

Waimakariri District Council

Agenda

Tuesday 1 August 2023

1.00pm

Council Chambers

215 High Street

Rangiora

Members:

Mayor Dan Gordon

Cr Neville Atkinson

Cr Al Blackie

Cr Robbie Brine

Cr Brent Cairns

Cr Tim Fulton

Cr Jason Goldsworthy

Cr Niki Mealings

Cr Philip Redmond

Cr Joan Ward

Cr Paul Williams

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The Mayor and Councillors
WAIMAKARIRI DISTRICT COUNCIL

A meeting of the **WAIMAKARIRI DISTRICT COUNCIL** will be held in THE COUNCIL CHAMBER, RANGIORA SERVICE CENTRE, 215 HIGH STREET, RANGIORA, on **TUESDAY 1 AUGUST 2023 commencing at 1pm.**

Sarah Nichols
 GOVERNANCE MANAGER

**Recommendations in reports are not to be construed as
 Council policy until adopted by the Council.**

BUSINESS

Page No

1. APOLOGIES

2. CONFLICTS OF INTEREST

Conflicts of interest (if any) to be reported for minuting.

3. ACKNOWLEDGEMENTS

3.1 Manawa (Buff) Waipara

3.2 Charles Wiffen

4. CONFIRMATION OF MINUTES

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

10 - 25

RECOMMENDATION

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.

MATTERS ARISING (FROM MINUTES)

5. DEPUTATIONS AND PRESENTATIONS

6. ADJOURNED BUSINESS

Nil.

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)

26 - 35

RECOMMENDATION

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) **Instructs** staff to implement the programme as indicated in Attachment 2 (Trim 230719108924) for the implementation of the Rangiora Eastern Link.
- (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 the outcome of the changed timeframe would be advancing the opening of Skewbridge forward from June 2031 to June 2028 (3 years) and the opening of the Rangiora Eastern Link forward from June 2031 to June 2030 (1 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), but would be relatively minimal over the next 25 years (as the projects are already included in the Councils budgets for the loan to be re-paid over the next 25 years).
- (j) **Notes** that the above budgets assume that there is no Waka Kōtahi subsidy or external budget, that there is no inflation allowance, and that the growth component of the costs will be as previously resolved by the Council.
- (k) **Notes** that the budgets for both projects will 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 Council meeting, on options for resourcing the works, and any additional budgetary implications.

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

36 - 69

RECOMMENDATION

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.

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

70 - 89

RECOMMENDATION

THAT the Council:

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

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

90 - 148

RECOMMENDATION

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 reflects 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 envisages engagement with Ngāi Tūāhuriri as representing mana whenua and the Crown's Treaty Partner in Waimakariri District as well as Ngāi Tahu to determine how Council can 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 has 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 will be presented to Council signalling appropriate changes to the draft Strategy based on engagement feedback so it can be considered for formal adoption.
- (h) **Notes** that budget for the Implementation Action Schedule of 52 items will be submitted as part of the 2024/34 Long Term Plan submissions later this year. The submission will 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.

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

149 - 254

RECOMMENDATION

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.

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

255 - 359

RECOMMENDATION

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.

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)

360 - 364

RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 230720109243.
- (b) **Approves** the proposed bid by 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 will 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 is that this is not funded by ratepayers.
- (d) **Notes** that Council will still be able to charge affordable rents for the new housing and has 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, Council's site and investment options can be considered through the 2024-2034 Long Term Plan process.

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.

365 - 374

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 has an estimated construction cost of \$700,000.
- (c) **Notes** that this will be unsubsidised budget funded from the Roading Strategic account which is loan funded. The rates impact in the 20223/24 Annual Plan year would be a 0.11% increase on the Roading rate and a 0.02% increase overall on rates.

9. **HEALTH, SAFETY AND WELLBEING**

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

375 - 385

RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No 230719109100.
- (b) **Notes** that there were no notifiable incidents this month. The organisation is, so far as is 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.

10. **COMMITTEE MINUTES FOR INFORMATION**

- 10.1 **Minutes of a meeting of the Utilities and Roading Committee meeting of 20 June 2023**

386 - 394

- 10.2 **Minutes of a meeting of the Utilities and Roading Committee meeting of 18 July 2023**

395 - 404

RECOMMENDATION

THAT Items 10.1 to 10.2 be received information.

11. **COMMUNITY BOARD MINUTES FOR INFORMATION**

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

405 - 413

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

414 - 424

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

425 - 433

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

434 - 444

RECOMMENDATION

THAT Items 11.1 to 11.4 be received for information.

12. **CORRESPONDENCE**

Nil.

13. **COUNCIL PORTFOLIO UPDATES**

- 13.1 **Iwi Relationships** – Mayor Dan Gordon
- 13.2 **Greater Christchurch Partnership Update** – Mayor Dan Gordon
- 13.3 **Government Reforms** – Mayor Dan Gordon
- 13.4 **Canterbury Water Management Strategy** – Councillor Tim Fulton
- 13.5 **Climate Change and Sustainability** – Councillor Niki Mealings
- 13.6 **International Relationships** – Deputy Mayor Neville Atkinson
- 13.7 **Property and Housing** – Deputy Mayor Neville Atkinson

14. QUESTIONS*(under Standing Orders)***15. URGENT GENERAL BUSINESS***(under Standing Orders)***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:

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 | 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) |
| 16.3 | 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) |
| 16.4 | 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) |

CLOSED MEETING*Refer to Public Excluded Agenda (separate document)***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.

MINUTES OF A MEETING OF THE WAIMAKARIRI DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBERS, 215 HIGH STREET, RANGIORA ON TUESDAY, 4 JULY 2023, COMMENCING 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), G Cleary (General Manager Utilities and Roading), C Brown (General Manager Community and Recreation), M Bacon (Development Planning Manager), D Young (Senior Engineering Advisor), K Straw (Civil Projects Team Lead), C Fahey (Water and Wastewater Asset Manager), D Roxborough (Implementation Project Manager – District Regeneration), T Allinson (Senior Policy Analyst, via Teams), S Nichols (Governance Manager) and A Smith (Governance Coordinator).

1. APOLOGIES

There were no apologies.

2. CONFLICTS OF INTEREST

Councillors Brine, Mealings and Deputy Mayor Atkinson declared a conflict of interest in item 7.1, Nomination of Councillor Greater Christchurch Spatial Plan Hearing Panel. Councillor Brine was the nominated Councillor to represent the Council on the Hearing panel, and Deputy Mayor Atkinson and Councillor Mealings are both members of the Hearing panel for the Waimakariri District Plan Review.

Deputy Mayor Atkinson declared a conflict of interest with Item 16.7, Contract 22/28 Tender Evaluation and Contract Award Report, in the public excluded part of the meeting, due to his role as Development Manager and as a Trustee of Kaiapoi Community Care and Employment Trust.

3. ACKNOWLEDGEMENTS

Mayor Gordon acknowledged the following significant contributors to the Waimakariri community:

- 3.1 Father John Adams, was previously the parish priest for St Peter Chanel Catholic Church in Waimakariri, was last week appointed as the Bishop of Palmerston North. This appointment was announced in Rome last week. Father Adams would be missed by parishioners in this community.
- 3.2 Congratulations were extended to the Rangiora Lions Club which celebrated its 60th anniversary. The long and dedicated service to the community by members of this Club was acknowledged.

4. CONFIRMATION OF MINUTES

4.1 Minutes of a meeting of the Waimakariri District Council held on Tuesday 6 June 2023

Moved: Councillors Williams

Seconded: Councillor Fulton

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 6 June 2023.

CARRIED

4.2 **Minutes of an extraordinary meeting of the Waimakariri District Council held on Tuesday 20 June 2023**

Moved: Councillor Cairns

Seconded: Deputy Mayor Atkinson

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 20 June 2023.

CARRIED

MATTERS ARISING (FROM MINUTES)

There were no matters arising.

5. DEPUTATIONS AND PRESENTATIONS

5.1 Oxford Dark Sky Group

Miles Dalton, Business Support Manager for Enterprise North Canterbury, provided an informative presentation on behalf of the Oxford Dark Sky Group. Apologies were extended from the group members who were unable to attend the Council meeting. This project underpinned the work of the Oxford Observatory in restoring and preserving the Oxford night sky. Preserving the environment would potentially have good economic outcomes. It was noted that the Group would not be requesting any funding in the upcoming Long-Term Plan. It was explained that the new LED lights which were being installed had a blue tinge which was bad for human health, the environment, for flora and fauna and not good for quality of life. The groups project supported using a different type of LED light, which was the same cost as those currently used. There would be no change for sports Clubs and any night time practices or games and businesses would still be able to have security lights. An economic study had been undertaken which suggested the Dark Sky Project would provide a \$1m boost to the Oxford economy per year and \$4.5m economic boost to the Waimakariri District, from higher visitor numbers and could result in increased employment opportunities. The project was not about cutting out light, but improving the lighting already there, and for lighting to have less of an impact on the environment over time. It was planned to have an international dark sky trail from Tekapo, Methven, Oxford and through to Kaikoura, which would be a great tourist attraction.

The process of getting accreditation as a Dark Sky area was already underway, and a public meeting was recently held in Oxford. In general, there was support for the concept though there were some businesses and sports clubs that had expressed some concern on the impact it may have.

On Saturday 12 August there would be an information evening for Councillors to attend at the Oxford Observatory. Invitations would be subsequently extended to the Mayor and Councillors.

Councillor Williams questioned the suggested economic benefits to the district of having a Dark Sky area and it was agreed that the Economists report would be circulated to members for their information. It was also suggested there would an additional 24 jobs generated in the tourism industry to support the increase in visitors to Oxford to visit the Dark Sky Project.

Following a question from Councillor Fulton, M Dalton said there was significant potential if the Dark Sky area was set up and coordinated with the different districts, which would be a major boost for Oxford. It was added that Christchurch NZ had indicated interest in providing some funding for promoting this attraction.

Mayor Gordon extended thanks to M Dalton for the presentation and was interested in learning more about the project at the Oxford Observatory information evening.

5.2 **Joe Holland**

J Holland spoke on Taumata Arowai (the water authority) and Agenda 2030. He noted that it was one year since he had first addressed the Council and he was motivated to speak up as he cared for the community's health.

Taumata Arowai

The website for Taumata Arowai stated that it was committed to ensuring all communities had access to safe drinking water. J Holland posed the question regarding how long had we not had access to safe drinking water and it was suggested that this group were wanting to take control. The origin of this group was the Havelock North Drinking Water Enquiry of August 2016. A person had died, and many more people were hospitalised because of drinking contaminated water. This appeared to have instilled fear and the need for Government to centralise control of our water. The enquiry into the Havelock North event found that there needed to be a regulatory authority for safe drinking water and J Holland asked did more regulation provide safe drinking water or could it be that communities could take more care for the benefit of everyone. J Holland referred to water in Waimakariri district, and asked why there was a continued need to treat water and why not protect water at the source. It was asked what had the Council done to protect water in its natural state and noted that he had asked previously how many people had been hurt here in Waimakariri from drinking contaminated water. The question was posed - what would be people's preference, to drink treated water, or natural. Mr Holland believed the Council needed to redirect its focus back on the people, and not money, and that there needed to be open and free dialogue with the people to re-establish trust.

Agenda 2030

J Holland questioned what Agenda 2030 meant and he read out the 17 Sustainable Development Goals that the United Nations introduced in 2015. The goal to end poverty was highlighted, noting that this had not been achieved and according to the World Bank, in 2020 the number of those living in extreme poverty had increased for the first time in 25 years (those living on \$1.25 or less per day). At the same time there had been an increase in extreme wealth since the pandemic began in one percentage of the world population. J Holland suggested that if this had been a real goal it would have been achieved years ago and believed it was just a play on words. The New Zealand Auditor-General stated in August 2021 that achieving the goals would need to include Central Government, indigenous people, and Local Government among other groups. The 2030 agenda emphasized the importance of involving Local Government. The Government had said to achieve the Sustainability Development Goals required involvement of local government and noted that there were 22 references to local government. J Holland looked forward to the Council providing full meanings of Sustainable Development Goals and having open and honest dialogue and debate with the Council in this respect. J Holland was disappointed that no Councillors had accepted an invitation to attend a recent public meeting to discuss this matter.

Councillor Brine asked if Mr Holland knew where the Rangiora water supply came from 20 years ago. J Holland refused to answer the question and indicated he would answer Councillor Brines question at a public meeting.

Councillor Blackie, though not disagreeing with some of J Hollands comments, asked how much influence and power to make change did he expect an individual Council like Waimakariri could make on this matter. J Holland responded that the Council just had to state one word - "no".

In response to a question from Councillor Redmond, J Holland said he spoke as an individual on this matter and did not represent any group. He was concerned about the direction of this community, the country, and the world as it was today.

Mayor Gordon thanked J Holland for his deputation but wished it to be recorded that Waimakariri District Council staff and Councillors all worked hard for their community, with absolute integrity, and he resisted any suggestion otherwise.

6. ADJOURNED BUSINESS

There was no adjourned business.

7. REPORTS

7.1 Nomination of Councillor Greater Christchurch Spatial Plan Hearing Panel – M Bacon (Development Planning Manager)

Having previously declared a conflict of interest, Deputy Mayor Atkinson, Councillor Mealings and Councillor Brine left the meeting during consideration of item 7.1.

M Bacon and K LaValley presented this report which sought the nomination of a Councillor to represent the Council on a hearings panel for the Greater Christchurch Spatial Plan Special Consultative Procedure process and to consider whether to pay remuneration to the nominated panel member.

M Bacon advised that submissions were open until 23 July 2023 and to date there had been 108 submissions received.

In response to a question from Councillor Williams on the selection of the Councillor for this hearing panel, Mayor Gordon advised he had recommended Councillor Brine as he was a trained Resource Consent Commissioner, and his experience would be beneficial for this hearing process. Mayor Gordon confirmed that the final decision was up to the Council.

There was discussion on the payment of remuneration for this hearing panel membership and Councillor Williams suggested having remuneration for being on this hearing panel was setting a precedent. Mayor Gordon responded that remuneration for hearing panel members had been agreed by the Greater Christchurch Partnership and the other Councils in the partnership.

Councillor Redmond asked what budget the remuneration would be coming from. M Bacon advised there was a Greater Christchurch Partnership budget that the funds would be coming from. This was not specifically for the Spatial Plan Hearings.

Following a question from Councillor Cairns, Mayor Gordon confirmed that Councillor Brine had previously been approached regarding this role and agreed to be part of this hearing panel and was fully aware of the time commitment. Leading up to the hearings, Councillor Brine would be having workshops with staff to ensure he was aware of all the issues.

Moved: Mayor Gordon

Seconded: Councillor Cairns

THAT the Council:

- (a) **Nominates** Councillor Brine to represent the Waimakariri District Council on the Greater Christchurch Spatial Plan hearings panel.
- (b) **Approves** the remuneration of Councillor Brine in relation to fees related to the Greater Christchurch Spatial Plan hearings in accordance with the Local Government Members (2023/24) Determination 2023.
- (c) **Notes** the Terms of Reference for the Greater Christchurch Spatial Plan attached as appendix (i) Trim no 230505064518 to this report.

CARRIED

Mayor Gordon said it was important that the Council had a qualified appointment for this panel, and acknowledged the years of experience that Councillor Brine offered this role.

Deputy Mayor Atkinson, Councillor Brine and Councillor Mealings returned to the meeting.

7.2 **Rangiora On-road Cycleway** – K Straw (Civil Projects Team Lead) and D Young (Senior Engineering Advisor)

D Young was present to consider this report, which sought a Council decision on a way forward with the on-road cycleway along Ashley Street, Ivory Street, Percival Street and Southbrook Road. The recommendation had options included, however it was noted that the staff recommendation was (a) (e), (f) and (g). D Young summarised the matter to date and advised there had been further consideration from Waka Kotahi on the matter of cycleways from when this matter was first discussed. It was clear that Waka Kotahi were now not favouring painted cycleways and had clearer support for separated cycleways. Staff had plans drawn up and Waka Kotahi had indicated that these would be in line with its plans, however this incurred a significant loss of car parking and also a shortfall of budget. It had been confirmed by Waka Kotahi that the Council could keep the full budget but to concentrate on the other three main cycleway projects in the district. A further report would come back as part of the LTP process.

D Young advised that there had been discussions with the Chairperson of the Rangiora-Ashley Community Board regarding this matter, who had indicated support for the option favoured by staff.

Councillor Ward expressed concern with the safety of cyclists on the Ivory Street/Northbrook Road intersection either as a separated cycleway, or as painted cycleways. D Young noted that the Council had a separate project planned for improvements to this corner, however this was likely to be four to five years in the future. It was confirmed that there would be a workshop with the Council to discuss matters further before a formal report was brought before the Council.

Following a question from Councillor Fulton, D Young advised that the Transport Choices funding was a one-off funding. This was a new brand to provide additional funding, and Waka Kotahi would see this as a strategic cycle funding bucket and agreed that this funding would still be available but would be for three projects.

Councillor Cairns noted that the proposed cycleway would improve connectivity in Rangiora and asked if there would be any improvements to the cycleway network in Williams Street, Kaiapoi to make them safer. D Young responded that from the many cycleway improvement projects considered, there were four choices put forward for Transport Choices Funding. It was suggested that in the next round of funding applications, outside of the Transport Choices Funding, could be the opportunity to promote the Williams Street cycleway.

