

MINUTES OF A MEETING OF THE WAIMAKARIRI DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBERS, 215 HIGH STREET, RANGIORA ON TUESDAY, 1 AUGUST 2023, THAT COMMENCED AT 1.00PM

PRESENT

Mayor D Gordon (Chairperson), Deputy Mayor N Atkinson, Councillors A Blackie, R Brine, B Cairns, T Fulton, J Goldsworthy, N Mealings, P Redmond, J Ward, and P Williams.

IN ATTENDANCE

J Millward (Chief Executive), S Hart (General Manager Strategy, Engagement and Economic Development) (via Teams), G Cleary (General Manager Utilities and Roding), C Brown (General Manager Community and Recreation), J McBride (Roding and Transport Manager), K Waghorn (Solid Waste Asset Manager via Teams), D Young (Senior Engineering Advisor), R Hawthorne (Property Manager), B Charlton (Environment Services Manager), M Maxwell (Policy Manager), V Thompson (Senior Advisor Business and Centres), T Allinson (Senior Policy Analyst, via Teams), N Thenuwara (Policy Analyst) and A Smith (Governance Coordinator).

1. APOLOGIES

There were no apologies.

2. CONFLICTS OF INTEREST

As members of the District Plan Review Hearing Panel, Deputy Mayor Atkinson, and Councillor Mealings declared a conflict of interest in agenda Item 7.1 *Inclusion of Rangiora Eastern Link and Skewbridge in draft 2024-27 National Land Transport Programme* and Item 7.5 – *Adoption of Waimakariri District Council Housing Policy 2023*.

Though not declaring a conflict of interest, as a resident of River Road, Rangiora, Councillor Williams advised he would not take part in discussion or vote on Item 8.1 – *River Road Upgrade*.

3. ACKNOWLEDGEMENTS

3.1 Manawa (Buff) Waipara

Councillor Redmond advised that Buff Waipara was a Councillor on the Kaiapoi Borough Council from 1980 – 1985 who had passed away recently. Councillors Redmond and Blackie were also both elected to the Kaiapoi Borough Council in 1980. Mr Waipara was a High School teacher, who had worked for some of his career at Papanui High School. Councillor Redmond recalled that as a Councillor, Mr Waipara contributed greatly to discussions and acknowledged respect for his opinion at the time.

3.2 Charles Wiffen

Mayor Gordon acknowledged the recent passing of Charles Wiffen, noting his main connection with the Waimakariri district was in his role as President of the Canterbury Country Cricket Association. He had a distinguished involvement with this sport. Cheviot was his home area, and he was also well known in the business world for Charles Wiffen wines. Mayor Gordon attended Mr Wiffens funeral, along with a large crowd, at St Andrews College Chapel, Christchurch.

Councillor Fulton also acknowledged Charles Wiffen's passing, having known him through both farming and Canterbury Country Cricket, remembering him as an energetic person who touched many lives.

Councillors stood to observe a moment silence.

4. **CONFIRMATION OF MINUTES**

4.1 **Minutes of a meeting of the Waimakariri District Council held on Tuesday 4 July 2023**

Moved: Councillor Cairns

Seconded: Councillor Goldsworthy

THAT the Council:

- (a) **Confirms**, as a true and correct record, the circulated Minutes of the meeting of the Waimakariri District Council meeting held on Tuesday 4 July 2023.

CARRIED

MATTERS ARISING

There were no matters arising from the minutes.

5. **DEPUTATIONS AND PRESENTATIONS**

There were no depositions.

6. **ADJOURNED BUSINESS**

There was no adjourned business.

7. **REPORTS**

- 7.1 **Inclusion of Rangiora Eastern Link and Skewbridge in draft 2024-27 National Land Transport Programme** – J McBride (Roading and Transport Manager) and D Young (Senior Engineering Advisor)

Deputy Mayor Atkinson and Councillor Mealings left the meeting during consideration of this report.

J McBride and D Young presented this report which sought the guidance of the Council on how best to include the Rangiora Eastern Link and Skewbridge Road Bridge into the Council's draft 2024-27 National Land Transport Programme (NLTP). This followed on from a discussion at a recent Council workshop. D Young noted that the draft NLTP needed to be submitted to Waka Kotahi by the end of August 2023.

The effect of this project on rating, was very minimal over the 25-year programme. Detailed information on the timing and programme was included in the report, but was noted, this was preliminary and would need significant consideration before being confirmed.

The report advised that it was likely that a programme of this complexity would benefit from a dedicated staff team, noting that in recent years the Council had benefited from having dedicated teams (e.g. Shovel Ready Projects, Flood Teams and earthquake response) and staff recommended this approach. This would be part of a more detailed report to the Council of how and when this dedicated team would commence. Staff believed that this was a realistic programme, however with a dedicated team there may be opportunities to bring forward the timeframe.

