
- Eligibility + design/technical constraints
- Process: PIM, notifications, LBP roles, records

Part B — Building vs vehicle

- Why the distinction matters (and why “both” happens)
- Key definitions + Determinations from MBIE
- court verdicts
- Flow chart

Part A — Small stand-alone dwellings ("granny flats")

Building consent exemption (but not a "free pass")

Core change

From 15 January 2026, certain **new, standalone, single-storey dwellings $\leq 70 \text{ m}^2$** can be built **without a building consent** — provided all exemption criteria and conditions are met.

What is exempt

- Building consent (for eligible work)
- Some consent-time
- inspections

Still required

- Full compliance with the Building Code
- Restricted Building Work: done/supervised by LBPs
- Resource / planning rules still apply

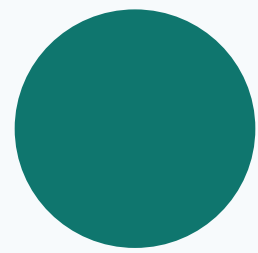
Council touchpoints

- Project Information Memorandum (PIM)
- Notify council before start (PIM) + after completion
- Development contributions (where applicable)
- Records kept on property file

Eligibility

The “small stand-alone dwelling” test

Must meet ALL characteristics



Stand-alone

Not attached to another building



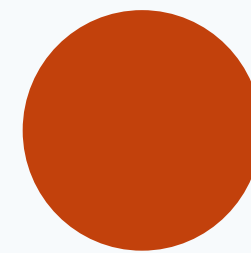
New build

Wholly new (not an addition/alteration)



≤ 70 m² floor area

Gross floor area at or under 70 m²



Single storey

No part-storey or mezzanine

If any criterion fails → standard building consent pathway.

Key requirements (shape & siting)

These “simple design” constraints are part of the exemption

Form factor limits

- Max height: 4 m above the floor
- Floor level: up to 1 m above supporting ground
- No mezzanine floor
- Lightweight frame: timber or lightweight steel
- Roof cladding $\leq 20 \text{ kg/m}^2$
- Wall cladding $\leq 220 \text{ kg/m}^2$

Siting / separation

- At least 2 m from any legal boundary
- At least 2 m from any other residential building
- Must meet Building Code provisions (e.g., fire spread) regardless

Not eligible if...

- Your design needs greater height/complexity
- You need level-entry shower with waterproof membrane
- You need to be closer than 2 m to boundary/another dwelling

Key requirements (services)

Plumbing/drainage pathways are deliberately constrained

Water supply + sanitary plumbing + drainage

- Must be designed/built to specified Acceptable Solutions / Verification Methods for E1, G12, G13
- Connect to network utility operator (NUO) systems if available
- NUO not available, use compliant on-site systems (with specified VMs)
- Restricted work still needs appropriate licensed trades + records

Energy

- Independent electricity supply
- If gas used: independent gas supply
- Heaters must be electric or gas

Design intent

- Keep the build “low-risk” and readily checkable
- Reduce bespoke engineering and complex wet areas
- Make documentation at completion the primary assurance mechanism

Part B — When is it a building? When is it a vehicle?

The “tiny house on wheels” problem

Why councils & owners care

If it is a BUILDING (Building Act applies)

- Building work is regulated (consent or exemption)
- Building Code must be met
- Notices to fix / enforcement available
- Record-keeping matters for future sale/insurance
- Rates

If it is a VEHICLE (Land transport rules apply)

- Road legality: size/weight, WOF/COF, lights/brakes
- But on-site connections/decks can still trigger building work
- Planning rules can still bite (use, density, servicing)
- A “vehicle” can become a “building” if immovable + long-term habitation
- None rateable

Key idea: the legal answer is fact-specific. “Wheels” do not automatically mean “not a building”.

Definitions + practical tests

What to look at (not just what it's called)

Building Act “building” (relevant parts)

- Broad definition includes movable/immovable structures
- Can include a vehicle that is immovable and occupied on a permanent/long-term basis
- Section 9 exclusions can still apply

Vehicle (Land Transport Act concept — summary)

- “Contrivance equipped with wheels/tracks/runners ...” “Motor vehicle ... includes a trailer” Road legality often becomes evidence (WOF/COF, brakes, lights, plates)

Immovable + long-term habitation: practical indicators

Immovable: needs disassembly to move; relies on foundations/blocks/piers; decks/annexes attached; hard services connections; not realistically towable.

Long-term habitation: used/intended for residential use beyond short-term; no clear end-date; lived in like a home (utilities, mail, routine occupancy).

Patterns from MBIE determinations

What tends to matter in disputes

Common factors (illustrative — not a mechanical checklist)

Tends to point to “BUILDING”

- Sits on piles/blocks/footings integral to use
- Decks/annexes/services would need dismantling to move
- Connected to water/wastewater/ power like a house
- Intended for ongoing residential occupation
- Not practically road legal / not moved in practice

Tends to point to “VEHICLE”

- Road legal trailer attributes (lights/brakes/plate)
- Stands on wheels alone and is readily towable
- Services are temporary/quick-disconnect
- Used for transient accommodation only
- Actually moved (or clearly intended to be moved)

Determination snapshots

What MBIE found in different fact patterns

2014/025 — portable unit (Kaikōura)

- Issue: whether a portable unit was a “building” or a “vehicle”. Focus: characteristics on site, including transportability + how it is set up.