Following a question from Councillor Mealings, D Young advised that Waka Kotahi had confirmed that there was no further Transport Choices Funding available (Waka Kotahi provided two thirds subsidy). Historically cycleways had been funded 50/50 between Waka Kotahi and the Council. Over the past three years, including the current year, the Waka Kotahi subsidy had been withdrawn, so any cycleways would now be funded 100% by the ratepayer. There was no certainty, however it was hoped that the 50/50 funding would be reintroduced in the next year.

Moved: Councillor Redmond

Seconded: Councillor Cairns

THAT the Council:

- (a) **Receives** Report No. 230619089921.
- (b) **Does not proceed** with a separated cycleway along Ashley Street, Ivory Street, Percival Street and Southbrook Road.
- (c) **Requests** that Waka Kōtahi reallocates the budget allocated for this project to offsetting predicted cost over-runs in the other three Strategic Cycleway projects.
- (d) **Requests** that staff provide a report on options to provide a Grade 3 cycleway along Ashley Street, Ivory Street, Percival Street and Southbrook Road to be considered as part of the 2024-34 LTP deliberations.

CARRIED

Councillor Redmond in supporting this motion, was hopeful that the Council would still receive the funding.

Councillor Cairns was in support of cycleways however agreed that losing 224 car parks would be untenable for the residents of the district.

Councillor Mealings supported this motion and was also hopeful that the funding would still be forthcoming.

Councillor Williams believed that the community should be more involved and consulted on this matter.

Mayor Gordon noted that this had been a difficult matter for staff, noting the impact of a separated cycleway and loss of so many car parks. He was disappointed with the inflexibility of Waka Kotahi however was pleased that the funding could be reallocated to other cycleway projects. Mayor Gordon noted the ongoing discussions required with KiwiRail for another cycle project and hoped there would be a positive outcome. Thanks were extended to staff for the ongoing work that had been undertaken with these cycleway projects for Waka Kotahi funding.

Councillor Fulton commented on the Transport Choices Funding and was pleased there was some flexibility with the use of this funding towards cycleways. He was in support of this motion and believed it was the best option.

In reply, Councillor Redmond responded that retrofitting cycleways was never easy. There were pros and cons set out in the report for both options and looked forward to discussions on how to deal with the Ashley/Ivory/Percival/Southbrook Road route.

7.3 **Turbidity issues at Oxford Rural No. 1 Water Supply** – C Fahey (Water and Wastewater Asset Manager)

C Fahey and G Cleary presented this report which sought Council approval for unplanned emergency works for the Oxford Rural No. 1 water supply, which required \$120,000 additional budget. This work was already underway and was necessary to ensure there was an operational backup supply available and that it was compliant with the new Drinking Water Quality Assurance Rules (DWQAR).

The report also sought approval to bring forward budget allocated for the installation of a second well at McPhedrons Road WTP from the 2024/25 and 2025/26 years to 2023/24 (\$300,000) and 2024/25 (\$300,000). This would ensure that it was compliant with the new Drinking Water Quality Assurance Rules.

With the current turbidity issues at the McPhedrons Road site indicated that there was an issue with the water quality there and there would need to be a Boiled Water notice issued. G Cleary reinforced the comments from C Fahey, including that it was essential that the Council brought forward the budget for this new well.

Councillor Brine asked how confident staff were for securing a new water supply with investing the \$600,000 of the second McPhedrons Road site. G Cleary said there may be an issue with getting Resource Consent for this well, and there was no assurance that the well would produce good water.

Councillor Blackie asked if having the second well located near the first well, would there be the same turbidity issues that were currently being experienced. In response, G Cleary said the best option for success was to have a well that was relatively close to the current well and of the same depth. This did not necessarily mean there would be the same problems and it was noted that there could be turbidity issues with any aquifer. Staff believed it was most likely that the current turbidity issues were localised around the old well with the new well not having similar issues. Once the second well was operational, the first well would be taken offline for re-development. Staff had discussions with local farmers who had wells of similar depths on their properties, gaining information on how much development they had undertaken on their wells.

Moved: Councillor Ward

Seconded: Councillor Williams

THAT the Council:

- (a) **Receives** Report No. TRIM 230621092693.
- (b) **Approves** an additional budget of \$120,000 under the Oxford Rural No.1 water supply account for unplanned emergency works on the Rockford Road River Intake and the Rockford Road Deep Well sites.
- (c) **Notes** that these works were required to make the emergency and backup sources operational and to ensure that they would be compliant with the new Drinking Water Quality Assurance Rules (DWQAR).
- (d) **Approves** bringing forward the existing capital budgets of \$600,000 that had been allocated for the installation of a second well at McPhedrons Road WTP in 2024/25 (\$10,000) and 2025/26 (\$590,000), to 2023/24 (\$300,000) and 2024/25 (\$300,000).
- (e) **Notes** that of the \$600,000 allocated for the installation of the second well, \$300,000 would be spent in 2023/24 on well consenting, well drilling and well development works. The remainder \$300,000 would be spent in 2024/25 on well pump installation and connecting to the McPhedrons Road Water Treatment Plant.
- (f) **Notes** that the second well at McPhedrons Road was expected to be operational in late 2024 which would enable the existing McPhedrons Well to be taken offline for re-development.
- (g) **Notes** that the rating implication of the additional \$120,000 budget would increase the Oxford Rural No.1 water rate by 1.1% or by \$9.65 for a standard two unit connection, from \$909.20 to \$918.85, from July 2024.
- (h) **Notes** that the maintenance budgets for the Oxford Rural No. 1 water supply would likely be overspent in 2022/23 and 2023/24 due to additional unplanned works required to bring the secondary Rockford Road Deep Well back in service as a secondary well source and to make Rockford Road River Intake operational.
- (i) **Circulates** this report to the Oxford-Ohoka Community Board for their information.

CARRIED

Councillor Ward said it was important to have good clean water supply and future proof it for the Oxford residents.

Councillor Williams commented on the good drinking water supplies that the Council provided and suggested that the Council could inform the public of the causes of turbidity.

Councillor Brine noted that previously Rangiora township was supplied with water from three 15 metre wells from the Ashley River. When the river flooded, this caused brown water to come through the pipes and there was no protection. A replacement water supply was sourced for Rangiora, piped from Kaiapoi wells, at a cost of \$16m, which Councillor Brine believed was money well spent and provided the town with a good clean water supply. Councillor Brine supported the motion relating to the supply of a safe, clean, reliable drinking water supply.

Councillor Mealings supported this motion and hoped that this would provide Oxford with a secure water supply into the future.

Councillor Fulton also supported this motion, noting the importance of Council providing a safe, reliable drinking water supply.

G Cleary noted that there had been an event with high turbidity on the well on a recent night, which highlighted the importance for both items of work that approval was requested for today. During this time, it was important that the Council issue the boiling water notice and though there was no contamination detected in any of the sampling during this high turbidity event, the water still did not meet the Drinking Water Standards.

Mayor Gordon vacated the Chair at this time and departed the meeting, with Deputy Mayor Atkinson assuming the Chair. The meeting continued.

7.4 **Huria Reserve Heritage and Mahinga Kai Area Statement of Intent for 2023-24 – D Roxborough (Implementation Project Manager – District Regeneration)**

D Roxborough and C Brown were present for consideration of this report which sought Council approval of the Statement of Intent Proposed by Te Kohaka o Tuhaitara Trust for the 2023/24 financial year for the Huria Reserve Heritage and Mahinga Kai development and authorise staff to transfer a portion of the 2023/24 year budget to the Trust. This was in the Kaiapoi South Regeneration area and was in line with previous proposals on how the project would be implemented. This would be the first year that the Council had transferred the funds to the Trust and funds would be transferred in coming years.

Councillor Williams asked what the implications would be of not transferring these funds this year, suggesting that there were more essential areas of work that the Council could be funding, during these challenging financial times for the community. C Brown noted that this was a budget item that had been identified through the Long Term Plan, and there would need to be a Council decision for any change. The impact would be that the planting would not take place and the progress with the reserve would not move forward.

Following a question from Councillor Fulton, C Brown confirmed that this project was part of the Earthquake Regeneration Project and the funds form a significant part of the money left in the earthquake recovery budget.

Moved: Councillor Blackie

Seconded: Deputy Mayor Atkinson

THAT the Council:

- (a) **Receives** Report No. 230619090949.
- (b) **Approves** the Statement of Intent prepared by Te Kōhaka o Tūhaitara Trust for the Huria Reserve Heritage and Mahinga Kai reserve for the 2023/24 financial year.
- (c) **Notes** that the project is now over two years into physical implementation works and at the time of writing this report the forecast expenditure as at the end of the 2022/23 year was \$721,000, which was in line with current year-to-date budget of \$721,540; and this expenditure was made directly by WDC to suppliers. The project had overall approximate \$1.8m budget with approximately \$1.1m forecast remaining at the end of this financial year.
- (d) **Approves** staff transferring the 2023/24 year budget of \$390,000 (rounded figure) from the project ledger to the Te Kōhaka o Tūhaitara Trust bank account, for the purposes of their implementation of the project over the coming financial year; noting that this was within the existing 2023/24 year budget allowance of \$397,940, and in line with the Council's previously approved approach to delivery of the Heritage and Mahinga Kai project and the lease terms.
- (e) **Notes** that future years Statement of intent and Accountability reports would be submitted to the Audit and Risk Committee, for the staged transfer of the forecast remaining Regeneration Activity budgets for the Heritage and Mahinga Kai project, and that this provision was included in the previously approved terms of the lease (subject to ongoing ratification of future years spend in future Annual Plan processes).

- (f) **Notes** that a Waimakariri District Council staff member was retained on the Joint Working Group and part of that responsibility was to assist with the monitoring of progress and expenditure of the transferred project budget in accordance with the Statement of Intent and the Terms of Reference for the Joint Working Group.
- (g) **Circulates** this report to the Kaiapoi-Tuahiwi Community Board.
- (h) **Circulates** this report to the Mahi Tahi Joint Development Committee.

CARRIED

Councillor Blackie suggested that this would be a seamless transfer of funds and control of this Reserve, noting that the funding was ring fenced for Huria Reserve and could not be used by Te Kohaka Trust on any other areas. The newly appointed Te Kohaka Trust manager would manage the planting and management of the Reserve.

Deputy Mayor Atkinson said the progress with this project had already progressed and encouraged members to visit the site and see the work that had already been undertaken. This was an important area for the wellbeing of people who used to live in the area who were displaced and people who wanted to see change on the land that was red zoned. This was also an important part of the healing of the Kaiapoi community after the impacts of the earthquakes and should not be delayed. Deputy Mayor Atkinson encouraged all members to support this motion.

Councillor Williams supported this motion however suggested that there could be other sources of funding to purchase the supply of trees to plant in the area (similar to the Honda Forest), rather than solely using ratepayers funds. Councillor Williams reinforced his earlier comment suggesting that this matter be held over. Councillor Blackie responded that the newly appointed Trust Manager was working on sourcing funds for these plantings, at this stage not through large commercial operators, but through schools and other sources.

7.5 **Draft Community Outcomes for Public Consultation** – T Allinson (Senior Policy Analyst)

S Hart and T Allinson presented this report to the Council (via Teams), and sought the approval for the draft community outcomes and indicators going out for public consultation. The Council was also asked to appoint members to a hearing panel to hear submissions to the draft community outcomes and provide recommendations to the Council.

There were no questions.

Moved: Councillor Redmond Seconded: Councillor Williams

THAT the Council:

- (a) **Receives** Report No. 230620091156.
- (b) **Approves** the draft community outcomes and indicators (TRIM No. 230620091150) going out for public consultation.
- (c) **Appoints** Councillors Ward (as Long-term Plan Portfolio Holder), Councillor Redmond, and Councillor Goldsworthy to the Hearing Panel to hear any submissions to the draft community outcomes and provide recommendations to the Council on any further amendments to the statements and their indicators because of feedback received.
- (d) **Circulates** this report to the Community Boards for their information.
- (e) **Notes** that officers would seek to work with Te Ngāi Tūāhuriri representatives to get their feedback on the draft community outcomes and that there may be targeted indicator statements resulting from that process which would be tabled with the Council at the meeting.

CARRIED

The meeting considered Item 9.1 through to 13.7 at this time.

Following adjournment at 2.55pm, the meeting reconvened at 3.18pm, when Mayor Gordon rejoined the meeting and assumed the Chair.

SUPPLEMENTARY AGENDA ITEMS

7.6 Submission Waka Kotahi Bilingual Signage Consultation – T Allinson (Senior Policy Analyst) and A Mace-Cochrane (Transportation Engineer)

S Hart and T Allinson (via Teams) were present for consideration of this report in relation to receiving the submission on the Waka Kotahi Bilingual Signage Consultation. To meet the Waka Kotahi/New Zealand Transport Agency timeframes (the submission closing deadline was 30 June 2023), which did not allow time to be received at a formal Council meeting prior to that date. The submission had been discussed with Councillors at a workshop on 13 June and the draft submission was also made available to Councillors to review prior to it being lodged.

The report was taken as read and there were no questions from members.

Moved: Councillor Williams

Seconded: Councillor Ward

THAT the Council:

- (a) **Receives** Report No. 230615088538.
- (b) **Ratifies and approves** the submission on the amendment of Waka Kotahi's Land Transport Rule on Traffic Control Devices (Bilingual Signs).
- (c) **Circulates** the report and attached submission to the community boards for their information.

CARRIED

7.7 Submission to the Water Services Entities Amendment Bill – T Allinson (Senior Policy Analyst)

T Allinson presented this report (remotely via Teams) which provided the Council with the basis for a submission to the Water Services Entities Amendment Bill. It was noted the short notice that was allowed for lodging a submission for this Bill.

T Allinson said there had been some minor alterations since the version was circulated to members yesterday. The submission had also been circulated to Malcolm Alexander for comment.

Councillor Fulton queried the sometimes limited time allowed for lodging submissions. S Hart referred to this submission process (four-week submission period) and that for the Bilingual Signage consultation (under two week submission period), to digest the suggested changes, consult with the Council, draft a submission, circulate to Councillors, make amendments and then submit were extraordinarily tight timeframes for what was complex legislation. It was noted that if there was a short timeframe for a particular submission process, this would be highlighted as part of the Council's submission, pointing out that the Council believed there was not enough time allowed for the submission to be processed.

It was confirmed that the Council's submission would be presented in person at the hearing.

Moved: Councillor Ward

Seconded: Councillor Redmond

THAT the Council:

- (a) **Receives** Report No. 230630097977.

- (b) **Approves** staff to develop a final draft submission on the Water Services Entities Amendment Bill, covering the matters identified in the report, the reports attachments and other matters raised by the Council.
- (c) **Indicates** that the Council representatives would appear before the Select Committee to present Council's submission at the hearings.
- (d) **Delegates** authority to the Mayor and Chief Executive to approve a final amendment to the Council's submission before being lodged with the Select Committee by 5 July 2023.
- (e) **Notes** that a copy of the final submissions would be provided to the Council for formal receipt at its meeting scheduled for 1 August 2023.
- (f) **Circulates** the submission to community boards for their information.

CARRIED

Mayor Gordon and Councillors thanked staff for the submission which was written in the limited time allowed for lodging a submission.

7.8 **Elected Member Remuneration and Expenses Policy – S Nichols (Governance Manager)**

S Nichols presented this report advising of the current determination of the Remuneration Authority for the 1 July 2023 to 30 June 2024 financial year, for elected members remuneration and expenses. There was no change to the remuneration set for the Mayor, Deputy Mayor and Councillors for this period, and a 4% increase for the Community Board members remuneration. Approval was also sought for the updates to the Elected Members Expenses Policy which reflected the increases in the mileage allowance payable to a member for eligible travel. There were no other changes recommended for the policy at this time.

There were no questions.

Moved: Deputy Mayor Atkinson Seconded: Councillor Redmond

THAT the Council:

- (a) **Receives** Report No. 230630098525.
- (b) **Notes** the remuneration was set by the Remuneration Authority for Waimakariri Mayor, Councillors and Community Board members from 1 July 2023 to 30 June 2024 as follows:

| | Oct 2022 to June 2023 | 1 July 2023 to 30 June 2024 |
|---|--------------------------|--------------------------------|
| Mayor | \$146,838 | \$146,838 |
| Deputy Mayor | \$69,373 | \$69,373 |
| Councillor (with portfolio and chairing responsibilities) | \$53,986 | \$53,986 |
| Kaiapoi-Tuahiwi Community Board Chair | \$17,991 | \$18,710 |
| Kaiapoi-Tuahiwi Community Board | \$8,995 | \$9,355 |
| Oxford-Ohoka Community Board Chair | \$16,949 | \$17,627 |
| Oxford-Ohoka Community Board | \$8,475 | \$8,813 |
| Rangiora-Ashley Community Board Chair | \$23,206 | \$24,134 |
| Rangiora-Ashley Community Board | \$11,603 | \$12,067 |
| Woodend-Sefton Community Board Chair | \$14,863 | \$15,457 |
| Woodend-Sefton Community Board | \$7,431 | \$7,729 |

- (c) **Notes** there was sufficient Governance budget to cover the increase in remuneration cost.
- (d) **Approves** the Elected Member Expenses Policy to 30 June 2024.
- (e) **Circulates** a copy of this report and the approved Expenses Policy to all Community Boards for their reference.

CARRIED

8. MATTERS REFERRED FROM COMMITTEES AND COMMUNITY BOARDS

There were no matters referred.

9. HEALTH, SAFETY AND WELLBEING

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

J Millward presented the report which provided an update on Health, Safety and Wellbeing matters for the month.

There were no questions.