Since the report had been presented, Councillor Ward had presented an updated recommendation, with a change in timing, and if this was adopted by the Council, the staff would provide a more detailed report and conversation at the Council Long Term Plan process in early 2024. The budget amount in the recommendation currently assumes no other sources of funding other than Council funding and development contributions, and if that was to change, this would have a significant effect. It was confirmed that Skewbridge would be suitable for Waka Kotahi funding if it were to pass an appropriate business case.

Councillor Williams asked when the eastern bypass did go ahead, if this would open some land for development, and had there been consideration given to discussions with developers on contributing to the costs of the eastern link. D Young advised the Development Contributions Policy recently passed by the Council included Growth and Development Contributions for the wider community, which applied to the scenario. This Rangiora eastern link would pass through Spark land, and there had been agreement on the layout of the eastern link in relation to a possible development. D Young also advised that there had been a submission to the District Plan Review for a rezoning of this land, noting that this would be considered as part of a different process. J Millward advised that if this change in zoning did occur, there was still a considerable process to go through.

Regarding Skewbridge, Councillor Williams asked if the focus would be on replacing the bridge, or if the cost was too great, widening it. D Young advised that a further report would come back to the Council with the options for consideration.

Councillor Ward asked would the cost of having a dedicated team to promote the project negate the potential inflationary costs of delaying the work. D Young believed this would partially offset the inflationary costs and would work in the favour of the Council. It was pointed out that complete information would be provided on the risks to the Council of work being undertaken on parallel processes and with decisions being made in two different forums.

Following a question from Councillor Redmond on staff resources, D Young said there may be challenges in meeting the timeframes and having a separate dedicated staff team would be critical and the lead for that team would be even more critical. Having the right people in place to support existing staff would be needed to achieve this as it would require a lot of work to achieve this programme.

Councillor Fulton referred to the Skewbridge widening or replacement and enquired what else was intended to be part of the big picture for roading improvements. D Young advised there were some other strategic improvements to be looked at, including the linkages to improve the Ohoka area. These would need to be looked at separately and this work was still to be undertaken.

Moved: Councillor Ward

Seconded: Councillor Redmond

THAT the Council:

- (a) **Receives** Report No. 230718107577.
- (b) **Instructs** staff to implement the programme as indicated in Attachment 1 (Trim 230719108921) for the implementation of the Skewbridge replacement:
- (c) **Approves** additional funding of \$200,000 of unbudgeted expenditure on preparatory work towards the Skewbridge Replacement, to be loan funded.
- (d) **Requests** that staff include the costs of the Skewbridge project in the draft National Land Transport Programme, to be submitted to Waka Kōtahi as follows:
 - (i) 2024/25 – required budget - \$180,000.
 - (ii) 2025/26 – required budget - \$1,220,000.
 - (iii) 2026/27 – required budget - \$400,000.
- (e) **Requests** staff to consider bringing forward the programme as indicated in Attachment 2 (Trim 230719108924) for the implementation of the Rangiora Eastern Link to be considered in the Long-Term Plan.
- (f) **Approves** additional funding of \$200,000 of unbudgeted expenditure on preparatory work towards the Rangiora Eastern Link, to be loan funded.
- (g) **Requests** that staff include the costs of the Rangiora Eastern Link project in the draft National Land Transport Programme, to be submitted to Waka Kōtahi as follows:
 - (i) 2024/25 – required budget - \$375,000.

- (ii) 2025/26 – required budget - \$2,700,000.
- (iii) 2026/27 – required budget - \$325,000.
- (h) **Notes** that, subject to the Long Term Plan, the outcome of the changed timeframe would be advancing the opening of Skewbridge forward from June 2031 to June 2028 (three years) and the opening of the Rangiora Eastern Link forward from June 2031 to June 2030 (one year).
- (i) **Notes** the rating effect of the implementation of these budgets in accordance with the recommended programmes would be approximately \$2,000,000 in additional rates over the next 10 years (due to advancing the works), however would be relatively minimal over the next 25 years (as the projects are already included in the Council's budgets for the loan to be re-paid over the next 25 years).
- (j) **Notes** that the above budgets assumed that there was no Waka Kōtahi subsidy or external budget, that there was no inflation allowance, and that the growth component of the costs would be as previously resolved by the Council.
- (k) **Notes** that the budgets for both projects would be reviewed and updated and presented to the Council for its consideration prior to staff finalising the NLTP, and for its deliberations on the Long Term Plan.
- (l) **Requests** that staff provide a report to the September 2023 Council meeting, on options for resourcing the works, and any additional budgetary implications.

CARRIED

Councillor Ward highlighted the tremendous growth in the district, and the eastern link road was needed to reduce the traffic congestion on Southbrook Road which in turn would reduce the safety risks. Skewbridge Road Bridge improvements was a matter that needed to be undertaken, for safety and the volume of traffic using this route into Christchurch. There was also the matter of sustainability with the holdup of traffic travelling through Southbrook. Councillor Ward acknowledged that this was the first stage for these two strategic projects and encouraged all Councillors to support this motion.