2017/058 — wheels + drawbar added later

- Council issued notice to fix; owner claimed “it’s on wheels now”.
- MBIE assessed it under ss 8 & 9 and treated wheels as one factor, not decisive. Building under section 8.

2018/025 — cabin on a trailer (Oxford)

- MBIE confirmed the structure was a building and the notice to fix was valid.
- Appendix includes a decision flow (vehicle? immovable? long-term habitation?).

2023/009 — 13 transportable units under construction (Kaiapoi)

- MBIE found units were buildings under s 8(1)(a), even while at the manufacturing yard. Also emphasised notices to fix must identify specific building work and be case-by-case.

Determination 2014/025



Determination 2017/058 – Tiny House on Trailer

Tiny house on trailer

- Wheels retained
- No permanent foundation
- Mobile capability intact

MBIE Outcome:

Building



Determination 2018/025 – Modular/Portacom Unit

Modular unit

- Craned into position
- Anchored
- Connected to utilities
- Used as office/accommodation

MBIE Outcome:

BUILDING



Determination 2023/009 – Tiny/Mobile Home

Tiny home with wheels

- Limited anchoring
- Relocatable
- Case-specific facts examined

MBIE Outcome:

Buildings

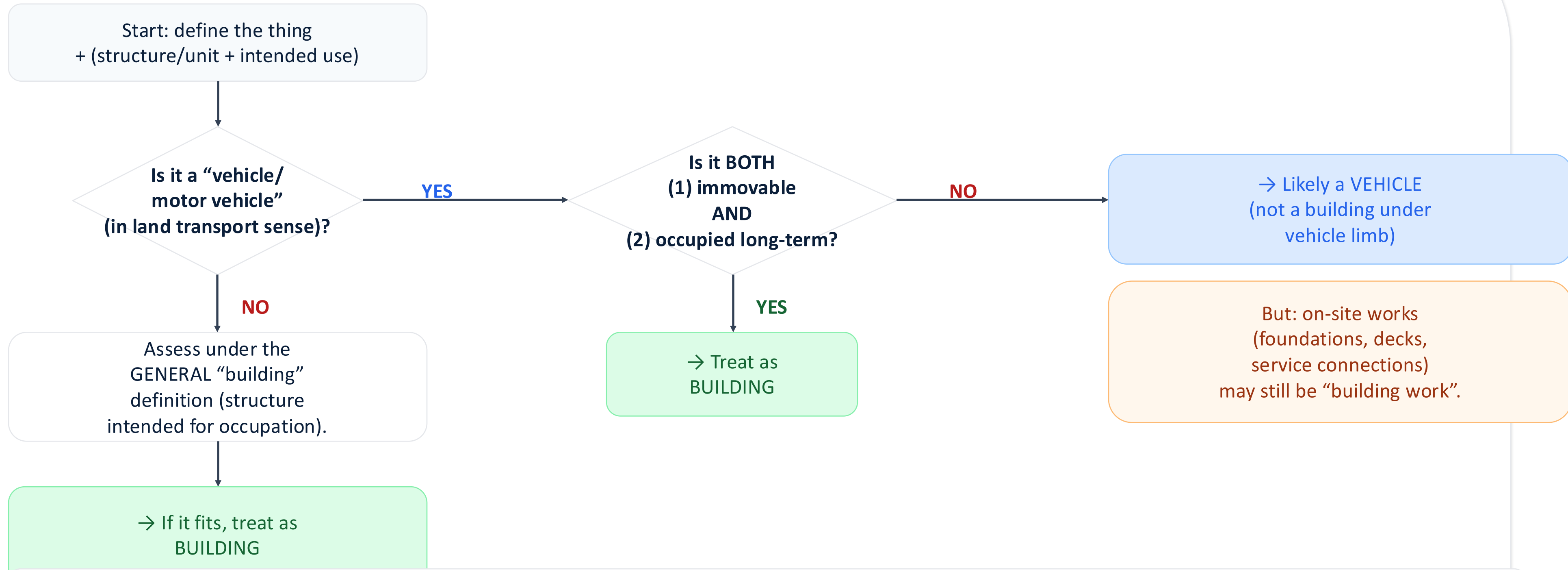




Decision flow (high level)

A defensible way to structure the analysis

Flow chart (guide only — read supporting info & apply to facts)



But: on-site works (foundations, decks, service connections) may still be "building work".

Evidence to collect: road legality (WOF/COF, lights/brakes/plate), services connections, reliance on supports, any decks/annexes, past/future relocation, and how it is occupied.

Ngā mihi, Thank you



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