Moved: Councillor Williams Seconded: Councillor Ward

THAT the Council:

- (a) **Receives** Report No 230621092371.
- (b) **Notes** that there were no notifiable incidents during June 2023. The organisation was, so far as 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 Community and Recreation Committee meeting of 23 May 2023

10.2 Minutes of a meeting of the Audit and Risk Committee meeting of 13 June 2023

Moved: Councillor Ward Seconded: Councillor Mealings

THAT Items 10.1 to 10.2 be received information.

CARRIED

11. COMMUNITY BOARD MINUTES FOR INFORMATION

11.1 Minutes of the Rangiora-Ashley Community Board meeting of 10 May 2023

11.2 Minutes of the Oxford-Ohoka Community Board meeting of 7 June 2023

11.3 Minutes of the Woodend-Sefton Community Board meeting of 12 June 2023

11.4 Minutes of the Rangiora-Ashley Community Board meeting of 14 June 2023

Moved: Councillor Ward Seconded: Councillor Mealings

THAT Items 11.1 to 11.4 be received for information.

CARRIED

12 CORRESPONDANCE

(The petition was circulated separately to Councillors)

Moved: Councillor Mealings

Seconded: Councillor Fulton

THAT the Council:

- (a) **Receives** the petition from residents regarding Opposition to Landfill RC215276 Woodstock Quarries Landfill.
- (b) **Requests** staff forward a copy of the petition to Environment Canterbury who were considering the Resource Consent.
- (c) **Circulate** a copy of this petition to the Oxford-Ohoka Community Board.

CARRIED

Councillor Mealings and Councillor Fulton both commented on the widespread feeling of opposition to the proposed Woodstock Quarries landfill and commended the work of those who secured all the signatures on this petition.

13. COUNCIL PORTFOLIO UPDATES

- 13.1 **Iwi Relationships** – Mayor Dan Gordon
Mayor Gordon was not present at the meeting at this time.
- 13.2 **Greater Christchurch Partnership Update** – Mayor Dan Gordon
Deputy Mayor Atkinson noted that the next meeting of the GCP was to be held in the coming week.
- 13.3 **Government Reforms** – Mayor Dan Gordon
Mayor Gordon was not present at the meeting at this time.
- 13.4 **Canterbury Water Management Strategy** – Councillor Tim Fulton
Councillor Fulton advised there had been a meeting of the Zone Committee the day before, with an update provided by Brent Walton from Waimakariri Irrigation Ltd on the Wrights Road Water Storage facility. It was hoped to have the terms of the contract settled within the next few weeks and construction scheduled to commence in December 2023. Shareholders had come to the realisation that to meet the environmental regulations in place now, there was a need to have a good water supply and for this water storage facility to be in place. There was also discussion on the role of the Zone Committee in feeding into the National Freshwater Policy Statement and Environmental Plans. This was a direction from the Government and would have impact on Plan Change 7. Workshops would need to be held to discuss these Environmental Plans and the impact on landowners.
- 13.5 **Climate Change and Sustainability** – Councillor Niki Mealings
Councillor Mealings commented on the figures from the Customer Satisfaction Survey which indicated that a high percentage of respondents supported the importance of the Council addressing climate change issues and a high percentage of respondents thought it was important for the Council to encourage sustainability. It had highlighted the importance of imbedding the climate change considerations into the Councils Long Term Plan and it was no longer sufficient to consider it an add on. Councils needed to consider climate change and sustainability when new infrastructure was installed. Audit processes would request the Council to address this and Council needed to have an understanding of the risks involved.

Councillor Mealings had recently attended her first meeting of the triennium, as Council representative, of the Northern Biosecurity Advisory Group. Chilean needle grass and nassella tussock were main issues discussed. These were more of an issue in the Hurunui district, with not significant occurrences here in Waimakariri. It was noted at the meeting that the presence of nassella tussock was more significant now than it had been for several years. Councillor Fulton observed that he would be interested to know if there were other issues of pest control and biosecurity that were being dealt with, apart from nassella tussock and Chilean needle grass.

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

Deputy Mayor Atkinson advised that the Council had received a request to attend a Trade Expo in China by the sister city Enshu. The invitation was respectfully declined as it was not considered an appropriate time to attend.

The Zoom meeting with the Passchendaele counterparts in Belgium was scheduled to take place on 4 August.

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

A meeting of the Property Portfolio Working Group was held the previous day and the Rangiora Fire Brigade's request for the extension of their premises onto adjoining land was discussed. It was confirmed that there would be a Council workshop to discuss this matter further. Land in Atkinson Lane in Pegasus which was owned by the Golf Club, had recently been on the market, with no interest shown. The Council had easements over the land. This matter would require further discussion. One of the Otaki Street properties had sold, with price negotiation on the second one being undertaken. The Ohoka Road property had sold and there would be two other Ohoka Road properties that would be coming up for sale soon.

The meeting adjourned at 2.55pm and reconvened at 3.18pm, when Mayor Gordon resumed the Chair of the meeting and the Supplementary Agenda items were considered (commencing with Agenda Item 7.6). The minutes were recorded as in the order of the Agenda.

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: Councillor Ward

Seconded: Councillor Cairns

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 6 June 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 | Authorisation to approach additional landowner – New Gravel Quarry location | 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) |
| 16.3 | Council Contribution Towards Linking Charles Upham and Huntingdon Drives | 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 | Rangiora Bunnings Site – Prospective Future usage and Land Swaps | Good reason to withhold exists under section 7 | To maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to members or officers or employees of Council, and to enable Council holding the information to carry on, without prejudice or disadvantage, negotiations as per LGOIMA section 7 (2) (f)(i) and (i). |
| 16.5 | Proposed Sale of 198 Swannanoa Road, Fernside | Good reason to withhold exists under section 7 | To maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to members or officers or employees of Council, and to enable Council holding the information to carry on, without prejudice or disadvantage, negotiations as per section 7 (2) (f)(i) and (i). |
| 16.6 | Proposed Sale of 7 Adian Way, Loburn | Good reason to withhold exists under section 7 | To maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to members or officers or employees of Council, and to enable Council holding the information to carry on, without prejudice or disadvantage, negotiations as per section 7 (2) (f)(i) and (i). |
| 16.7 | Contract 22/28 Graffiti Abatement -Maintenance: Tender Evaluation and Contract Award Report | 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)(h) |

CARRIED

CLOSED MEETING

The public excluded portion of the meeting commenced at 3.38pm and concluded at 5.00pm.

Recommendation to Resume in Open Meeting

Moved: Councillor Blackie

Seconded: Councillor Goldsworthy

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

CARRIED

OPEN MEETING

17. **NEXT MEETING**

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

There being no further business, the meeting closed at 5.01pm.

CONFIRMED

Chairperson
Mayor Dan Gordon

Date

WAIMAKARIRI DISTRICT COUNCIL

REPORT FOR DECISION

FILE NO and TRIM NO: RDG-08-11-09/230718107577

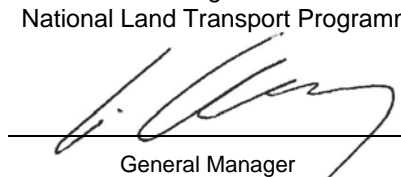
REPORT TO: WAIMAKARIRI DISTRICT COUNCIL

DATE OF MEETING: 1st August 2023

AUTHOR(S): Joanne McBride, Roading and Transport Manager
Don Young, Senior Engineering Assistant

SUBJECT: Inclusion of Rangiora Eastern Link and Skewbridge in the draft 2024-27 National Land Transport Programme

ENDORSED BY:
(for Reports to Council,
Committees or Boards)



General Manager



Chief Executive

1. SUMMARY

- 1.1. This report is to seek direction from the Council on how best to include the Rangiora Eastern Link (REL) and Skewbridge Road Bridge (Skewbridge) into the Council's draft 2024-27 National Land Transport Programme (NLTP).
- 1.2. Every three years, the Council prepares a draft NLTP of its intended works that it intends to carry out over the next three years, where it is requesting subsidy from Waka Kōtahi. This year, the draft NLTP requires submitting by 31st August 2023.
- 1.3. In order to ensure alignment with the Council, staff presented a PowerPoint presentation to a Council workshop on Tuesday 11th July 2023. At the workshop, the councillors requested that both the REL and Skewbridge be included in the draft NLTP, indicating that they wished to signal to Waka Kōtahi that the Council requested subsidy to construct both of these projects within the next three years.
- 1.4. The current situation is that the Council resolved as part of the 2023/24 Annual Plan deliberations to budget the following amounts for the two projects:
 - 1.4.1. Skewbridge:
 - 1.4.1.1. 2028/29 - \$500,000
 - 1.4.1.2. 2029/30 - \$4,500,000
 - 1.4.1.3. 2030/31 - \$6,000,000
 - 1.4.2. Rangiora eastern Link
 - 1.4.2.1. 2028/29 - \$100,000
 - 1.4.2.2. 2029/30 - \$17,450,000
 - 1.4.2.3. 2030/31 - \$17,450,000
- 1.5. As a result of this request, the staff have prepared a realistic/optimistic timeframe for the tasks required to give effect to the construction of these projects, and these indicative timeframes are included as Attachments 1) and 2). These timeframes would suggest that the construction of the projects cannot be carried out in the three-year period of the NLTP.

- 1.6. However, if the Council agrees, the budgets for investigating, designing, consenting, and tendering the work can be included in the NLTP (and then subsequently into the Councils 2024-34 LTP).
- 1.7. The outcome of the changed timeframe would be advancing the opening of Skewbridge forward from June 2031 (as signalled in the 2023/24 Annual Plan) to June 2028 (3 years) and the opening of the Rangiora eastern link forward from June 2031 to June 2030 (1 year).
- 1.8. It is worth noting that under the current Waka Kōtahi criteria, receiving subsidy for either of the projects is very unlikely. However, this will be formally advised by Waka Kōtahi after considering the draft NLTP, and the Council can then make the appropriate decisions regarding the funding and timing of the works.

Attachments:

- i. Skewbridge replacement – accelerated timeline (Trim 230719108921)
- ii. Rangiora Eastern Link REL – accelerated timeline (Trim 230719108924)

2. **RECOMMENDATION**

THAT the Council:

- (a) **Receives** Report No. 230718107577.
- (b) **Instructs** staff to implement the programme as indicated in attachment 1 (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) **Instructs** staff to implement the programme as indicated in attachment 2 (230719108924) for the implementation of the Rangiora Eastern Link.
- (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 the outcome of the changed timeframe would be advancing the opening of Skewbridge forward from June 2031 to June 2028 (3 years) and the opening of the Rangiora Eastern Link forward from June 2031 to June 2030 (1 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), but would be relatively minimal over the

next 25 years (as the projects are already included in the Councils budgets for the loan to be re-paid over the next 25 years).

- (j) **Notes** that the above budgets assume that there is no Waka Kōtahi subsidy or external budget, that there is no inflation allowance, and that the growth component of the costs will be as previously resolved by the Council.
- (k) **Notes** that the budgets for both projects will 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 Council meeting, on options for resourcing the works, and any additional budgetary implications.

3. **BACKGROUND**

- 3.1. The Council has previously carried out a Business Case for replacing the Skewbridge. At that time, there was insufficient economic justification for Waka Kōtahi to support the project. Instead, small repairs to the concrete superstructure, and flashing warning lights will have further improved the bridge from a structural and a safety perspective, therefore making the economic case more difficult.
- 3.2. However, the bridge continues to be a concern to ratepayers, and the Council has requested that staff consider the inclusion of this project in the upcoming draft NLTP, to be constructed between July 2024 and June 2027. In order to assist with this discussion, staff have prepared a very preliminary estimate of time and cost is attached as Attachment 1.
- 3.3. With regard to the Rangiora Eastern Link, the Council has resolved to place designations over the underlying land, and so these designations have been included in the proposed District Plan (PDP). Several assessments of various effects on neighbours and the environment (such as noise, ecology, drainage, etc) have been prepared to support the designations.
- 3.4. These designations (along with all other matters in the PDP) will be considered by independent commissioners approximately March 2024. A decision is expected within the next 12-18 months after that.
- 3.5. In the meantime, as above, the Council has requested that staff consider the inclusion of this project in the draft 2024-27 NLTP, for construction between July 2024 and June 2027. Again, staff have prepared a very preliminary estimate of time and cost is attached as Attachment 2.

4. **ISSUES AND OPTIONS**

- 4.1. **Skewbridge**
- 4.2. The staff have prepared a programme (Attachment 1) that allows for the following key milestones:
 - 4.2.1. Funding and business case – by Quarter 2 2024/25
 - 4.2.2. Investigations and concept – by Quarter 2 2024/25
 - 4.2.3. Land Purchase – by Quarter 1 2025/26
 - 4.2.4. Preliminary design – by Quarter 3 2025/26
 - 4.2.5. Consenting – by Quarter 2 2026/27
 - 4.2.6. Detailed Design and Tender - by Quarter 4 2026/27
 - 4.2.7. Construction – by Quarter 2 2027/28
 - 4.2.8. Legalisation and vesting - by Quarter 4 2027/28

- 4.3. This programme does not meet the request of the Council – however it is a realistic programme given where the Council is in terms of progress towards this construction. It also recognises resourcing issues, in terms of the current work programme in front of staff. It is worth noting that this programme would achieve two important milestones that will be of interest to the Council.
- 4.3.1. Concept design, land purchase, consenting and detailed design all completed in time for construction to occur at the start of the next NLTP round (i.e. 2027-30)
- 4.3.2. Bridge opening within 5 years to generally match the expected increase in traffic from additional growth.
- 4.4. It is noted that the programme is not overly conservative and allows for a number of activities to happen consecutively. It is also noted that there remain a wide range of risks to achieving this programme that have yet to be fully considered or mitigated.
- 4.5. **Rangiora Eastern Link.**
- 4.6. The staff have prepared a programme (Attachment 2) that allows for the following key milestones:
- 4.6.1. Designations – by Quarter 3 2024/25
- 4.6.2. Funding and business case – by Quarter 2 2024/25
- 4.6.3. Investigations and concept – by Quarter 4 2024/25
- 4.6.4. Land Purchase – by Quarter 3 2025/26
- 4.6.5. Preliminary design – by Quarter 1 2026/27
- 4.6.6. Consenting – by Quarter 1 2027/28
- 4.6.7. Detailed Design and Tender - by Quarter 1 2028/29
- 4.6.8. Construction – by Quarter 2 2029/30
- 4.6.9. Legalisation and vesting - by Quarter 4 2029/30
- 4.7. This programme also does not meet the request of the Council. However, this is a significant project with multiple elements. There are still a number of key decisions to be made in conjunction with third parties, including:
- 4.7.1. the alignment past Sparks Lane with its difficult ecological balance (which will involve Ngai Tūāhuriri),
- 4.7.2. the alignment through the Sparks land (which requires close coordination with the Sparks as they consider their development objectives)
- 4.7.3. and detailed discussions and agreements about the roundabout and connection to Southbrook with Waka Kōtahi (state highway division), KiwiRail, and Luisetti.
- 4.8. In addition, the consenting issues, the land negotiations, and the detailed design of a bridge, several intersections, at least one underpass, and considerable drainage infrastructure will all take time.
- 4.9. It should be noted that the programme does not rely on either the designation decisions or closing out the business case and funding steps before progressing, but instead has those happening in parallel. It is however realistic about how much can be achieved in the current 2023/24 year, given an already full programme of works.
- 4.10. The programme as submitted will achieve the following key milestones:
- 4.10.1. A preliminary estimate and funding decisions in time to inform the 2027-30 NLTP.

- 4.10.2. Starting construction within a 5-year window, so that residents can see tangible progress.
- 4.10.3. Completion of construction within the 2027-30 NLTP.
- 4.10.4. Opening of the road within 6-7 years, which will be in time to assist with the increased traffic from Belmore subdivision.
- 4.11. **Options to accelerate programme further.**
- 4.12. *Dedicated Team*
- 4.13. In order to advance these two projects, the Council could appoint additional resources to be specifically appointed to administer the projects. For this to have a meaningful effect, it would need to be a similar team to that appointed to administer the Shovel ready projects. In practice, this would comprise a Senior Project Manager, two technical staff and an administration person. Note that the projects would still need to appoint external specialists in areas such as economic assessments, consenting, surveying, traffic design, and structural design.
- 4.14. If such a dedicated team was appointed within the next six months, then this could reduce the timeframe for Skewbridge by 1 years, and REL by 1-2 years.
- 4.15. The additional cost for this option could be in the order of \$400,000 per year in salary alone. Adding on additional running costs may make this more like \$500,000 per year. Given the reduction in timeframe of (assuming reduction of two years, from seven years to five years) this could be in the order of an additional \$2.5mill.
- 4.16. Given the workload of the existing staff with the suitable skills to manage these projects, this option is recommended, but not included in the current timeframe or costs.
- 4.17. However, reconsideration of the timeframe and estimates would need to occur in more detail if the Council chose this option.
- 4.18. *Parallel more of the process*
- 4.19. The Council could instruct the staff to advance some steps and take the risk of those decisions being less targeted.
 - 4.19.1. It may be possible to carve 12 months out of the programme by bringing forward the land purchase in parallel to the concept design. However, this will lead to the Council buying a full 60m corridor, while only needing (say) 30m, and therefore trying to sell small triangles back to the underlying landowner once the design or construction was completed.
 - 4.19.2. It may be possible to carve out another 12 months by completing Preliminary design and consenting consecutively. However, this would be very ambitious, and would probably lead to delays in the consenting process, as specific queries were not able to be answered due to the lack of design consideration.
- 4.20. Due to the inefficiencies, additional costs, and risks, this option is not recommended.
- 4.21. *Complete a package of work earlier.*
- 4.22. The Council could instruct staff to aim for construction of (say) the southern section on Council property earlier. This would still be challenging due to the negotiations required with KiwiRail, Luisettis and Waka Kōtahi. It also would not achieve the desired outcome (i.e. taking traffic away from Southbrook Rd) any earlier, as this won't happen until the full

link road is constructed. However, it may assist from a community perception issue as progress towards the final goal will be more visible.