Councillor Redmond suggested that these were ambitious plans, but the Council needed to make a start with them both. He supported both these projects being included in the Waka Kotahi National Land Transport Programme (NLTP) as well as being included for consideration in the Council's Long Term Plan. Councillor Redmond noted the importance of considering the whole roading network when looking at these two plans. Councillor Redmond also encouraged support for this motion.

Mayor Gordon noted these significant roading matters had been discussed at Council workshops and it would be a missed opportunity not to get these included in the NLTP. The eastern link was a viable link to reduce the congestion in Southbrook, while Woodend and Skewbridge were also alternative viable routes. There may be opportunities to use the Infrastructure and Funding Act and for the Council to look at advancing these projects unsubsidised, which was why it was recommended to include these projects in the Long-Term Plan. Having these projects included for consideration in the Council's Long Term Plan provided the opportunity for the community to comment. Waimakariri was a growth district, and it was important that it functioned well. Mayor Gordon asked that himself and Councillor Redmond, as the Portfolio Holder, be kept informed by staff of progress in this matter.

Councillor Brine noted that it was 2002 that he first raised the matter of the eastern link road and he was in support of this pre-planning being progressed. He suggested an alternative to cover costs for this project could be tolling.

Councillor Williams supported this being a plan to go forward, noting the current traffic congestion in Southbrook and the new industrial development currently underway in that area. Waimakariri needed to plan ahead which Councillor Williams was in favour of planning for both these projects.

Councillor Ward noted that the Rangiora Eastern link was an extension of Lineside Road which was a designated State Highway and should be eligible for Central Government funding to assist in building this road.

Deputy Mayor Atkinson and Councillor Mealings returned to the meeting at this time.

7.2 **Renewal of Waste Disposal Agreement with Transwaste Canterbury Ltd** – K Waghorn
(Solid Waste Asset Manager)

K Waghorn presented this report via Teams, supported by G Cleary, which sought approval of the Council to renew the waste receipt agreement with Transwaste Canterbury Ltd (TCL). This would be for the period from 1 July 2023 to 30 June 2026. The Council's Procurement and Contract Management Policy required the Council's approval of this agreement due to the high value involved. There was only one minimal change in the agreement proposed for the coming three-year period.

G Cleary noted that the district was fortunate with the high-quality solid waste disposal facility it was able to use at Kate Valley. This contract covered both the transport from Southbrook Transfer Station as well as the disposal at Kate Valley Landfill. There was very good reporting on this agreement showing that the Council got good value. Most of the increase in charges were due to the government landfill levy and G Cleary pointed out that there were no other solid waste facilities in the region. Staff had no reason to believe this contract was not providing good value hence supporting this recommendation to the Council for consideration.

Councillor Williams expressed disappointment that at a cost of \$7.3m over a three-year period, there was no other transport provider considered to tender for the removal and disposal of solid waste. G Cleary responded that it was agreed more than 20 years ago by the Canterbury councils from Ashburton north to provide this facility and made a long-term commitment to this critical piece of infrastructure to provide this service to our district. The Council was represented at the Annual Meeting of Transwaste by the Chief Executive, G Cleary and the Portfolio Holder and there could be robust questioning at these meetings by all participating Councils. The operation of the landfill was regularly audited and scrutinized, with quarterly reports provided to the Council on compliance by Transwaste Canterbury. The transport and disposal of the waste comes under one contract, and this was an essential part of consenting. All Councillors were invited to attend any future meetings of Transwaste Canterbury. There was discussion on the re-establishment of the Solid and Hazardous Waste Working Party which Mayor Gordon would follow up with staff.

Councillor Williams expressed concern that he did not have confidence in voting on an agreement when he had not been given sufficient detail and with the lack of choice. J Millward commented that with Waimakariri District Council, being a shareholder member, along with ten other Councils involved with this private company. A review process undertaken regularly and that further information on the operation of Transwaste Canterbury and Kate Valley would be available to any Councillors who wished to receive it.

Councillor Mealings questioned the landfill levy payments and K Waghorn advised that the financial figures provided in the report all exclude the landfill levy and advised that the reduction in the volume of solid waste, was due to 27% going to a private transfer station operating in the area.

Moved: Councillor Brine

Seconded: Councillor Ward

THAT the Council:

- (a) **Receives** Report No. 230720109731.
- (b) **Approves** the renewal of the General Waste Receipt Agreement between the Waimakariri District Council and Transwaste Canterbury Ltd for a further three-year term, to 30 June 2026.
- (c) **Delegates** authority to the Chief Executive to sign the General Waste Receipt Agreement on behalf of the Council.

CARRIED

Councillor Brine acknowledged the comment of Councillor Williams that the Council had no choice as to the operator for this contract. Councillor Brine added that he was part of the initial group that set up this operation, which was a very detailed and time-consuming process, as well as the issues encountered with obtaining resource consent. The group, with representatives of each Council involved with this process, went to America and studied five landfill operations there and it was very apparent after these visits, that there needed to be one truck operator for this business. Councillor Brine noted that the concerns raised by Councillor Williams had been asked many years over the time since Transwaste Canterbury Ltd had been in operation. In his time on the Board, Councillor Brine noted there were several audits conducted monitoring the operation and he believed they were excellent partners in this operation. Councillor Brine said that the Chairman of the Board of Transwaste Canterbury, Gill Cox, would be more than willing to speak to the Council and answer any questions or concerns of members.