- 4.23. Due to the lack of real benefits, this option is not recommended.

Implications for Community Wellbeing

There are implications on community wellbeing by the issues and options that are the subject matter of this report. There are safety concerns regarding Skewbridge will be assisted by the works. There is considerable concern about existing and future congestion on Southbrook Rd which will be eased by the REL being constructed.

- 4.24. The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū are likely to be affected by or have an interest in the subject matter of this report. In particular the approach to the protection of “Koura Creek” off Northbrook rd has already been signalled as a major issue that will need careful consideration. In addition, appropriate management of the Northbrook Stream bridge crossing, the Skewbridge effect on the waterway, and general stormwater management will also be of considerable interest.

5.2. Groups and Organisations

There are groups and organisations likely to be affected by, or to have an interest in the subject matter of this report. In particular these include Ngai Tūāhuriri, ECan, Waka Kotahi, KiwiRail, underlying and neighbouring landowners, new and existing residents affected by the projects, and the travelling public.

5.3. Wider Community

The wider community is likely to be affected by, or to have an interest in the subject matter of this report. Ratepayers will be affected by the significant effect on rates, and all road users in the District will be affected by the traffic effects.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

There are financial implications of the decisions sought by this report.

Both Skewbridge and REL are currently included in the council's LTP, but there are in the outer years. If these recommendations are passed, then budgets will be included as follows:

Skewbridge:

- 2023/24 – additional unbudgeted spend of \$200,000.
- 2024/25 – required budget - \$180,000.
- 2025/26 – required budget - \$1,220,000.
- 2026/27 – required budget - \$400,000.
- 2027/28 – required budget – \$10,150,000.
- 2028/29 - required budget - \$50,000.
- **Total – required budget - \$12,200,000.**

Rangiora Eastern Link:

- 2023/24 – additional unbudgeted spend of \$200,000.
- 2024/25 – required budget - \$375,000.
- 2025/26 – required budget - \$2,700,000.
- 2026/27 – required budget - \$325,000.

- 2027/28 – required budget – \$550,000.
- 2028/29 - required budget - \$15,500,000.
- 2029/29 - required budget - \$15,600,000.
- **Total – required budget - \$35,250,000.**

Notes

- These budgets have not been reassessed from those earlier advised. This would need doing before the LTP was discussed.
- The budgets have not been adjusted for inflation but are in today's dollars.
- These budgets do not include the cost of a dedicated project team.

The rating effect of the implementation of these budgets in accordance with the recommended programmes has been assessed and would be approximately \$2,000,000 in additional rates over the next 10 years (due to advancing the works) but would balance out and therefore be relatively minimal over the next 25 years (as the projects are already included in the Councils budgets for the loan to be re-paid over the next 25 years).

In particular, the roading rate would be higher by \$26 in year 1, \$46 in year 2, \$154 in year 3, \$200 in year 4, \$242 in year 5, \$842 in year 6 and \$702 in year 7. This is followed by reductions of \$76 in year 8 and \$77 in year 9, as the already budgeted amounts start to take effect. Note these increases have not been smoothed and this would be considered in more detail if the proposal was supported.

Note that this assumes no Waka Kōtahi funding, and no external source funding. The former is unlikely given the current direction from Central government, noting that there is no guarantee that a change in direction would result in funding, as at this stage an adequate business case has not been shown.

The external funding may be possible, but this has not yet been investigated. At first review, it appears as if the possible funding source referred to by councilors is more of a loan to be recovered from rates over time and does not allow for separate funding from growth (via Development Contributions). Therefore, it may just replace the growth portion rather than the rates-funded portion.

The rating effect does not take account contributions from targeted Development Contributions and District wide roading Development Contributions, as previously adopted by the Council.

A budget to construct both Skewbridge and REL is included in the Annual Plan/Long Term Plan in outer years, but if the recommendations are adopted, then there would be changes as signalled in this report.

6.2. Sustainability and Climate Change Impacts

The recommendations in this report do have sustainability and/or climate change impacts. Assisting with congestion and improving travel times will reduce emissions. In addition, there will be sustainability improvements in terms of the added cycle network.

To offset this, the infrastructure is targeted to improving circumstances for vehicular traffic, which may encourage a higher use of vehicles rather than modal shift of active transport options.

6.3 Risk Management

There are risks arising from the adoption/implementation of the recommendations in this report. The programme that is recommended has a number of complex steps in it with no guarantee that the proposed timeframe will be met.

Issues that have particularly high risk include:

- Discussions with Ngai Tūāhuriri, Waka Kōtahi, KiwiRail and Luisettis (in particular).
- Preparing a complying Business Case, and whether additional funding sources will be available.
- The whole consenting process.
- The costs remaining within budget.
- Resourcing the whole project with appropriately qualified and focused resources.

6.3 Health and Safety

There are health and safety risks arising from the adoption/implementation of the recommendations in this report. There are safety issues with the current roading infrastructure. The safety risks associated with implementing the projects will be considered by the project team as the works advance.

7. CONTEXT

7.1. Consistency with Policy

This matter is a matter of significance in terms of the Council's Significance and Engagement Policy. This is due to the size and scale of the projects in question. Therefore, this proposal will need to be specifically highlighted for consultation in the draft Long Term Plan

7.2. Authorising Legislation

This matter is covered by the Local Government Act.


7.3. Consistency with Community Outcomes

The Council's community outcomes are relevant to the actions arising from recommendations in this report.

- ***Transport is accessible, convenient, reliable and sustainable.***
- ***There is a safe environment for all.***

7.4. Authorising Delegations

The Council is the appropriate body to consider matters that affect the existing budgets.

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION****FILE NO and TRIM NO:** SHW-03-01 CON200513-05 / 230720109731**REPORT TO:** COUNCIL**DATE OF MEETING:** 1 August 2023**AUTHOR(S):** Kitty Waghorn, Solid Waste Asset Manager**SUBJECT:** Renewal of Waste Disposal Agreement with Transwaste Canterbury Ltd**ENDORSED BY:**
(for Reports to Council,
Committees or Boards)


General Manager



Chief Executive

1. SUMMARY

1.1. This report is to:

1.1.1. Seek approval from the Council to renew the waste receipt agreement with Transwaste Canterbury Ltd (TCL) – which covers transportation of municipal waste to Kate Valley Landfill and disposal of the waste at the landfill (which includes payment of the Landfill Levy) – for the period from 1 July 2023 to 30 June 2026; and

1.1.2. Request the Council to delegate authority to the Chief Executive to sign the General Waste Receipt Agreement on behalf of the Council.

1.2. This is a sole-sourced procurement: this Council is a partner in Transwaste Canterbury Ltd (TCL) and has committed to sending all residual waste to the Kate Valley Landfill, which is owned by TCL and managed under contract by Canterbury Waste Services (CWS).

1.3. The costs incurred by the Council under this agreement were around \$2.757M in 22/23 and totalled almost \$7,318M in the three-year period from 1 July 2020 to 30 June 2023.

1.4. The annual expenditure is dependent on the tonnage of waste sent to landfill, and staff forecast that the total costs for transport and disposal, excluding landfill levy payments, will exceed \$7.176M in the next three-year period.

1.5. The Landfill Levy is charged by TCL but this money is then paid to the Ministry for the Environment. The levy is accounted for separately to the forecast landfill disposal expenditure and has been excluded from the previous and forecast expenditure as noted in this report.

1.6. The agreement remains substantially unchanged from the previous document, with the sole change being “working days” in clause 8.1 replaced by “days”. Clause 8.1 specifies the minimum notice period for Transwaste to notify Operators (i.e. the Council) of proposed changes to the acceptance criteria or to waste receipt charges. It has been explained that this change better reflects the date that the Statistics NZ index for pricing is published, and which is used to finalise the charges.

1.7. The Procurement and Contract Management Policy requires the Council or the appropriate Standing Committee to approve acceptance of contracts with an annual expenditure of over \$1,000,000.

Attachments:

- i. Transwaste Canterbury Confirmed Pricing for 2023/24 (230720109750)
- ii. Transwaste Canterbury & WDC Agreement Documentation (230721109877)

2. RECOMMENDATION

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.

3. BACKGROUND

- 3.1. Transwaste Canterbury Ltd (TCL) is a joint venture company owned by six of the Canterbury region's territorial authorities ("the Territorial Authorities") and Canterbury Waste Services Limited. All members of the joint venture company are party to a memorandum of understanding dated 3 September 1998 ("the Memorandum of Understanding").
- 3.2. The parties to the Memorandum of Understanding agreed that TCL would uplift, transport and dispose of waste on behalf of the Territorial Authorities and other refuse transfer station operators in the Canterbury region. All Councils who are a party to the MoU have agreed to send their residual waste to Kate Valley.
- 3.3. In accordance with the Memorandum of Understanding, the General Waste Receipt Agreement was initially prepared by TCL, in consultation with the Territorial Authorities: this Agreement records the terms and conditions upon which TCL will uplift, transport, and dispose of waste on behalf of the territorial authorities or any other refuse transfer station operator.
- 3.4. The wording in the Agreement is standardised to ensure that there is no possibility of disadvantaging different parties given that all refuse transfer station operators taking waste to Kate Valley, including private operators, are covered by Waste Receipt Agreements.
- 3.5. Subsequently to the original MoU Transwaste were required under legislation to apply a landfill levy to all waste sent to landfill, which is then paid to the Ministry for the Environment. This levy, which increased to \$50/tonne on 1 July 2023, is charged monthly by TCL but has not been included in the contract costs.
- 3.6. The General Waste Receipt Agreement was due for renewal prior to 1 July 2023; however, staff did not receive a copy of the updated agreement documentation from TCL until 21 July 2023.

4. ISSUES AND OPTIONS

- 4.1. The costs incurred by the Council under this agreement \$2,756,576 in 22/23 and totalled \$7,317,640 in the three-year period from 1 July 2020 to 30 June 2023. The total costs are dependent on tonnages sent to landfill, and staff forecast that the total costs for transport and disposal, excluding landfill levy payments, will exceed \$7,176,600 in the next three-year period.

- 4.2. There is sufficient allowance in the Solid Waste Disposal Account budget to cover the forecast costs of transportation and disposal of waste at Kate Valley Landfill, and for payment of the Landfill levy which is collected by TCL on behalf of the Ministry for the Environment.
- 4.3. If this agreement is not renewed, we would breach the MoU conditions and would also have no local alternative for waste disposal.
- 4.4. The closest landfill is Redruth Landfill in Timaru District, and the next closest is Green Island Landfill in Dunedin. It is unlikely that either landfill would have the capacity to take residual waste from Waimakariri. The Council would also have to seek an alternative provider to transport the waste to either of these landfills, which would come at a higher cost owing to the longer distances to be travelled. The compactor at Southbrook resource recovery park is configured to fit Transwaste containers: we might have to reconfigure the compactor unit to take another provider's bins, or load bins or containers by an alternative method.
- 4.5. The Agreement remains substantially unchanged from the previous document, with the sole change being "working days" in clause 8.1 replaced by "days". Clause 8.1 specifies the minimum notice period for Transwaste to notify Operators (i.e. the Council) of proposed changes to the acceptance criteria or to waste receipt charges. It has been explained that this change better reflects the date that the Statistics NZ index for pricing is published and which is used to finalise the charges. This publishing date means TCL is unlikely to be in a position to inform Council of the confirmed waste receipt charges within a 30 working day period.
- 4.6. The Procurement and Contract Management Policy requires the Council or the appropriate Standing Committee (Utilities & Roading in this instance) to approve acceptance of contracts with an annual expenditure of over \$1,000,000. Owing to the late receipt of the documentation, this matter is being referred directly to the Council to obtain their approval as soon as is practicable.

Implications for Community Wellbeing

There are not implications on community wellbeing by the issues and options that are the subject matter of this report.

- 4.7. The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū are likely to be affected by, or have an interest in the subject matter of this report. TCL established a charter with Ngāi Tahu in 2000 and this was updated in 2004. The Charter sets out the basis for a mutually respectful and beneficial relationship for Transwaste and Ngāi Tūāhuriri, based on the core values of each party. The rūnanga also have interest on the wider implications of the movement of waste from one area to another for disposal and the impacts of this disposal on the environment.

5.2. Groups and Organisations

There are not groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

5.3. Wider Community

The wider community is not likely to be affected by, or to have an interest in the subject matter of this report.

6. **OTHER IMPLICATIONS AND RISK MANAGEMENT**

6.1. **Financial Implications**

There are financial implications of the decisions sought by this report.

This budget is included in the Annual Plan/Long Term Plan. Table 6.1 shows the budgeted expenditure for the next 3 years, and total forecast expenditure for the 3-year period covered by the new agreement. This expenditure includes transportation and disposal of waste to landfill, excluding the landfill levy component of the disposal charge.

| Financial Year | 2023/24 | 2024/25 | 2025/26 | Total |
|----------------|-----------|-----------|-----------|-----------|
| Expenditure | \$2,306.9 | \$2,388.7 | \$2,481.0 | \$7,176.6 |

Table 6.1: Forecast Annual and Total Expenditure Covered by the New TCL Agreement (\$000)

6.2. **Sustainability and Climate Change Impacts**

The recommendations in this report do have sustainability and/or climate change impacts. While we are committed to sending residual waste to the TCL-owned landfill in Kate Valley, our Council is endeavouring to reduce the amount of waste, and particularly organic waste, that is sent to landfill to keep transport and landfill-related emissions to a minimum.

6.3 **Risk Management**

There are risks arising from the adoption/implementation of the recommendations in this report.

There is a risk that the annual costs will be different from, and potentially higher than, the forecast figures, as these costs are entirely dependent on the weight of waste materials received and sent on to the landfill each year. Waste generation is impacted by outside forces, particularly by changes in the economy, weather patterns and natural disasters.

Any significant changes in the commercial waste collection sector, such as a large company starting to dispose of waste at WDC facilities, or ceasing to use those facilities, will also impact on the amount of residual waste that gets sent to landfill from our facilities and hence on the costs for sending this waste to landfill.

6.3 **Health and Safety**

There are health and safety risks arising from the adoption/implementation of the recommendations in this report.

There are significant H&S risks in waste management operations, which in this case include loading containers from transfer stations onto truck and trailer units, transporting these to the landfill, unloading the containers, moving them to and emptying them at the tipping face, and compacting and covering the waste. TCL and their contractor, CWS, place strong emphasis on the health and safety of all their operations, as do WDC and our facility operations contractors, Waste Management.

7. **CONTEXT**

7.1. **Consistency with Policy**

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy, given that we are proposing to continue with the Status Quo.

7.2. **Authorising Legislation**

Local Government Act

7.3. **Consistency with Community Outcomes**

The Council's community outcomes are relevant to the actions arising from recommendations in this report.

- ***There is a safe environment for all***
 - Climate change challenges are addressed in an appropriate, timely, cost-effective and equitable manner
- ***Core utility services are sustainable, low emissions, resilient, affordable; and provided in a timely manner***
 - Waste recycling and re-use of solid waste is encouraged and residues are managed so that they minimise harm to the environment

7.4. **Authorising Delegations**

The Procurement and Contract Management Policy requires the Council or the appropriate Standing Committee to approve acceptance of contracts with an annual expenditure of over \$1,000,000.



25 May 2023

Waimakariri District Council
 Private Bag 1005
 Rangiora 7440
 By Email: kitty.waghorn@wmk.govt.nz

Dear Kitty

2023/2024 Waste Disposal and Transport Charges

We wrote on 25 November 2022 advising you of the indicative Transwaste waste disposal and transport charges for the year commencing 1 July 2023.

At the time of providing indicative pricing, it was estimated that disposal charges for general waste would increase to \$168.80 per tonne (including waste levy but excluding GST). Special waste disposal charges were estimated to increase in line with general waste disposal charges.

As is normal practice in May of each year Transwaste has now reviewed this indicative pricing. Taking into account anticipated volumes of waste requiring disposal at Kate Valley landfill for the year ahead, the likely operating costs for that year, and the impact of costs of the Emissions Trading Scheme (ETS), Transwaste wishes to update and finalise the charges to be applied for the year commencing 1 July 2023.

Waste Disposal Charges

The waste disposal charge for general waste for the year commencing 1 July 2023 will be \$169.49 per tonne including the waste levy, compared to the current price of \$142.65 per tonne, an increase of \$26.84 or 18.8%. This is an increase of \$0.69 per tonne from the charge signalled in the indicative pricing advice provided to you in November 2022.

The increase of \$26.84 per tonne over the current price can be split as follows:

- Increase in Waste Levy \$20.00
- Recovery of increased ETS costs \$ 1.41
- Inflation related increase (cost escalation) \$ 5.43

It may be noted that 80% of the increase is due to Levy or ETS commitments.

Waste Levy

During the year to June 2022 the Government confirmed its plan to increase the scope and level of the Waste Levy and laid out future increases. As a class one landfill the levy applicable to Kate Valley increases from \$30.00 to \$50.00 per tonne from 1 July 2023. It should be noted that this levy is currently scheduled to increase further to \$60.00 per tonne from 1 July 2024. Transwaste intends to continue its current policy of directly passing through waste levy costs at the rates imposed by statute. When the waste levy is increased, the new levy rate included in the landfill charges will be applied from the date the increase takes effect. This is as per the indicative pricing advice provided to you in November 2022.

Increased costs of Landfill operations

While headline inflation (CPI) was 6.7% for the year ended 31 March 2023 the specific cost inputs to the landfill disposal operations such as wages, capital equipment costs and fuel prices (which are measured for Transwaste through a customised index produced by Statistics New Zealand) increased by an average 10.0% for the year ended 31 March 2023. Transwaste however, appreciates the impact this would have on customers and has decided to reduce the charge applied to the base costs (excluding levy and ETS components) to below 5.0% in setting the prices from 1 July 2023.

Emissions Trading Scheme costs

Transwaste is exposed to the uncertainties of costs to comply with the Emissions Trading Scheme (ETS). ETS has applied to the waste sector since 1 January 2013, and the assessment of the landfill's liability is assessed retrospectively by calendar year, which means actual costs are unknown when prices are set.

Transwaste has undertaken to recover only actual ETS costs from customers, which, due to the uncertainties in actual costs when prices are set, means that adjustments will be made to prices from year to year to deliver on this undertaking.

The 2023/24 price increase includes an increase of \$1.41 per tonne relating to the recovery of estimated ETS costs. This is above the 91 cents movement signalled in the indicative pricing advice provided to you in November 2022 and reflects Transwaste's intention to only recover its actual ETS costs.

Transwaste seeks to minimise the ETS cost through both the capture and destruction of landfill gas, and by purchasing ETS units ahead of time. Well over 90% of landfill gas is captured and destroyed enabling the maximum reduction in cost permitted under the regulations to be obtained. The forward purchasing of ETS units has allowed Transwaste customers some interim protection against the rising cost of carbon for 2023/24. However, increases in ETS costs should be expected in coming years.

In summary the disposal charges for General Waste applicable to your organisation for the year commencing 1 July 2023 (compared with the current rate for 1 July 2022 to 30 June 2023) are as set out below.

| Waste Disposal Charges <i>(In terms of the Waste Receipt Agreement)</i> | <i>2022/2023</i> <i>(including NZ</i> <i>Waste Levy but</i> <i>exclusive of GST)</i> <i>per tonne</i> | <i>2023/2024</i> <i>(including NZ</i> <i>Waste Levy but</i> <i>exclusive of GST)</i> <i>per tonne</i> |
|---|---|---|
| Waste disposal charge for containerised Transfer Station Waste | \$142.65 | \$169.49 |

The attached schedule details the charges for waste disposal and other related charges applicable for the period 1 July 2023 to 30 June 2024.

Transport Charges

The movement in transport costs as measured by the specific transport index (developed by Statistics NZ) shows a year-on-year average increase of 7.8% for the year to 31 March 2023.

Transwaste has accordingly decided that the transport charge will be increased by 7.8% for the year commencing 1 July 2023.

The charges are based on a 47-tonne maximum load for all routes.

In summary the transport charges applicable to your organisation for the year commencing 1 July 2023 (compared with the current rate for 1 July 2022 to 30 June 2023) are as set out below.

| Transport Charges for Containerised Transfer Station Waste to Kate Valley Landfill | <i>2022/2023 (excluding GST) charge per trip</i> | <i>2023/2024 (excluding GST) charge per trip</i> |
|---|--|--|
| Transport charge from Southbrook, Rangiora (47 tonnes maximum load) | \$695.23 | \$749.81 |

Should you have any queries on the above, please contact Jeremy Parker at Canterbury Waste Services in the first instance (phone 027 2204828).

Yours faithfully

TRANSWASTE CANTERBURY LIMITED



Gill Cox
Chairman

Attachment: Transwaste Canterbury Ltd Kate Valley Landfill Charges for 1 July 2023 to 30 June 2024

ATTACHMENT A



| Transwaste Canterbury Limited | | |
|--|----------|------------------------------|
| Kate Valley Landfill Charges | | |
| (including NZ Waste Levy at \$50/tonne but exclusive of GST) | | |
| 1 July 2023 to 30 June 2024 | | |
| Waste Disposal Charge for Containerised Transfer Station Waste | | |
| General Waste Disposal Charge (\$/tonne) | | \$169.49 |
| Waste Disposal Charge for Expanded Polystyrene | | |
| Expanded polystyrene and Expanding Foam loads (\$/tonne) | | |
| NB. Rates for composite lightweight wastes by negotiation based on actual density – contact landfill | | \$6,399.20 |
| Charges for Non-Compliant Waste in General Waste | | |
| Car Tyres (each) | | \$15.00 |
| Truck Tyres (each) | | \$20.00 |
| LPG and other Gas Cylinders (per cylinder) | | \$25.00 |
| Fishing Nets (each, greater than 20 square metres) | | \$250.00 |
| Wire Rope (each, greater than 100kg) | | \$250.00 |
| Empty sealed Drums (each, greater than 20 litres capacity) | | \$250.00 |
| Special Waste material (greater than 5% by volume in General Waste) | | \$250.00 |
| Undeclared expanded polystyrene in general waste (per container) | | \$500.00 |
| Special Waste Disposal Charges | | |
| Special Waste Permit Application Fee (per Permit for each type of waste) | | \$200.00 |
| Containerised Special Waste that does not require special handling | | |
| Load size (tonnes) | 0-10 | 10+ |
| Disposal Charge (\$/tonne) | \$255.82 | \$197.99 |
| Containerised Special Waste that requires special handling and disposal area | | |
| Load size (tonnes) | 0-10 | 10+ |
| Disposal Charge (\$/tonne) | \$399.59 | \$226.04 |
| High Density Containerised Special Waste | | |
| Disposal Charge (\$/tonne) | | \$184.60 |
| Other Charges | | |
| Additional charge for certified placement | | |
| Additional Charge | | \$139.15 per load (any size) |
| Waste that is not containerised or has exceptional circumstances | | |
| Charge to be determined upon application based on the specific site management requirements of the non-standard load | | |
| Beneficial Waste | | |
| Charges for waste that has a beneficial reuse capability at the Landfill will be determined on a case by case basis | | |
| Waste testing costs | | |
| Actual cost of testing samples will be recovered from the Permit Holder | | |



File Ref: TOPS-100-02

Waimakariri District Council
Private Bag 1005
Rangiora 7440

18 July 2023

Attention: Kitty Waghorn

Dear Kitty

GENERAL WASTE RECEIPT AGREEMENT

Transwaste Canterbury Limited ("Transwaste") and you, the Operator, are parties to a General Waste Receipt Agreement ("Agreement") pursuant to which Transwaste agrees to uplift, transport and dispose of the Operator's compliant waste at the Kate Valley Landfill for the period ended 30 June 2023.

Transwaste confirms that it is prepared to renew the Agreement for a further period of three years to 30 June 2026.

Two copies of the Renewal of General Waste Receipt Agreement are attached to this letter.

The only change to the agreement is to clause 8.1 where the term "working days" has been replaced by "days". This has been done to better reflect the date that the Statistics NZ index used for pricing is published. No change in the actual practice is intended. Other terms and conditions are unchanged from the current agreement. All other the terms and conditions are unchanged from the current agreement.

If you wish to renew the Agreement please sign the two copies of the Renewal of General Waste Receipt Agreement and return them in the attached envelope. I will then arrange for them to be countersigned by Transwaste Canterbury Limited and for one copy to be returned to you.

Yours faithfully

TRANSWASTE CANTERBURY LIMITED

A handwritten signature in black ink that reads "Gill Cox". The signature is written in a cursive style and is positioned above a horizontal line.

Gill Cox
Chairman



Dated

2023

GENERAL WASTE RECEIPT AGREEMENT

TRANSWASTE CANTERBURY LIMITED
Transwaste

WAIMAKARIRI DISTRICT COUNCIL
Operator

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DATED 2023

PARTIES

- 1. **TRANSWASTE CANTERBURY LIMITED** (Company number 951024) (**Transwaste**)
- 2. **WAIMAKARIRI DISTRICT COUNCIL** (**Operator**)

BACKGROUND

- A. Transwaste operates the Kate Valley Landfill and provides uplift, transport, and disposal services to refuse transfer station operators in the Canterbury region.
- B. The Operator generates Compliant Waste and Transwaste has agreed to dispose of such Compliant Waste at Kate Valley Landfill on the terms and conditions set out in this agreement.

AGREEMENT

- 1. Transwaste and the Operator agree that during the Term:
 - (a) the Operator shall generate Compliant Waste and Transwaste shall dispose of such Compliant Waste at the Kate Valley Landfill in accordance with the terms and conditions set out in the Reference Table, the General Terms and Conditions and Schedules 1, 3 and 4 of this agreement; and
 - (b) if, and to the extent that, the Operator generates Controlled Waste (as recorded in Item 7 of the Reference Table):
 - (i) Transwaste shall uplift waste from the Operator's Refuse Transfer Station; and
 - (ii) the provisions in Schedule 2 shall apply.

SIGNED for and on behalf of
TRANSWASTE CANTERBURY LIMITED by)

Signature

[Print Name])

Position

SIGNED for and on behalf of
WAIMAKARIRI DISTRICT COUNCIL by)

Signature

[Print Name])

Position

| REFERENCE TABLE | |
|------------------------|---|
| Item 1 | Name and Address of Transwaste: Transwaste Canterbury Limited 301 Marshs Road P O Box 11 337 Sockburn Christchurch 8443 |
| Item 2 | Name and Address of the Operator: Waimakariri District Council 284 Flaxton Road Rangiora |
| Item 3 | Commencement Date: 01 July 2023 |
| Item 4 | Term: Expires on 30 June 2026 |
| Item 5 | Refuse Transfer Station(s): Southbrook Resource Recovery Park |
| Item 6 | Address of Refuse Transfer Station(s): Private Bag 1005 Rangiora 7440 |
| Item 7 | Non-controlled |

GENERAL TERMS AND CONDITIONS

1. TRANSWASTE'S COVENANTS

1.1 Transwaste shall during the Term:

- (a) weigh the contents of the Waste Containers at the weighbridge at the Kate Valley Landfill;
- (b) calculate the Waste Receipt Charges in accordance with the advice provided from time to time as required by clause 10.1;
- (c) lawfully dispose of the contents of the Waste Containers at the Kate Valley Landfill;
- (d) send invoices at the intervals specified in clause 10.2 to the Operator;
- (e) report to the Operator in accordance with Schedule 4; and
- (f) if and to the extent that the Operator generates Controlled Waste (as recorded in Item 7 of the Reference Table), comply with its obligations in clause 1 of Schedule 2.

2. OPERATOR'S COVENANTS

2.1 The Operator shall during the Term:

- (a) load all waste:
 - (i) to be disposed of from the Refuse Transfer Station; and
 - (ii) which meets the Waste Acceptance Criteria,
 into the Waste Containers in accordance with the Loading Requirements for disposal by Transwaste;
- (b) pay the Waste Receipt Charges on or before the time for payment specified in clause 10.3;
- (c) if and to the extent that the Operator transports waste to the Kate Valley Landfill, comply with the Waste Transport Specifications; and
- (d) if and to the extent that the Operator generates Controlled Waste (as recorded in Item 7 of the Reference Table), comply with its obligations in clause 2 of Schedule 2.

2.2 The Operator shall not load the Waste Containers with anything other than Compliant Waste.

3. OPERATOR'S ACKNOWLEDGEMENTS

3.1 The Operator acknowledges that Transwaste may:

- (a) collect and record any data in respect of category, weight, origin, destination, and date of dispatch in respect of any consignment of waste; and
- (b) upon request, disclose such data to any relevant local authority, the Environmental Protection Authority or other central or local government department or agency.

- 3.2 The Operator acknowledges that once the data referred to in clause 3.1 is received by a local authority, the Environmental Protection Authority or any other central or local government department or agency, it may become publicly available information.

4. TITLE TO WASTE

- 4.1 Title in all Controlled Compliant Waste shall pass to Transwaste at the time at which the Controlled Compliant Waste is uplifted by Transwaste from the Refuse Transfer Station.
- 4.2 Title in all Non-Controlled Compliant Waste shall pass to Transwaste at the time at which the Non-Controlled Compliant Waste is deposited on the Container Pad.
- 4.3 Title in any Non-Compliant Waste shall not pass to Transwaste.

5. CERTIFICATION AND AUDIT

- 5.1 Transwaste may, from time to time:
- (a) require the Operator to:
 - (i) certify that, to the best of its knowledge, all waste from the Refuse Transfer Station has been generated within Canterbury; or
 - (ii) provide further information as to the origin of the waste processed at the Refuse Transfer Station; and/or
 - (b) audit, or instruct a third party to audit, the Operator's operation to ensure that the Operator has complied with its obligations under this agreement.

6. RIGHT TO REJECT WASTE

- 6.1 Transwaste may reject:
- (a) Non-Compliant Waste;
 - (b) any waste not loaded into a Waste Container;
 - (c) any waste, if it is not satisfied that the Operator has complied with its obligations under this agreement in respect of that waste; or
 - (d) any Waste Container which:
 - (i) has not been loaded in accordance with the Loading Requirements; or
 - (ii) exceeds the maximum gross tonnage specified for such a Waste Container by Transwaste.
- 6.2 If Transwaste rejects any waste or Waste Container pursuant to clause 6.1, Transwaste may, at its entire option:
- (a) leave the Waste Container on the Container Pad for the Operator to collect; or
 - (b) return the waste or Waste Container to the Refuse Transfer Station at the Operator's expense; or

- (c) take whatever other action it deems necessary including, where appropriate, the service of a notice of cessation of services pursuant to clause 6.3.

- 6.3 If the Operator persistently fails or refuses to comply with any obligation under this agreement, Transwaste may give the Operator 10 Working Days' notice of cessation of services under this agreement and, in such a case, if prior to the expiry of the notice the Operator does not demonstrate to Transwaste's reasonable satisfaction that it has taken the necessary steps to remedy any existing, and prevent any future, breach of this agreement, Transwaste's obligations under this agreement shall cease without any prejudice to any claims either party might have against the other prior to the date of expiry of the notice.
- 6.4 If the Operator does not pay an invoice issued pursuant to clause 10.2 by the due date for payment, Transwaste may cease to provide services under this agreement to the Operator effective from the first day of the month after the due date for payment, without further notice.

7. INSURANCE

- 7.1 Each party must effect and maintain the following insurances during the Term:
- (a) any insurance for that party's employees as may be required by law; and
 - (b) public liability insurance for \$5,000,000 covering claims in respect of loss of or damage to property or injury to or death of persons arising from or in connection with the carrying out of its obligations under this agreement.
- 7.2 Each party must provide the other, on reasonable request, with evidence of the sum insured and currency of insurance effected.
- 7.3 Neither party shall do or allow to be done any act or thing which:
- (a) shall make void or voidable any policy of insurance of the other party; or
 - (b) may render any increased or extra premium payable for any policy of insurance of the other party.

8. VARIATIONS

- 8.1 Transwaste may from time to time vary:
- (a) the Waste Acceptance Criteria; or
 - (b) the Waste Receipt Charges,
- provided that Transwaste shall give the Operator as much notice as possible and in no circumstances less than 30 Days' notice.
- 8.2 Transwaste may from time to time vary the Loading Requirements by agreement with the Operator.

9. ASSIGNMENT

- 9.1 The Operator shall not assign its right or interest under this agreement without the prior consent in writing of Transwaste, such consent not to be unreasonably withheld or delayed. For the avoidance

of doubt, Transwaste may reasonably withhold such consent if the Operator does not observe or procure the observation of the following conditions:

- (a) the Operator shall submit to Transwaste the name, address and occupation of the proposed assignee (if the assignee is a natural person) or the name and registered office address of the proposed assignee (if the assignee is an incorporated entity) together with reasonable evidence that such person is suitable, respectable, responsible and solvent;
- (b) the Operator shall pay all Waste Receipt Charges and other moneys due and payable by the Operator to Transwaste and shall perform all the Operator's other obligations under this agreement up to the date of the proposed assignment;
- (c) the Operator shall at the Operator's own expense procure the execution by the proposed assignee of a Deed of Covenant with Transwaste that the proposed assignee will at all times duly pay the Waste Receipt Charges at the times and in the manner provided in this agreement and will observe and perform all the covenants and conditions contained in this agreement (but without thereby releasing the Operator from the Operator's obligations under this agreement);
- (d) where the proposed assignee is a company not listed on the New Zealand Stock Exchange, Transwaste may require that the Deed of Covenant referred to in clause 9.1(c) be executed by that Company and also by such of the directors and/or shareholders of that Company as Transwaste requires, as joint and several guarantors, upon such terms as Transwaste may require; and
- (e) if required by Transwaste, the assignee shall procure or lodge an Operator's Bond or Operator's Deposit in accordance with the provisions of clause 11.

9.2 If the proposed assignee is accepted by Transwaste the Operator shall pay Transwaste's solicitor's costs of and incidental to the giving of such consent.

9.3 Where the Operator at the time of such change or issue is a company not listed on the New Zealand Stock Exchange then:

- (a) any change in the shareholding of any of the shares in the capital of the Operator or in the Operator's ultimate shareholder;
- (b) any issue of new capital; or
- (c) any change in the rights attaching to existing capital whereby there is a change in the effective management or control of the Operator,

shall be deemed to be an assignment requiring the consent of Transwaste in terms of clause 9.1.

10. PAYMENT

10.1 Transwaste will advise the Operator in writing of the charges payable under this agreement, including without limitation, Waste Receipt Charges and additional charges for Non-Compliant Waste, for each Financial Year at least 30 Working Days in advance of the start of the Financial Year.