Councillor Ward believed the Council should be proud of its partnership with the other Councils, Transwaste and Kate Valley. Kate Valley was a world class facility, with a robust system in place, noting that the operation was closely monitored and fully audited.

Councillor Williams clarified that he believes Kate Valley was a very good facility and the transport of solid waste worked well. His concern was that there was no knowledge of how competitive this tender was in comparison to any other operators. K Waghorn added that the \$7m was for the transportation and disposal of the waste, and the bulk of this figure was for disposal charges, rather than transportation.

Mayor Gordon supported the motion and took the opportunity to thank Councillor Brine for his expertise and knowledge on this matter and the work that he undertook on behalf of the Council and community. Mayor Gordon acknowledged the offer of Gill Cox coming to speak to the Council and answer questions.

Councillor Fulton believed there should be opportunities for the Council to consider any step changes relating to operation of the transport and disposal of solid waste at Kate Valley, for example, use of electrical vehicles, or any other technological advancements.

Councillor Redmond commented that the Council relies on the Directors of Transwaste Canterbury to act in the best interests of the company and the Council's best interests, as shareholders. He too, would be interested in viewing a copy of the Contract. Councillor Redmond acknowledged the concerns of Councillor Williams, however there was currently no other option.

Councillor Mealings noted that Kate Valley was a world class facility, and was an excellent operation, with no solid waste exposed to the environment.

In reply, Councillor Brine noted that there was a complex Memorandum of Understanding for this agreement which was available to read. Councillor Brine would arrange to have Gill Cox come to speak to the Council.

7.3 **Adoption of Dog Control Bylaw Schedule (amended 2023)** – N Thenuwara (Policy Analyst, on behalf of the Environmental Service Unit)

N Thenuwara and B Charlton presented the report which sought approval for the adoption of the Dog Control Bylaw Schedule. The changes to the bylaw were highlighted by N Thenuwara. B Charlton acknowledged the work of N Thenuwara on this amended Bylaw.

Councillor Mealings commented on dogs being on sports fields and B Charlton advised that dogs were allowed on sports parks on leads, but not on the fields.

Following a question from Councillor Cairns on dog control, B Charlton said that a District Planning and Regulation workshop was planned to be held in September 2023 to discuss dog control and this would include discussions on after hours responses to dog issues. The dog population in the district was increasing and this needed to be addressed.

Moved: Councillor Williams

Seconded: Councillor Mealings

THAT the Council:

- (a) **Receives** Report No. 230609084893 and associated attachments.
- (b) **Adopts** the Dog Control Bylaw Schedule (amended 2023) (TRIM Ref: 230626094391).
- (c) **Notes** the schedule was not required to be consulted on as the changes were administrative in nature and the Council had the authority to assign new areas developed in the district by resolution.
- (d) **Notes the** Dog Control Bylaw under the policy would be reviewed by 3 December 2029.

CARRIED

7.4 **Waimakariri Economic Development Strategy draft for Public Engagement** –
V Thompson (Senior Advisor Business and Centres)

V Thompson and M Maxwell were present, and S Hart (via Teams), for the consideration of this report, which sought the Council's approval to release the Economic Development Strategy for public consultation from 14 August through to 10 September 2023. This matter had been discussed by the Council at a recent workshop. The results of the consultation and finalised Strategy document would come back to the Council for adoption.

Councillor Fulton sought clarification on reference in the report to exploring the establishment of an Memorandum of Understanding (MOU) agreement to support a collaborative and/or business partner approach for future development projects with Ngāi Tūāhuriri. V Thompson responded that there were actions included in the Implementation Schedule for potential development with Ngāi Tūāhuriri, or local Iwi and establishing an MOU agreement around MR873 and/or surrounding area. It was proposed to facilitate discussion on any potential development.

Following a comment from Councillor Redmond on the appointment of a hearing panel, it was advised that this would be dealt with after the public engagement period had ended and if any submissions were received. A further report to the Council would be required to approve the appointment of a hearing panel.

Moved: Councillor Cairns

Seconded: Deputy Mayor Atkinson

THAT the Council:

- (a) **Receives** Report No. 230613087015.
- (b) **Approves** the draft Waimakariri Economic Development Strategy and supports its release for a month-long period of public engagement commencing 14 August through to 10 September 2023.
- (c) **Notes** that stakeholder input was gathered at two project Reference Group Workshops held on 7 July and 18 August 2023 and included representation from key business sectors/relevant organisations, elected members and staff from Council and Enterprise North Canterbury.
- (d) **Notes** that the draft Strategy reflected consideration of national, regional and local strategic or policy frameworks in the areas of economic development, climate change, emissions reduction, urban development and transport growth.