10.2 Transwaste will invoice the Operator on a monthly basis for Waste Receipt Charges and any other amounts payable under this agreement incurred in the preceding month.

10.3 The Operator shall pay the amount payable under each invoice:

- (a) by direct credit to a bank account nominated by Transwaste or by way of a bank cheque; and
- (b) no later than 5pm on the second to last Working Day of the month after the month of the invoice.

10.4 If the Operator fails to pay Transwaste in accordance with this clause 10, Transwaste may, at its sole discretion, and without prejudice to any other right Transwaste may have under this agreement:

- (a) charge interest on the amount unpaid at the Default Interest Rate, accruing on a daily basis from the due date for payment until the actual date of payment;
- (b) require the Operator to provide Transwaste with security in the form of an Operator's Deposit or Operator's Bond as set out in clause 11; and/or
- (c) elect thereafter, for the balance of the term of this agreement, to:
 - (i) invoice the Operator twice each month, firstly on either the 15th day of the month or the next Working Day following the 15th day of that month, and secondly at month-end for Waste Receipt Charges and any other amounts payable under this agreement incurred since the last invoice; and
 - (ii) require the Operator to pay the amount payable under each invoice:
 - (1) by direct credit to a bank account nominated by Transwaste or by providing a bank cheque; and
 - (2) no later than 5pm on the 10th Working Day after the date of the invoice.

11. BOND OR DEPOSIT

11.1 Where Transwaste requires an Operator's Deposit or Operator's Bond in accordance with clause 10.4(b):

- (a) Transwaste shall not be required to comply with its obligations under this agreement until the Operator has either:
 - (i) delivered the Operator's Deposit in cleared bank funds to Transwaste's solicitor's trust account; or
 - (ii) provided an Operator's Bond; and
- (b) if, on any anniversary of the date on which Transwaste required an Operator's Deposit or Operator's Bond, Transwaste, acting reasonably, determines that such Operator's Deposit or Operator's Bond is less than the equivalent of 2 months of Waste Receipt Charges (including GST) payable by that Operator, Transwaste may require the Operator to increase the level of the Operator's Deposit or Operator's Bond (as the case may be) accordingly.

11.2 If, in Transwaste's opinion, the Operator has failed to perform its obligations under this agreement:

- (a) Transwaste may apply the Operator's Deposit or Operator's Bond, in full or part, against Transwaste's estimate of the cost of remedying such failure; and
- (b) the Operator shall, if requested by Transwaste, immediately provide Transwaste with replacement security in the form of a further Operator's Deposit or Operator's Bond.

12. RIGHT OF RENEWAL

- 12.1 Not less than 60 Working Days prior to the expiration of the term, the parties shall discuss whether Transwaste shall grant the Operator a right to renew this agreement. If the parties do agree to any renewal of the agreement, the parties shall sign either a new agreement or a deed of renewal setting out the period of renewal and the terms and conditions upon which the agreement shall renew.

13. GENERAL

- 13.1 **Communications:** Each party must promptly notify the other if the first party is contacted by the media to make a comment concerning the terms of this agreement.
- 13.2 **Entire agreement:** This agreement embodies the entire understanding and the whole agreement between the parties and supersedes any previous representations, warranties, arrangements and statements whether expressed or implied with reference to the subject matter of this agreement.
- 13.3 **Force majeure:**
- (a) Neither party shall be liable to the other in respect of anything which apart from this provision may constitute a breach of this agreement arising by reason of force majeure, being any circumstances beyond the control of either party which shall include (but not be limited to) acts of God, fire, flood, drought, explosion, sabotage, accident, embargo, industrial action, riot, acts of war, civil commotion or any act of any legal or governmental authority.
 - (b) Any party who is by reason of force majeure unable to perform any obligation required by this agreement to be performed shall notify the other party as soon possible specifying:
 - (i) the cause and extent of the non-performance;
 - (ii) the date of commencement; and
 - (iii) the means proposed to be adopted to remedy or abate the force majeure.
 - (c) Any party who is, by reason of force majeure, unable to perform any obligation or condition required by this agreement to be performed:
 - (i) shall use all reasonable diligence and employ all reasonable means to remedy or abate the force majeure as expeditiously as possible; and
 - (ii) shall notify the other party when the force majeure has terminated or abated to an extent which permits resumption or performance to occur.
 - (d) If by reason of force majeure any party is unable to perform any obligation required by this agreement to be performed and such non-performance continues for a period of 30 Working Days either party may, upon giving to the other party 15 Working Days prior notice, terminate this agreement.

- (e) Termination of this agreement pursuant to this clause shall be without prejudice to the rights of a party against the other party in respect of any act, matter or thing occurring hereunder prior to such termination.

13.4 **Further assurances:** Each party shall, at its own expense, promptly sign and deliver any documents, and do all things, which are reasonably required to give full effect to the provisions of this agreement.

13.5 **Notices:**

- (a) Any notice given under this agreement may be given:
 - (i) in any manner mentioned in section 353 of the Property Law Act 2007;
 - (ii) by personal delivery;
 - (iii) by pre-paid registered post; or
 - (iv) by email.
- (b) Any notice given under this agreement shall be deemed to have been received:
 - (i) at the time of delivery, if delivered by hand;
 - (ii) 2 Working Days after the date of posting, if posted; or
 - (iii) on the day on which the email is sent, if sent by email. However, if the date of email is not a Working Day, or the email is sent after 5pm on a Working Day, then the notice will be deemed to have been received on the next Working Day after the date of the email.
- (c) Any notice given under this agreement shall be deemed to have been properly delivered:
 - (i) in the case of Transwaste, if delivered to any person authorised by Transwaste to accept service for the purposes of this agreement; or
 - (ii) in the case of the Operator, if delivered to the address listed in Item 2 of the Reference Table or such other place in New Zealand as the Operator may notify Transwaste in writing.
- (d) In the case of any notice or document required to be given by Transwaste to the Operator the same may be signed on behalf of Transwaste by any attorney, officer, employee, contractor, servant, agent or solicitor of or for Transwaste or any other person authorised by Transwaste from time to time.

13.6 **Severability:** Any unlawful or voidable provision in this agreement shall be read down so as to be valid and enforceable or, if it cannot be read down, will be severed from this agreement without affecting the validity, legality or enforceability of the remaining provisions, provided the reading down or severing does not materially affect the purpose of or frustrate this agreement.

13.7 **No waiver:** No waiver or failure to act by Transwaste in respect of any breach by the Operator shall operate as a waiver of another breach.

13.8 **Counterparts:** This agreement may be executed in any number of counterparts (including facsimile or scanned PDF counterpart), each of which shall be deemed an original, but all of which together shall constitute the same instrument. No counterpart shall be effective until each party has executed at least one counterpart.

14. DEFINITIONS, INTERPRETATIONS AND EXCLUSIONS

14.1 Definitions: In this agreement, unless the context requires otherwise:

- (a) **Canterbury** means the region administered by the Canterbury Regional Council in New Zealand;
- (b) **Compliant Waste** means waste that complies with the Waste Acceptance Criteria;
- (c) **Container Pad** means the container handling area located at the Kate Valley Landfill;
- (d) **Contractor** means the contractor engaged by Transwaste to transport the waste;
- (e) **Controlled Waste** means any waste which complies with the definition of Controlled Volumes in the Memorandum of Understanding and "**Controlled**" and "**Non-Controlled**" have a corresponding meaning;
- (f) **Default Interest Rate** means Transwaste's bank overdraft rate plus 2%;
- (g) **Deposit and Uplift Programme** means the programme devised by Transwaste in consultation with the Operator for the configuration and method of deposit and uplifting of Waste Containers;
- (h) **Financial Year** means each year commencing on 1 July;
- (i) **GST** means goods and services tax payable under the Goods and Services Tax Act 1985 or any tax in the nature of a goods and services tax;
- (j) **Kate Valley Landfill** means the landfill owned by Transwaste and located at Waipara, North Canterbury;
- (k) **Loading Requirements** means Waste Container loading requirements as required by Transwaste and set out in Schedule 3;
- (l) **Memorandum of Understanding** means the Memorandum of Understanding between shareholders of Transwaste dated 3 September 1998;
- (m) **Non-Compliant Waste** means any waste which does not comply with the Waste Acceptance Criteria;
- (n) **Operator's Bond** means a bond:
 - (i) procured by the Operator at the Operator's sole cost;
 - (ii) in the form set out in Schedule 5;
 - (iii) provided by a surety approved by Transwaste in writing; and
 - (iv) calculated by Transwaste, at its sole discretion, as a sum equivalent to up to 2 months of Waste Receipt Charges (including GST) payable by that Operator;
- (o) **Operator's Deposit** means a deposit:

- (i) delivered by the Operator in cleared bank funds to Transwaste's solicitor's trust account in accordance with clause 10.4(b); and
 - (ii) calculated by Transwaste, at its sole discretion, as a sum equivalent to up to 2 months of Waste Receipt Charges (including GST) payable by that Operator;
- (p) **Refuse Transfer Station** means the Operator's refuse transfer station or stations specified as Item 5 of the Reference Table at the address or addresses specified as Item 6 of the Reference Table, and which has or have been accepted by Transwaste as complying with the relevant local authority current Waste Management Plan;
- (q) **Transwaste** and the **Operator** include their respective successors and permitted assigns and shall extend, in the case of the Operator, to include the Operator's employees, agents, contractors, invitees and any other person under the Operator's control and shall extend in the case of Transwaste to include Transwaste's contractors;
- (r) **Special Waste** means wastes which for practical reasons cannot go through a Refuse Transfer Station, and/or require special handling, burial, pre-treatment or testing before they can be accepted at the Kate Valley Landfill;
- (s) **Waste Acceptance Criteria** means Transwaste's waste acceptance criteria as set out in Schedule 1 or as amended by Transwaste from time to time in accordance with clause 8.1;
- (t) **Waste Containers** means the containers containing Compliant Waste used by the Operator for the purposes of this agreement. If the Operator generates Non-Controlled Waste (as recorded in Item 7 of the Reference Table), these containers will be fully enclosed Hooklift containers meeting Transwaste's specifications;
- (u) **Waste Receipt Charges** means any charges for the transportation and disposal of waste notified in writing by Transwaste in accordance with clause 10.1 or as amended by Transwaste from time to time in accordance with clause 8.1;
- (v) **Waste Transport Specifications** means Transwaste's Waste Transport Specifications and Transport Contingency Plan (both dated September 2020) and any revisions thereto; and
- (w) **Working Day** means a day other than a Saturday, Sunday or public holiday in Christchurch (as defined in the Holidays Act 2003).

14.2 **Interpretation:** In the interpretation of this agreement, unless the context requires otherwise:

- (a) all sums are exclusive of GST unless otherwise specified;
- (b) references to clauses and schedules are to clauses of and schedules to this agreement;
- (c) derivations of any defined word or term shall have a corresponding meaning;
- (d) the headings to clauses are inserted for convenience only and shall be ignored in interpreting this agreement;
- (e) the word including and other similar words do not imply any limitation;

- (f) a person includes any individual, company, corporation, firm, club, partnership, joint venture, association of persons (incorporated or not), trust or Governmental Agency (in each case, whether or not having separate legal personality);
- (g) any covenant or agreement on the part of two or more persons shall be deemed to bind them jointly and severally;
- (h) the plural includes the singular and vice versa;
- (i) a reference to a statute includes all regulations and other subordinate legislation made under that statute. A reference to a statute, regulation or other subordinate legislation includes that statute, regulation or subordinate legislation as amended or replaced from time to time;
- (j) an obligation not to do something includes an obligation not to allow or cause that thing to be done;
- (k) a reference to any document or agreement (including this agreement) includes a reference to that document or agreement as amended, novated or replaced from time to time;
- (l) a reference to in writing includes any form of electronic communication (including email); and
- (m) where Transwaste's consent or approval is required pursuant to any provision of this agreement such consent or approval shall be required for each separate occasion notwithstanding any prior consent or approval obtained for the like purpose on a prior occasion, unless specifically provided for to the contrary in writing by Transwaste.

SCHEDULE 1 (WASTE ACCEPTANCE CRITERIA)*(Conditions 3 to 7 of Resource Consent CRC157981)*

3. No waste other than residual Municipal Solid Waste (MSW) shall be accepted for disposal. The definition of MSW shall be any non-hazardous, solid waste from a combination of domestic, commercial and industrial sources. It includes putrescible waste, garden waste, uncontaminated biosolids, and clinical and related waste (including contaminated waste sterilised to a standard acceptable to the Ministry of Health). It may include a small proportion of hazardous waste from households, and small commercial premises that is not detectable using standard screening procedures at either transfer stations or other waste reception facilities. Such quantities are small – generally <200 ml/t, or <200 g/tonne. It also includes site-generated process sludges in comparatively small quantities (e.g. LCS condensate, evaporator sludges, sludges from leachate treatment and sediment control facilities), and non-hazardous sludge wastes (e.g. wastewater treatment plant sludges) consistent with maintaining workable sludge/waste ratios for operations and stability purposes.

In terms of the above, residual waste shall mean waste:

- (a) That meets the Landfill Acceptance Criteria recorded in conditions 3 – 7 inclusive of Discharge Permit CRC 021913, and;
 - (b) Where the relevant territorial authority has certified to Transwaste that:
 - (i) The territorial authority has adopted and implemented a Waste Management Plan in terms of section 531(a)(1) of the Local Government Act 1974, which incorporates provision for the collection and reduction, reuse, recycling, recovery, treatment or disposal of waste in the District in terms of section 539(2)(a) of the Local Government Act (or any substitute Act); and that
 - (ii) The territorial authority is regularly monitoring its own progress in the implementation of that plan; and that
 - (iii) Any relevant requirements of the plan have been implemented with respect to that waste and that the disposal of the waste is consistent with any policy or policies embodied in such a plan.
 - (c) That is generated within the Canterbury region of New Zealand.
4. No liquid waste, other than site generated liquid waste, shall be accepted for disposal. The definition of liquid waste shall be any waste that has a solids content of less than 20 percent, except such waste that passes the Paint Filter Liquids Test (EPA Method 9095A).
5. Medical wastes shall be acceptable for disposal in accordance with NZS 4304:2002 "Health Care Waste Management".
6. The following wastes are not acceptable for disposal at the landfill:
- (a) waste marked with an asterisk on the NZ Waste List (L Code) (as provided by the Ministry for the Environment and which might be updated from time to time), with the following exceptions:
 - (b)

- (i) solid wastes which, following testing using the US EPA Toxicity Characteristic Leaching Procedure (TCLP), result in leachable concentrations of contaminants less than the leachable concentration values listed in Table 1, as set out in Part 7 of Module 2 – Hazardous waste guidelines: Landfill waste acceptance criteria and landfill classification and which might be updated from time to time (Table 1); or
- (ii) solid wastes which, following testing for total concentration, result in total concentration values less than the screening criteria listed in Table 1; or
- (iii) any asterisked waste stream from the waste list identified as containing asbestos - if they are labelled, packaged and disposed of in accordance with the requirements laid out in the Asbestos Regulations 1998; or

NB: The Asbestos Regulations 1998 were repealed in 2016 but technically still apply to the conditions of this consent. Accordingly, all parties must ensure compliance with both the Asbestos Regulations 1998 and the Health and Safety at Work (Asbestos) Regulations 2016 (and any subsequent regulations).

- (iv) small quantities of waste products containing potentially hazardous components that are not likely to have adverse effects on the environment, such as can reasonably be expected to be contained in the municipal waste stream;
- (c) any liquid wastes as defined by condition 4 of this consent, with the exception of landfill leachate; and
- (d) wastes or substances classified as explosive, flammable, oxidising or corrosive under the Hazardous Substances and New Organisms Act 1996.

The NZ Waste List (L Code) is available at <http://www.mfe.govt.nz/waste/waste-list>

7. Special Wastes, (being Municipal Solid Waste, but which require special handling or testing or certification procedures), shall only be accepted if their disposal has been prebooked, and are accompanied by a manifest detailing its nature, composition and source in sufficient detail to demonstrate compliance with the waste acceptance criteria. All Special Wastes shall be specifically buried on a load by load basis, and immediately covered.

Other Non-Compliant Wastes which are not acceptable at Kate Valley Landfill, and for which charges will be made for recovery and appropriate disposal, are as follows:

- Car, light commercial vehicle and truck tyres
- LPG and other gas cylinders
- Fishing nets
- Wire rope
- Sealed drums
- Expanded polystyrene

SCHEDULE 2 (CONTROLLED VOLUMES)

This Schedule applies only to generators of Controlled Waste (parties to the Memorandum of Understanding).

1. TRANSWASTE'S COVENANTS

1.1 Transwaste shall during the Term, in addition to matters specified in clause 1.1 of the agreement:

- (a) ensure that sufficient empty Waste Containers are available to the Operator for the efficient operation of the Refuse Transfer Station;
- (b) uplift the Waste Containers from the Refuse Transfer Station at mutually agreed times; and
- (c) transport the Waste Containers to the Kate Valley Landfill;

2. OPERATOR'S COVENANTS

2.1 The Operator shall during the Term, in addition to the matters specified in clause 2.1 of the agreement:

- (a) ensure that the Waste Container storage area at the Refuse Transfer Station complies with the requirements set out in clause 5 of this Schedule;
- (b) provide access and manoeuvring areas for Transwaste's vehicles at its Refuse Transfer Station in accordance with the access and manoeuvring requirements set out in clause 6 of this Schedule;
- (c) load the Waste Containers in accordance with the Loading Requirements; and
- (d) comply with the Deposit and Uplift Programme and do all such other things as are reasonably necessary to facilitate the efficient deposit and uplifting of Waste Containers from the Refuse Transfer Station by Transwaste.

2.2 The Operator shall not load the Waste Containers so that the weight exceeds the maximum gross tonnage for such Waste Containers as specified by Transwaste from time to time.

3. DEPOSIT AND UPLIFT PROGRAMME

3.1 Transwaste shall, as soon as practically possible after the execution of this agreement, and by agreement with the Operator, devise the Deposit and Uplift Programme for the Refuse Transfer Station.

3.2 The Deposit and Uplift Programme shall:

- (a) provide for:
 - (i) the efficient configuration of the Refuse Transfer Station for the deposit and uplifting of Waste Containers; and
 - (ii) the efficient and timely:
 - (1) ongoing communication between Transwaste and the Operator using the real-time data links more particularly described in clause 7 of this Schedule;

- (2) deposit by Transwaste of empty Waste Containers;
 - (3) storage and loading of the Waste Containers by the Operator; and
 - (4) positioning of full Waste Containers for uplifting by Transwaste; and
- (b) comply in all respects with the requirements of any relevant resource consents under the Resource Management Act 1991 in respect of the operation of the Refuse Transfer Station and Transwaste's operation uplifting, transporting and disposing of waste at the Kate Valley Landfill.

3.3 The parties:

- (a) shall review the Deposit and Uplift Programme on an annual basis; and
- (b) may amend the Deposit and Uplift Programme from time to time by agreement to accommodate either party's operational requirements.

4. WASTE CONTAINERS

4.1 Transwaste shall provide and maintain Waste Containers for the purposes of:

- (a) temporary storage (for a period of no longer than 72 hours) pending transport; and
- (b) transport of waste pursuant to its obligations under this agreement.

4.2 Title to the Waste Containers shall at all times remain with the Contractor or with Transwaste.

4.3 The Operator shall take all reasonable steps to ensure that:

- (a) no damage occurs to the Waste Containers; and
- (b) no unauthorised persons have access to the Waste Containers,

while the Waste Containers are in the Operator's possession.

4.4 The Operator shall take all reasonable steps to ensure that no damage occurs to Transwaste's vehicles while they are at the Refuse Transfer Station.

4.5 Transwaste shall take all reasonable steps to ensure that its vehicles cause no damage to the Operator's Refuse Transfer Station.

4.6 Without prejudice to any right or remedy of Transwaste, the Operator will compensate Transwaste for any damage to or destruction of the Waste Containers or Transwaste's vehicles to the extent such damage or destruction has been caused or contributed to by the Operator's breach of clauses 4.3 or 4.4 of this Schedule.

4.7 Transwaste shall take all reasonable steps to ensure that Waste Containers are available for use by the Operator when reasonably required, in a usable condition, and are collected as arranged.

5. WASTE CONTAINER STORAGE REQUIREMENTS

- 5.1 The area at the Refuse Transfer Station used for the storage of:
- (a) Empty Waste Containers pending filling by the Operator; and
 - (b) Full Waste Containers pending uplift by Transwaste,
- must comply with the requirements in this clause 5.
- 5.2 **Storage:** Transwaste will inform the Operator in writing the space required to store Hooklift containers, and the division of the space between empty and full containers. The ideal configuration is rectangular, one container deep, with space for container doors to be opened for inspection. This would normally require an area of 9m by 5m for each container.
- 5.3 **Surfacing:** The preferred surface for deposit, storage and uplift of containers is smooth face concrete. Structural asphalt will be acceptable, but the Operator must accept that this surface will wear considerably faster from load and unload operations, than concrete.
- 5.4 **Signage:** The container storage area will be clearly marked on the ground surface and if necessary by above ground signage, to delineate the area for deposit of empty containers, and the area for deposit of full containers.
- 5.5 **Drainage:** The container storage area must be adequately drained to prevent any ponding of stormwater from a rainfall event up to a 1 in 10 year storm. The Operator must also ensure that the area drainage complies with any resource consent requirements for separation and treatment of any discharges from waste containers. Washdown capability, using hoses or other methods, to enable the container setdown pad to be cleaned and any fluid spillages flushed to an appropriate collection point, should be provided to suit the Operator's needs.
- 5.6 **Lighting:** The storage area and associated areas where truck manoeuvring during the load/unload operations will occur, must be lit at all times between 5am and sunrise, and sunset and 10pm.
- 5.7 **Security:** The container storage area must be enclosed within a security fence. The security fence may enclose a larger area and other facilities on the same site.
- 5.8 **Fire:** Fire protection through fire hoses or other suitable method must be provided to the container setdown area.

6. ACCESS AND MANOEUVRING REQUIREMENTS

- 6.1 **Access:** The Operator shall make provision for access for Transwaste's vehicles to the Refuse Transfer Station in accordance with and at the times specified in the Deposit and Uplift Programme and shall ensure the following arrangements are in place and fully operable:
- (a) any site specific requirements that the Operator has with regard to access to and from the container storage area between the transport operating hours of 5am and midnight, must be conveyed to Transwaste in advance of transport operations commencing; and
 - (b) the Operator must supply Transwaste with any cards, keys, transponders or other Items necessary to enable access to the container storage area during transport operating hours.

- 6.2 **Manoeuvring:** Subject to any agreements in relation to pre-existing Refuse Transfer Stations, the Operator shall ensure that the Refuse Transfer Station is configured to allow Transwaste's vehicles to manoeuvre for the efficient deposit of empty Waste Containers and uplifting of full Waste Containers and shall ensure that the following specifications are met:
- (a) the access route from public highway to container storage area is to be suitable for a truck and trailer unit with a minimum turning circle of **25m** radius;
 - (b) the access route from public highway to container storage area is to be suitable for a truck and trailer unit with an overall height of **5m**;
 - (c) the area where loading and unloading of containers is to take place must have an overall height clearance of **8m**; and
 - (d) the area immediately adjacent to the stored containers must have a formed and sealed manoeuvring area at least **10m** wide by **40m** long, to allow the truck and trailer units to park, release the trailer, and manoeuvre at least **20m** forwards and/or backwards to drop or pickup containers using Hooklift systems.

7. REAL-TIME DATA LINKS

- 7.1 **Electronic Systems:** Transwaste or the Contractor will provide, install, operate and maintain electronic systems at appropriate agreed locations at the Refuse Transfer Station, to provide instant advice to the transport system controller of the arrival or departure of Waste Containers at the Refuse Transfer Station.
- 7.2 **Electronic Systems Data:** All information derived by the electronic systems provided pursuant to clause 7.1 shall be made available to both parties at a time and in a format which accommodates their reasonable operational requirements.

SCHEDULE 3 (LOADING REQUIREMENTS)**1. LOADING**

1.1 The Operator shall at all times ensure that all Waste Containers are loaded as follows:

- (a) **Compaction:** The Operator is to use its best endeavours to compact waste into the fully enclosed containers using mechanised compaction equipment capable of achieving a compaction ratio of four to one, and a minimum compacted density of waste inside a filled container of 250kg per cubic metre.
- (b) **Weight:** Transwaste will inform the Operator in writing the maximum weight of truck and trailer containers when filled with waste.
- (c) **Regulations:** Fully loaded trucks and trailers must comply with the NZ Transport Regulations at all times on public roads.
- (d) **Balance:** The Operator shall ensure that the weight of the waste loaded into any container is not unevenly distributed along the length of the container, so as to place uneven loads on the front and rear axles of Transwaste's truck or trailer once it is loaded for haulage to Kate Valley Landfill.
- (e) **Doors:** All full container doors are to be shut and secured when placed on the container storage area awaiting pickup.
- (f) **Washdown:** After completion of loading waste into a container from the compactor, and following closure of the container doors, the door and surrounds of the container are to be washed down with water to ensure it is clean and **all waste matter removed from the external faces of the container**, before it is loaded for transport.
- (g) **Content:** Great care must be taken to ensure that no Special Waste is mixed with general refuse within a container. Should a container contain both Special Waste and general refuse, the entire container will be treated at Kate Valley Landfill as Special Waste.

SCHEDULE 4 (REPORTING REQUIREMENTS)

1. Transwaste will report the following information in its invoices to the Operator:
 - (a) date and time of arrival of each waste transport truck carrying waste from the Refuse Transfer Station arriving at Kate Valley Landfill weighbridge;
 - (b) identification of the truck;
 - (c) weight in tonnes of the waste contained in each container of waste transported to and disposed of at Kate Valley Landfill, linked to the specific truck arrival date and time, and Refuse Transfer station origin;
 - (d) identification of the nature of the waste, either as normal municipal waste or Special Waste; and
 - (e) for Special Waste, Special Waste Permit and Manifest numbers will be reported, linked to the specific truck arrival date and time.

SCHEDULE 5 (OPERATOR'S BOND)

DATE []

PARTIES

Surety: [Bank or Bonding Company – to be advised]

Operator: []

Beneficiary: **TRANSWASTE CANTERBURY LIMITED****Background**

- A. [] (**Operator**) has entered into an agreement dated [] (**Agreement**) with Transwaste Canterbury Limited ("**Beneficiary**") under which the Beneficiary is to provide waste disposal services to the Operator in consideration for the Operator paying charges to the Beneficiary.
- B. The Agreement requires the Operator to provide the Beneficiary with security in the form of a performance bond under certain circumstances.
- C. The Beneficiary has approved [Party to be advised] (**Surety**) and, at the request of the Operator, the Surety has agreed to provide this performance bond (**Performance Bond**) to the Beneficiary to secure performance of the Operator's obligations under the Agreement.

Undertaking

1. The Surety unconditionally and irrevocably undertakes to pay on demand any sum or sums which may be demanded by the Beneficiary up to the monetary limit set out in clause 2.

Monetary limit

2. Irrespective of any other clause in this Performance Bond, the maximum liability of the Surety to the Beneficiary under this Performance Bond is the sum of \$[] including GST (if any) (the **Sum**).

Payments

3. The Surety may at any time, without being required to do so, pay to the Beneficiary the Sum less any amount or amounts the Surety may previously have paid under this Performance Bond or such lesser Sum as may be required and specified by the Beneficiary. On payment of that Sum, the liability of the Surety under this Performance Bond will immediately cease. Amounts paid to the Beneficiary under this clause 3 will be held by the Beneficiary as security for the Operator's obligations.
4. If the Surety receives written notice from, or purporting to be from, the Beneficiary (or any person authorised by the Beneficiary) of any failure by the Operator to perform its obligations under the Agreement, the Surety unconditionally and irrevocably undertakes, without any right of set-off or counter claim (whether on the Surety's behalf or on behalf of the Operator), to pay to the Beneficiary the amount demanded by or on behalf of the Beneficiary and:

- (a) the Surety will pay in cleared funds to such bank account with such bank as the Beneficiary nominates;
- (b) payment by the Surety to the Beneficiary will be made regardless of any instruction from the Operator to the Surety not to make that payment; and
- (c) payment or part payments will be made by the Surety up to the maximum limit of the Sum.

Termination of performance bond

- 5. This Performance Bond will terminate and the Surety will be released from all liability under this Performance Bond immediately upon the Beneficiary notifying the Surety that this Performance Bond is no longer required by the Beneficiary and this Performance Bond is returned to the Surety.
- 6. Except as provided in clause 3 and clause 5, this Performance Bond will remain in full force and effect.

No release

- 7. The Operator and the Surety will not be released from any liability under this Performance Bond:
 - (a) by any alteration in the terms of the Agreement;
 - (b) by any alteration in the extent or nature of the Operator's obligations under the Agreement; or
 - (c) by any granting of time or waiver by the Beneficiary in respect of any of the Operator's obligations or in respect of any default (however described) on the part of the Operator.

Governing law

- 8. The provisions of this Performance Bond will be governed by and construed in accordance with New Zealand law.

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION**

FILE NO and TRIM NO: BYL-66/230609084893


REPORT TO: COUNCIL


DATE OF MEETING: 1 August 2023

AUTHOR(S): Dr Nadeesha Thenuwara, Policy Analyst on behalf of the Environmental Service Unit

SUBJECT: Adoption of Dog Control Bylaw Schedule (amended 2023)

ENDORSED BY:
(for Reports to Council, Committees or Boards)


General Manager


Chief Executive

1. SUMMARY

- 1.1. This report seeks approval to adopt the Dog Control Bylaw Schedule (amended 2023).
- 1.2. The schedule attached to the Dog Control Bylaw 2019 provides a comprehensive list of public places in the District that are designated as prohibited or leash dog control areas. This schedule has been designed to be reviewed annually. The schedule is not required to be consulted as the changes are administrative in nature and Council has the authority to assign new areas developed in the district by resolution.
- 1.3. Recommendations proposed for the bylaw schedule are based on information and views received from internal stakeholders (Green Space and the Environmental Service Unit) and desktop review of relevant documents.

Attachments:

- i. Dog Control Bylaw Schedule (amended 2023) - (TRIM 230626094391)
- ii. Dog Control Bylaw 2019 (TRIM 191216177308)

2. RECOMMENDATION

THAT the Council:

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

3. BACKGROUND

- 3.1. Section 10(3)(b) and (c) of the Dog Control Act 1996 (the Act) requires territorial authorities to identify all public places in which dogs are to be prohibited and controlled on a leash.
- 3.2. Section 10(3)(e) of the Dog Control Act 1996 requires territorial authorities to identify areas/places as dog exercise areas in which dogs may be exercised at large.

- 3.3. The schedule attached to the Dog Control Bylaw 2019 fulfils the requirements of the Act, providing a comprehensive list of all prohibited and leash dog control areas in the Waimakariri District. This schedule has been set out for annual review, by the resolution of the Council, in order to ensure new development areas are assigned an appropriate dog control status.
- 3.4. All dog control status provisions across the District that have been applied to various places/areas are to provide public safety. There are three provisions which are: prohibited, leashed dog control and under control. Dogs are prohibited from all children's playgrounds, sports fields, public swimming pools, cemeteries and in a number of parks and reserves. Dogs must be kept on a leash in all Business 1 Zone areas proscribed in the Operative District Plan, all farmers markets, a number of public parks and reserves specified in the bylaw schedule.
- 3.5. If a public place is not specifically described as prohibited or a leash dog control area, it means that dogs must be kept under effective control at all the times.

4. **ISSUES AND OPTIONS**

- 4.1. Assigning dog control status provisions to public areas in the District allows the Council to facilitate a safe environment for all to enjoy, reduces the possibility of distress and nuisance from dogs to the general public and encourages responsible ownership of dogs.
- 4.2. A number of new subdivision developments have been completed or are under construction in the District since the last review of the schedule. It is important that these areas have appropriate dog control status provisions in order to maintain the consistency in dog control across the District. The annual review of the bylaw schedule allows the Council to add new and relevant development areas to the list by resolution.
- 4.3. The following table shows the proposed changes to the bylaw schedule and rationale for the changes.

| Proposed change | Rationale |
|--|--|
| Re-arrange the bylaw schedule into tables under key town centres | To make the schedule easy to refer to, understand, and facilitate consecutive annual reviews. |
| Include only prohibited and leash dog control areas in the schedule. Make a consistent statement for under control areas as "Dogs must be kept under control at all times in other public areas". | Clause 7.1 of the Dog Control Bylaw 2019 clearly mentioned that dogs must be kept under control in all public places unless they are designated as prohibited or leash dog control areas. Inclusion of only prohibited and leash dog control areas into the schedule facilitate easy reference and the annual review of bylaw schedule. |
| Add a comment column to the bylaw schedule | Provide additional information about the nature of the dog control area and reason for assigning specific dog control status. |
| Add definitions of park or reserve categories at the bottom of the schedule | Make the bylaw schedule clearer and understandable. |
| Add the following places to the schedule; <ul style="list-style-type: none"> • Tom Ayer Park, Kaiapoi – (Leash Control) • Forestdale Wetlands, Oxford (Prohibited) | Make the bylaw schedule consistent with the Council Website |

| | |
|--|---|
| <p>Add three new leash dog control areas to the schedule as follows;</p> <ul style="list-style-type: none"> • Isa- Lei Reserve, Kaiapoi • Windsor Park, Rangiora • Ravenswood Reserve, Ravenswood | <p>New Reserves vested to Council. Ensure new development areas have appropriate dog controls assigned.</p> |
| <p>Add a description of the dog control status applied to the Northern Pegasus Bay coastal area in the District.</p> | <p>Provide clear understanding about the dog control status applied to the coastal area and make the Dog Control Bylaw 2019 consistent with the Northern Pegasus Bay Bylaw 2016 (amended 2023).</p> |
| <p>Add a list of dog parks or exercise areas into the schedule with a description of relevant dog control status.</p> | <p>Keep the bylaw consistent with the Dog Control Act 1996. Section 10 (3) (e) of the Dog Control Act 1996 requires territorial authorities to identify places/ areas in the district designated as dog exercise or park areas in which dogs may be exercised.</p> |
| <p>Add a description on dog control status applicable to public swimming pools.</p> | <p>Make the bylaw rules easier to understand and apply. Clause 7.4 of the Dog Control Bylaw 2019 specifies that no person shall take into or have in their charge any dog in or on any public swimming pools or other bathing places, except on authorised occasions.</p> |

Implications for Community Wellbeing

- 4.4. There are not implications on community wellbeing by the issues and options that are the subject matter of this report.
- 4.5. The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū are not likely to be affected by or have an interest in the subject matter of this report given that proposed changes to the schedule are administrative in nature and the Council has the authority to assign dog control status provisions for new development areas in the District by resolution. Mana whenua will be consulted in 2029 during the full review of the Dog Control Bylaw 2019.