- (e) **Notes** that the draft Strategy would engage with Ngāi Tūāhuriri as representing mana whenua and the Crown's Treaty Partner in Waimakariri District as well as Ngāi Tahu to determine how the Council could support the development aspirations for Māori Reserve 873, as well as explore the potential for a collaborative and/or business partner approach to other district-wide development projects of significance to local iwi.
- (f) **Notes** that the draft Strategy had undergone extensive refinement following review by the Project Control Group and other key staff including the Leadership Team, plus external collaborators resulting in the current draft version.
- (g) **Notes** that at the conclusion of the engagement period a report would be presented to the Council signalling appropriate changes to the draft Strategy based on engagement feedback so it could be considered for formal adoption.
- (h) **Notes** that budget for the Implementation Action Schedule of 52 items would be submitted as part of the 2024/34 Long Term Plan submissions later during the year. The submission would also categorise projects according to an A, B, C hierarchy of importance as well as provide a suggested timeframe for delivery to help determine budget priority.
- (i) **Recommends** that the draft Strategy be circulated to the Community Boards during the public engagement period for their feedback.

CARRIED

Councillor Cairns was keen to see a thriving, progressive environment for the district and the strategy was part of this work. The feedback from the community would come back to the Council following the consultation period.

7.5 Adoption of WDC Housing Policy 2023 – R Hawthorne (Property Manager) and T Allinson (Senior Policy Analyst) on behalf of the Housing Policy Hearings Panel

Councillor Mealings and Deputy Mayor Atkinson left the meeting during consideration of this report.

R Hawthorne, T Allinson and C Johnson (Property Consultant) were present for consideration of the report which sought approval of the Housing Policy. Councillors Redmond (Hearing Panel Chairperson), Cairns, Goldsworthy and Ward were members of the Hearing Panel.

There were 15 submissions received and Councillor Redmond spoke on the submission hearing process, noting that none of the submitters spoke against the Policy. In deliberating, the panel incorporated, where possible, the additional elements raised by submitters into the Policy. The Policy remained responsive and not restrictive and because of this, it was hoped it would have longevity. The Policy referred to the Council historically being a provider of pensioner housing and supported making land available, both through zoning and physical sites. Councillor Redmond encouraged Councillors to read the Policy, and to support adoption of this Policy.

Councillor Blackie enquired about Kaianga Ora who were currently building a concentrated complex of 25-houses between Williams Street and Princess Street in Kaiapoi, noting that there was no requirement for Kaianga Ora to seek consenting approval to build these. There had been no consulting with the community or even the neighbours on this complex being built and Councillor Blackie enquired if there was anything that the Council could do about this situation. R Hawthorne noted that this was a Council planning matter and there had been some planning information supplied prior to the current District Plan Review. Subsequent to this there had also been the Housing Intensification legislation enacted which allowed for a more permissive environment for consent processes. The Council Planning unit had advised that there was no obligation for the plans to be notified to the public. R Hawthorne noted that the Council would have appreciated Kaianga Ora being more proactive in communicating the details of their plans but he confirmed there had been no communication.

Mayor Gordon suggested that a Memorandum of Understanding could be established to look at the level of engagement with other groups, and where there was some consultation and advice provided on any plans for future developments. J Millward responded that this matter was to be addressed at the upcoming Mayors and Chairs meeting.

S Hart supported the comments of the Mayor on forming a Memorandum of Understanding and noted the importance of forming a relationship with Kaianga Ora relating to their housing developments. It was noted that the Greater Christchurch Partnership Housing Workstream and Canterbury Mayoral Forum Housing Action Plan were to be connected at a regional level, which was considered as part of this Policy development and any future strategy development.

Councillor Fulton questioned what the mechanism would be to further relationships with any outside groups (e.g. Abbeyfields). It was confirmed that this organisation was just used as an example but there may be other groups that the Council could develop relationship with. R Hawthorne noted that there had already been active dialogue with Abbeyfields to date, and this recognised their specific engagement with the Council. Mayor Gordon added that this would be a matter for the Property Portfolio Working Party to follow up.

Moved: Councillor Redmond

Seconded: Councillor Blackie

THAT the Council:

- (a) **Receives** Report No. 230720109349.
- (b) **Receives** the submissions made to the draft Housing Policy.
- (c) **Adopts** the Housing Policy (230518071959).
- (d) **Notes** the Housing Policy would be effective from 1 August 2023 and will be reviewed by 1 August 2029.
- (e) **Circulates** the report and attached policy to the community boards for their information.

CARRIED

Councillor Redmond thanked the other Hearing Panel members for their work on this review process and to staff for their assistance. Reference was made to a clause in the Policy on the Council's relationship with Kaianga Ora who were the principal provider of public housing in New Zealand.

Councillor Ward expressed her support for the Council to have more discussion and progress a relationship with Abbeyfields.

Councillor Fulton also noted his approval of developing relationships with Abbeyfields and any other housing providers. He commented on the noticeable lack of feedback from youth in this Policy Review.

Mayor Gordon supported this Policy and acknowledged the work of the hearing panel, noting that it was important to ensure that there was good discussion with Kaianga Ora and all housing providers. There were expectations on what the Council could deliver and narrowing it down to what Council could do was the challenge and the Policy provided guidance for the Property Portfolio Working Group.

Deputy Mayor Atkinson and Councillor Mealings returned to the meeting at this time.

7.6 **Submission: Building Consent System Review: Options Paper** – T Allinson (Senior Policy Analyst)

T Allinson and M Mitchell were present for consideration of this report, which sought the approval of the Council on its submission to the Government's Building Consent System Review. There had been two workshops held recently at which the Council had discussed this review and members had further opportunity to review the submission.

There were no questions.

Moved: Deputy Mayor Atkinson

Seconded: Councillor Goldsworthy

THAT the Council:

- (a) **Receives** Report No. 230720109139.
- (b) **Approves** the submission on the Building Consent System Review. (Trim: 230718107746).
- (c) **Circulates** the report and attached submission to the Community Boards for their information.

CARRIED

7.7 **Council Bid to the Ministry of Housing and Urban Development Affordable Housing Fund (Rentals)** – R Hawthorne (Property Manager) and P Simpson (Spire Consulting Ltd)

R Hawthorne and P Simpson were present for consideration of this report, which outlined the proposed bid to obtain additional government funding to increase the provision of housing for the elderly and sought Council approval to progress this bid. There was \$100m in total of government funds that was available to invest. This was the first time that the Government had looked at partnering to provide additional housing. Staff had put together a submission for a portion of this funding which had been accepted. This was the second phase of the process, which required a Request for Proposal (RFP) to be submitted by the 8 August 2023. The original intention had been for a 20 or 40 unit development. There was considerable competition for the fund, which was oversubscribed by \$276m and R Hawthorne advised that the Council had received a positive indication that the proposal should be scaled down. It was proposed that the RFP would then be for a 20-unit development, with the ability to scale up to 40 units if that was an option. The bid would be for \$8m, to construct the 20 units with the Government providing funding for half of that.

The funding modelling that this housing project would operate through, would make the units self-funded over a 90-year life span, which the Council allowed for. The units would therefore not be a burden on the ratepayers. If the Council was successful with this funding request, there would be a further report providing information on a site-specific project.

Councillor Goldsworthy enquired if this funding bid was not successful, was this project something that staff would still pursue, with other funders. R Hawthorne responded that there were other opportunities that the Council could follow up on, noting that the Rata Foundation had shown interested in supporting housing initiatives. The Council had previously had a funding arrangement with the Rata Foundation relating to community housing prior to moving away from this area of the sector and had \$2.5m funding available. There was also the Better Off Funding that related to extending the pensioner housing. R Hawthorne added that if this Affordable Housing funding bid was successful, there would need to be further consultation through the Long Term Plan relating to delivery and consideration of specific site options.

Following a question from Councillor Blackie, on whether there could be a possible joint housing project established between Kaianga Ora and the Council, R Hawthorne noted that it was a possibility, however pointed out that there had been government funding provided to Kaianga Ora and other providers for community housing for several years now.

Moved: Deputy Mayor Atkinson

Seconded: Councillor Goldsworthy

THAT the Council:

- (a) **Receives** Report No. 230720109243.
- (b) **Approves** the proposed bid by the Council for the Ministry of Housing and Urban Development funding through its Affordable Housing Fund Request for Proposal process for a 20 unit housing development on Council owned land, with the option of scaling up to 40 units.

- (c) **Notes** that with a 50% contribution from Government (\$3.5 to \$4 million), the Council's 50% proposed investment of the total \$7 to \$8 million in the Housing for the Elderly portfolio would be covered by the rental income from the new properties, while allowing for interest costs, debt repayment, tenancy management, asset maintenance and renewal costs. The intention was that this was not funded by ratepayers.
- (d) **Notes** that Council would still be able to charge affordable rents for the new housing and had a long waiting list and latent demand for additional elderly person housing units.
- (e) **Notes** that if successful with its proposal to Ministry of Housing and Urban Development, the Council's site and investment options could be considered through the 2024-2034 Long Term Plan process.

CARRIED

Deputy Mayor Atkinson acknowledged that it would be well worth pursuing this funding and to increase the Council's self-funding housing. The Council provided good elderly persons housing, with well-maintained, warm, and comfortable units, and referred to the new Ranui Mews facility built in Kaiapoi following the earthquakes. Deputy Mayor Atkinson would like to see the Council build more units to look after the districts residents and was in full support of this motion.

In supporting this motion, Councillor Goldsworthy was hopeful that the Council would be successful in this funding bid and observed that providing affordable housing for elderly persons was an obligation of the Council.

Councillor Williams noted there was a definite need for more pensioner housing to be available in Waimakariri. If this funding application was successful, this would be cost neutral to rate payers which made it even more appealing.

8. MATTERS REFERRED FROM COMMITTEES AND COMMUNITY BOARDS

- 8.1 **River Road Upgrade – Approval of Scheme Design** – J McBride (Roading and Transport Manager) and G Kempton (Senior Project Engineer)
(Refer to attached copy of report number 221014179364 to the Rangiora-Ashley Community Board meeting of 12 July and referred to the Utilities and Roading Committee meeting of 18 July). Also refer to the minutes of the Utilities and Roading Committee meeting of 18 July Item 10.2 on this agenda, noting the amended recommendation from that in the report.

Councillor Williams did not take part in discussion or voting on this matter.

J McBride and G Kempton (via Teams) were present for consideration of this matter referred from the Rangiora-Ashley Community Board and the Utilities and Roading Committee. This sought approval for the scheme design for the upgrade of River Road, Rangiora, which involved the urbanisation of the southern side of River Road, between Ashley Street and Cones Road. It had become apparent that there were insufficient funds in the current budget to complete the full upgrade and the Rangiora-Ashley Community Board were in support of requesting additional budget being made available to complete the project.

Mayor Gordon asked if there could be some work included in the contract to upgrade the area outside the dog park on River Road. J McBride advised that this work would be included in the detailed design when it went out to contract.

Moved: Councillor Ward

Seconded: Councillor Goldsworthy

THAT the Council:

- (a) **Approves** additional budget of \$175,000 to allow the full upgrade to be complete on the south side of River Road from Ashley Street to Cones Road.
- (b) **Notes** this option had an estimated construction cost of \$700,000.

- (c) **Notes** that this would be unsubsidised budget funded from the Roothing Strategic account which was loan funded. The rates impact in the 2022/23 Annual Plan year would be a 0.11% increase on the Roothing rate and a 0.02% increase overall on rates.

CARRIED

In supporting this motion, Councillor Ward noted that this matter had been thoroughly discussed at the meeting of the Rangiora-Ashley Community Board and it was unanimously agreed that the upgrade be completed.

Councillor Goldsworthy also noted the robust discussion on this matter at the Community Board meeting and also noted the potential saving involved with the upgrade being completed as one project.

9. HEALTH, SAFETY AND WELLBEING

9.1 Health, Safety and Wellbeing Report July 2023 – J Millward (Chief Executive)

J Millward presented this Health, Safety and Wellbeing Report for the months of June/July, noting there that were 12 accidents that were recorded, noting that 11 of these were minor accidents.

There were no questions.

Moved: Deputy Mayor Atkinson

Seconded: Councillor Cairns

THAT the Council:

- (a) **Receives** Report No 230719109100.
- (b) **Notes** that there were no notifiable incidents this month. The organisation was, so far as was reasonably practicable, compliant with the duties of a person conducting a business or undertaking (PCBU) as required by the Health and Safety at work Act 2015.
- (c) **Circulates** this report to the Community Boards for their information.

CARRIED

10. COMMITTEE MINUTES FOR INFORMATION

10.1 Minutes of a meeting of the Utilities and Roothing Committee meeting of 20 June 2023

10.2 Minutes of a meeting of the Utilities and Roothing Committee meeting of 18 July 2023

Moved: Councillor Cairns

Seconded: Councillor Fulton

THAT Items 10.1 to 10.2 be received information.

CARRIED

11. COMMUNITY BOARD MINUTES FOR INFORMATION

11.1 Minutes of the Kaiapoi-Tuahiwi Community Board meeting of 19 June 2023

11.2 Minutes of the Oxford-Ohoka Community Board meeting of 5 July 2023

11.3 Minutes of the Woodend-Sefton Community Board meeting of 10 July 2023

11.4 Minutes of the Rangiora-Ashley Community Board meeting of 12 July 2023

Moved: Deputy Mayor Atkinson

Seconded: Councillor Mealings

THAT Items 11.1 to 11.4 be received for information.

CARRIED

12. **CORRESPONDENCE**

There was no correspondence.

13. **COUNCIL PORTFOLIO UPDATES**

13.1 **Iwi Relationships** – Mayor Dan Gordon

Mayor Gordon passed on the thanks extended to him from several members of the local iwi for the extension of the footpath in Tuahiwi, which now went from Bramleys Road through to the urupa. The improvement had meant a lot to residents and they had indicated that they wished to come to the thank the Council in person.

13.2 **Greater Christchurch Partnership (GCP) Update** – Mayor Dan Gordon

There had not been a recent GCP meeting, with the next meeting scheduled for the coming Friday. Several matters were currently out for consultation.

13.3 **Government Reforms** – Mayor Dan Gordon

Speakers at the recent Local Government Conference were highlighted and the Policies of the major political parties.

13.4 **Canterbury Water Management Strategy** – Councillor Tim Fulton

Waimakariri Zone Committee had been invited to make a submission on ECan's Have a Say Regional Plan. The Zone Committee had decided to comment during the second stage of the process, when the shape of the plan was clearer. Meantime community boards and individuals were encouraged to have a say of their own. Oxford-Ohoka Community Board was currently drafting comment. The link to make a personal submission was <https://www.ecan.govt.nz/get-involved/have-your-say/>

Councillor Fulton attended a joint WDC and Biodiversity Trust Winter Series meeting at West Eyreton, where he heard about native planting projects in the Waimakariri Irrigation scheme area, including initiatives on Ngai Tahu farms at Eyrewell.

A group of local farmers were helping with a pilot project to grow plants in small greenhouses "on a small but workable scale". The key was the right plants at the right volume, learning lessons from previous planting, such as planting kanuka instead of manuka between the Eyre and the Waimakariri.

Cam Henderson from the Waimakariri Landcare Trust also spoke. The Next Generation Farming Project was now coming to an end, having looked at Integrated Farm Planning, Agroforestry and water monitoring and modelling. Longer term, the Trust would continue to work with farmers including Ngai Tahu on improving biodiversity.

The recent flooding had focused attention on the need to keep the stockwater channels and drains clear. It was hoped that both WDC and ECan would be able to collect data from the storm that helped to show the volume of floodwater across the networks, so the Council could determine whether the return periods for this type of rainfall and flooding were becoming shorter. The latest storm could have been much worse, but climate change appeared to be having an impact on the intensity of flooding.

The Zone Committee had confirmed that the new Environment Awards would be held in conjunction with WDC's Community Service Awards this year. Thanks were extended to the Council for accommodating this initiative.

13.5 **Climate Change and Sustainability** – Councillor Niki Mealings

Councillor Mealings advised there was various strategy work being undertaken at the Council which all include reference to sustainability. The Canterbury Climate Change Partnership Plan Strategic Framework was to be discussed at the Canterbury Mayoral Forum and it was possible that some of the actions from the Framework may need to be included in the draft Long Term Plan (LTP). It was important that the Council was familiar with this Plan before considering our LTP. This matter was to be workshopped with the Council later in August.

13.6 **International Relationships** – Deputy Mayor Neville Atkinson

The discussion with Belgium counterparts needed to be postponed and this was now to happen on Thursday 10 August 2023.

13.7 **Property and Housing** – Deputy Mayor Neville Atkinson

Deputy Mayor Atkinson noted that there were several updates included in reports to the Council at this meeting.

14. QUESTIONS

(under Standing Orders)

There were no questions.

15. URGENT GENERAL BUSINESS

(under Standing Orders)

There was no urgent general business.

16. MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED

Section 48, Local Government Official Information and Meetings Act 1987.

In accordance with section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act (or sections 6, 7 or 9 of the Official Information Act 1982, as the case may be), it is moved:

Moved: Mayor Gordon

Seconded: Councillor Blackie

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

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

Item No.	Subject	Reason for excluding the public	Grounds for excluding the public-
16.1	Confirmation of Council public excluded minutes 4 July 2023 meeting	Good reason to withhold exists under section 7	To protect the privacy of natural persons, including that of deceased natural persons (s 7(2)(a) and to carry on without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (s 7(2)(i)).
16.2	Decision on Chlorination	Good reason to withhold exist6s under section 7	To enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) LGOIMA Section 7 (2)(i)
16.3	Sale of Otaki Street, Kaiapoi property	Good reason to withhold exists under section 7	To enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) LGOIMA Section 7 (2)(i)
16.4	Kaiapoi Croquet Club – land purchase and lease agreements	Good reason to withhold exists under section 7	To protect the privacy of natural persons and enable the local authority to carry on without prejudice or disadvantage, negotiations (including commercial and industrial) negotiations, and maintain legal professional privilege as per LGOIMA Section 7 (2)(a), (g) and (i)
16.5	Acquisition of part land lots within 70 Hilton Street Carpark at the Ruataniwha Kaiapoi Civic Centre	Good reason to withhold exists under section 7	To protect the privacy of natural persons and enable the local authority to carry on without prejudice or disadvantage, negotiations (including commercial and industrial) negotiations, and maintain legal professional privilege as per LGOIMA Section 7 (2)(a), (g) and (i)

CARRIED

The meeting adjourned at 3.35pm and reconvened at 3.55pm in public excluded portion of the meeting.

CLOSED MEETING

Refer to Public Excluded Minutes.

Resolution to resume open meeting.

Moved Deputy Mayor Atkinson Seconded Councillor Cairns

THAT open meeting resumes and the business discussed with the public excluded remains public excluded as resolved.

CARRIED

The public excluded portion of the meeting commenced at 3.55pm and concluded at 4.50pm.

OPEN MEETING

17. NEXT MEETING

The next ordinary meeting of the Council is scheduled to commence at 1pm on Tuesday 5 September 2023, to be held in the Council Chamber, Rangiora Service Centre, 215 High Street, Rangiora.

There being no further business, the meeting closed at 4.51pm.

CONFIRMED



Chairperson
Mayor Dan Gordon

5 September 2023
Date