5.2. Groups and Organisations

There are no groups or organisations likely to be affected by, or to have an interest in the subject matter of this report.

5.3. Wider Community

The wider community is not likely to be affected by, or to have an interest in the subject matter of this report given that proposed changes to the schedule are administrative in nature and the Council has the authority to assign dog control status for new development areas in the district by resolution. The community will be consulted in 2029 during the full review of Dog Control Bylaw 2019.

OTHER IMPLICATIONS AND RISK MANAGEMENT

5.4. Financial Implications

There are not financial implications of the decisions sought by this report.

This budget is included in the Annual Plan/Long Term Plan.

5.5. **Sustainability and Climate Change Impacts**

The recommendations in this report do not have sustainability and/or climate change impacts.

5.6 **Risk Management**

There are not risks arising from the adoption/implementation of the recommendations in this report. There is a consistent approach to dog control provisions which facilitate creating a safer environment for all.

5.7 **Health and Safety**

There are not health and safety risks arising from the adoption/implementation of the recommendations in this report.

6. **CONTEXT**

6.1. **Consistency with Policy**

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

6.2. **Authorising Legislation**

Local Government Act 2002

Dog Control Act 1996

Dog Control Bylaw 2019

Northern Pegasus Bay Bylaw 2016 (amended 2023)

6.3. **Consistency with Community Outcomes**

The Council's community outcomes are relevant to the actions arising from recommendations in this report.

- There are wide ranging opportunities for people to enjoy the outdoors
- People are actively encouraged to participate in improving the health and sustainability of our environment
- Harm to people from natural and man-made hazards is minimised
- There are wide ranging opportunities for people of different ages to participate in community and recreational activities
- The particular recreational needs of children and young people are met
- Conservation, restoration and development of significant areas of indigenous vegetation and/or habitats is actively promoted.

6.4. **Authorising Delegations**

The District Planning and Regulation Committee is responsible for the administration of bylaws other than those clearly under the jurisdiction of another standing committee, but the full Council rather than this Committee has delegated authority to adopt the Dog Control Bylaw Schedule.

FIRST SCHEDULE TO WAIMAKARIRI DISTRICT COUNCIL DOG CONTROL BYLAW 2019

This schedule provides a comprehensive list of all prohibited and leash dog control areas in the district. If a public area has not been included in this schedule it means the dog control status of that area is “under control” as defined in this bylaw. The schedule’s comments column and definitions at the bottom provide additional information on the nature of the dog control area and why the specific control status has been assigned. The schedule will be reviewed on an annual basis, by resolution of Council, to ensure new development areas have appropriate controls assigned.

ASHLEY

| Area, Park or Reserve | Dog Control Status | Comments |
|--|--------------------|--|
| All Children’s Playgrounds and Sports Fields | Prohibited | Currently no dogs within 10m of playground equipment. |
| All the other public areas | Under control | Dogs must be kept under control at all times for public health and safety reasons as defined in the bylaw. |

BUSINESS 1 ZONE AREAS

| Area, Park or Reserve | Dog Control Status | Comments |
|---------------------------|--------------------|--|
| All Business 1 Zone areas | Leash Control | Business Zones and highly populated areas. Dogs must be on a leash for public health and safety reasons. |

FARMERS MARKETS

| Area, Park or Reserve | Dog Control Status | Comments |
|-------------------------------------|--------------------|--|
| All Farmers Markets in the district | Leash Control | Dogs must be on leash for public health and safety reasons. This applies only when markets are in operation. |

CUST RESERVE CONTROL

| Area, Park or Reserve | Dog Control Status | Comments |
|--|--------------------|--|
| All Children’s Playgrounds and Sports Fields | Prohibited | Currently no dogs within 10m of playground equipment. |
| Cust Community Centre Grounds | Leash Control | Neighbourhood Park. Leash control with no dogs within 10m of playground equipment. |
| Cust Memorial Reserve | Leash Control | Cultural Heritage Park. Dogs must be on leash for public health and safety. |
| Cust Waterworks Reserve | Leash Control | Neighbourhood Park. Dogs must be on leash for public health and safety. |
| All the other public areas | Under control | Dogs must be kept under control at all times for public health and safety reasons as defined in the bylaw. |

KAIAPOI RESERVE CONTROL

| Area, Park or Reserve | Dog Control Status | Comments |
|--|--------------------|--|
| All Children’s Playgrounds and Sports Fields | Prohibited | Currently no dogs within 10m of playgrounds. |
| Audley Street Playground | Leash Control | Neighbourhood Park. Leash control with no dogs within 10m of playground equipment. |
| Country Life Esplanade Reserve | Leash Control | Recreation and Ecological Linkage located adjacent to public road. Dogs must be on leash for public health and safety. |
| Isa- Lei Reserve | Leash Control | New Reserve vested to the council. Leash control with no dogs within 10m of playground equipment. |
| Kaiapoi Lakes | Leash Control | Natural Park. Dogs must be on leash to protect bird life and the Lake environment. |
| Kaiapoi Memorial Reserve | Leash Control | Cultural Heritage Park. Dogs must be on leash for public health and safety. |

| | | |
|----------------------------|---------------|--|
| Kiln Place Reserve | Leash Control | Recreation and Ecological Linkage. Leash control with no dogs within 10m of playground equipment. |
| Morgan Williams Reserve | Leash Control | Recreation and Ecological Linkage. Leash control with no dogs within 10m of playground equipment. |
| Moorcroft Reserve | Leash Control | Neighbourhood Park. Dogs must be on leash for public health and safety. |
| Scott Rose Garden | Prohibited | Public Garden. Dogs are prohibited for public health and safety reasons. |
| Silverstream Reserve | Leash Control | Natural Park. Bird life and stream environment (fish breeding) would dictate that leash control is relevant for this site. |
| Tom Ayers Reserve | Leash control | Recreation and Ecological Linkages. Dogs must be on leash for public health and safety. |
| Trousselot Park | Leash control | Public Garden. Leash control with no dogs within 10m of playground equipment. |
| All the other public areas | Under control | Dogs must be kept under control at all times for public health and safety reasons as defined in the bylaw. |

OHOKA

| Area, Park or Reserve | Dog Control Status | Comments |
|--|--------------------|--|
| All Children's Playgrounds and Sports Fields | Prohibited | Currently no dogs within 10m of playground equipment. |
| All the other public areas | Under control | Dogs must be kept under control at all times for public health and safety reasons as defined in the bylaw. |

OXFORD RESERVE CONTROL

| Area, Park or Reserve | Dog Control Status | Comments |
|---|--------------------|--|
| All Children's Playgrounds and Sports Fields | Prohibited | Currently no dogs within 10m of playgrounds. |
| Ashley Gorge Reserve Lower Flat | Leash Control | Dogs are not allowed on the bush walks or in the upper terraces and campground. They must be on a lead on the lower flat of the reserve. |
| Ashley Gorge Reserve Campground and upper flats | prohibited | |
| Forestdale Wetlands | Prohibited | Natural Park. Dogs are prohibited from the entire wetland to protect wildlife, plants and natural environment. |
| Matai Place Reserve | Leash Control | Neighbourhood Park. Dogs must be on leash for public health and safety. |
| All the other public areas | Under control | Dogs must be kept under control at all times for public health and safety reasons as defined in the bylaw. |

PEGASUS

| Area, Park or Reserve | Dog Control Status | Comments |
|--|--------------------|--|
| All Children's Playgrounds and Sports Fields | Prohibited | Currently no dogs within 10m of playground equipment. |
| Karen Eastwood Memorial Park | Prohibited | Dogs are prohibited for public health and safety reasons. |
| All the other public areas | Under control | Dogs must be kept under control at all times for public health and safety reasons as defined in the bylaw. |

PINES/KAIRAKI BEACH RESERVE CONTROL

| Area, Park or Reserve | Dog Control Status | Comments |
|--|--------------------|--|
| All Children's Playgrounds and Sports Fields | Prohibited | Currently no dogs within 10m of playground equipment. |
| All the other public areas | Under control | Dogs must be kept under control at all times for public health and safety reasons as defined in the bylaw. |

RANGIORA RESERVE CONTROL

| Area, Park or Reserve | Dog Control Status | Comments |
|--|---------------------------|---|
| All Children's Playgrounds and Sports Fields | Prohibited | Currently no dogs within 10m of playground equipment. |
| Aspen Street Reserve | Leash control | Recreation and Ecological Linkage. Dogs must be on leash for public health and safety. |
| Bells Siding | Leash control | Cultural Heritage Park. Dogs must be on leash for public health and safety. |
| Bridget Lane Reserve | Leash control | Recreation and Ecological Linkage. Dogs must be on leash for public health and safety. |
| Chelsea Ct. Reserve | Leash control | Streetscape located adjacent to a recreation and ecological linkage. Dogs must be on leash for public health and safety. |
| Elephant Park | Prohibited | Neighbourhood Park. Dogs are prohibited for public health and safety. |
| Elm Tree Reserve | Leash control | Recreation and Ecological Linkage. Dogs must be on leash for public health and safety. |
| Hazeldean Reserve | Leash control | Recreation and Ecological Linkage. Dogs must be on leash for public health and safety. |
| Janelle Place Reserve | Leash control | Recreation and Ecological Linkage. Dogs must be on leash for public health and safety. |
| Kippenberger War Memorial | Leash control | Cultural Heritage Park. Dogs must be on leash for public health and safety. |
| Newnham Street Reserve | Leash control | Recreation and Ecological Linkage. Currently no dogs within 10m of playgrounds equipment. |
| Northbrook Wetlands Reserve (Io Io Whenua) | Prohibited | Dogs are prohibited to protect wildlife and, for public health and safety. |
| Rickton Place Reserve | Leash control | Streetscape. Dogs must be on leash for public health and safety. |
| Sequoia Reserve | Leash control | Recreation and Ecological Linkage. Dogs must be on leash for public health and safety. |
| Southbrook Park | Prohibited | Sports and Recreation Reserve with available fenced dog park next door. Dogs are prohibited from the park for public health and safety reasons. |
| Torlesse Park Reserve (Castle Park) | Prohibited | Neighbourhood Park. Dogs must be on leash for public health and safety. |
| Town Hall Reserve | Leash Control | Civic space, Rangiora Central Business District (CBD) environment. |
| Victoria Park | Prohibited | Public garden and high-profile site with playground in CBD locality. |
| Windsor Park | Leash control | Neighbourhood Park. Leash control with no dogs within 10m of playground equipment. |
| All the other public areas | Under control | Dogs must be kept under control at all times for public health and safety reasons as defined in the bylaw. |

RAVENSWOOD

| Area, Park or Reserve | Dog Control Status | Comments |
|--|---------------------------|--|
| All Children's Playgrounds and Sports Fields | Prohibited | Currently no dogs within 10m of playground equipment. |
| Ravenswood Reserve | Leash control | Neighbourhood Park. Leash control with no dogs within 10m of playground equipment. |
| All the other public areas | Under control | Dogs must be kept under control at all times for public health and safety reasons as defined in the bylaw. |

SEFTON

| Area, Park or Reserve | Dog Control Status | Comments |
|--|---------------------------|--|
| All Children's Playgrounds and Sports Fields | Prohibited | Currently no dogs within 10m of playground equipment. |
| All the other public areas | Under control | Dogs must be kept under control at all times for public health and safety reasons as defined in the bylaw. |

TUAHIWI

| Area, Park or Reserve | Dog Control Status | Comments |
|---|--------------------|--|
| All Children's Playgrounds, hard courts and Sports Fields | Prohibited | Currently no dogs within 10m of playground equipment. |
| All the other public areas | Under control | Dogs must be kept under control at all times for public health and safety reasons as defined in the bylaw. |

WAIKUKU BEACH RESERVE CONTROL

| Area, Park or Reserve | Dog Control Status | Comments |
|---|--------------------|--|
| All Children's Playgrounds, and Sports Fields | Prohibited | Currently no dogs within 10m of playground equipment. |
| Waikuku Beach Domain | Leash Control | Leash control with no dogs within 10m of playground equipment. |
| Pegasus View Park Reserve | Leash Control | Neighbourhood Park. Dogs must be on leash for public health and safety. |
| All the other public areas | Under control | Dogs must be kept under control at all times for public health and safety reasons as defined in the bylaw. |

WOODEND

| Area, Park or Reserve | Dog Control Status | Comments |
|--|--------------------|--|
| All Children's Playgrounds and Sports Fields | Prohibited | Currently no dogs within 10m of playground equipment. |
| Owen Stalker Park Reserve | Leash Control | Neighbourhood Park. Leash control with no dogs within 10m of playground equipment. |
| Skevington Park Reserve | Leash Control | Neighbourhood Park. Dogs must be on leash for public health and safety. |
| All the other public areas /places | Under control | Dogs must be kept under control at all times for public health and safety reasons as defined in the bylaw. |

CEMETERIES

- Dogs are prohibited in all cemeteries throughout the district excluding Kaiapoi Anglican Cemetery Reserve.

COASTAL AREA

- All dogs are prohibited from the Ashley River/Rakahuri and Saltwater Creek estuarine areas, but this requirement shall not apply to holders of Fish and Game Hunting Licenses who are permitted to use gamebird dogs during gamebird hunting season in accordance with this bylaw and Northern Pegasus Bay Bylaw 2016 (amended 2023).
- All dogs are prohibited from within the areas marked by surf lifesaving patrol flags and from an area extending 50 metres beyond the flags in accordance with this bylaw and Northern Pegasus Bay Bylaw 2016 (amended 2023).
- All dogs on the beach shall be kept under control at all times in accordance with this bylaw and Northern Pegasus Bay Bylaw 2016 (amended 2023).
- Dogs which are not able to be kept under effective voice control around horses shall be placed on a lead when in the vicinity of a horse.

DOG PARKS/ DOG EXERCISE AREAS

- Dogs must be on a lead when entering and exiting the dog park
- Council has designated the following areas as Dog Parks or Dog Exercise Areas:

Gladstone dog park
 Kaiapoi dog park
 Millton Memorial Park dog park
 Southbrook dog park

PUBLIC SWIMMING POOLS

Dogs are prohibited in all public swimming pools.

DEFINITIONS OF PARKS AND RESERVES

Neighbourhood Parks: Smaller sites, of local or community significance, which add to the attractiveness of neighbourhoods and provide space for informal recreation, social interaction and play.

Sports and Recreation Parks: Designed and used for sport and recreation, is often multi-use, providing for a range of community activities and facilities.

Recreation and Ecological Linkages: Have a variety of characteristics ranging from undeveloped green areas, to developed areas with mown grass, trees and other low-key facilities. They enhance urban form and landscape values providing opportunities for linked walking and cycling networks.

Natural Parks: Widely defined to include native bush areas, wetlands, coastal and lake margins, forestry, farm parks, esplanade reserves and restoration areas and other natural landscapes.

Cultural Heritage Parks: Include historic sites, historic buildings and structures, monuments, cemeteries and other sites of cultural or heritage significance. The primary objective of these parks is to provide a respectful environment that is attractive, restful and suitable for reflection and grieving.

Public Gardens: Include parks that are of significance to the District, with an emphasis on horticultural displays.

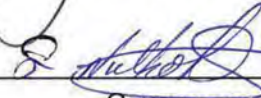
Civic Space: Open spaces within central business districts or other retail business areas which provide space for casual gatherings, they may also provide for large public gatherings, events and entertainment.

WAIMAKARIRI DISTRICT COUNCIL DOG CONTROL BYLAW 2019

This review of the
Dog Control Bylaw 2009
was adopted at a Council meeting held on
3 December 2019



Chief Executive Officer



Governance Manager



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WAIMAKARIRI DISTRICT COUNCIL DOG CONTROL BYLAW 2019

Pursuant to the powers vested in it by the *Local Government Act 2002*, the Waimakariri District Council makes this Bylaw.

1 TITLE AUTHORITY AND COMMENCEMENT

- 1.1 This bylaw may be cited as the Waimakariri District Dog Control Bylaw 2019.
- 1.2 This bylaw shall come into force on 16 December 2019.

2 INTRODUCTION

This bylaw is made by the Waimakariri District Council in exercise of the powers and authority vested in the Council by Section 20 of the *Dog Control Act 1996*.

This bylaw applies to all the Waimakariri District.

3 OBJECTIVES

- To encourage the responsible ownership of dogs.
- To promote the control of dogs in public places.
- To provide for the needs of dog owners.
- To minimise any danger, distress or nuisance from dogs to the community.

4 INTERPRETATION

- 4.1 **Approved** means permitted by the Waimakariri District Council.
- 4.2 **Authorised person** means any person warranted or permitted by the Waimakariri District Council to carry out any functions under this Bylaw or under the Dog Control Act 1996.
- 4.3 **Dog Control Officer** means a dog control officer appointed under Section 11 of the Dog Control Act 1996.
- 4.4 **Dog** includes any bitch, spayed bitch or puppy.
- 4.5 **Infringement Offences** as defined in Section 65 (1) of the Dog Control Act 1996.
- 4.6 **Neutered Dog** means a dog that has been spayed or castrated; and does not include a dog that has been vasectomised:
- 4.7 **Owner** in relation to any dog means every person who:
- (a) Owns the dog; or
 - (b) Has the dog in his or her possession, whether the dog is at large or in confinement, otherwise than for a period not exceeding 72 hours for the purpose of preventing the dog causing injury, damage, or distress, or for the sole purpose of restoring a lost dog to its owner; or is

- (c) The parent or guardian of the person under the age of 16 years who –
- (i) Is the owner of the dog pursuant to paragraph (a) and (b) of this definition; and
 - (ii) Is a member of the parent or guardian's household living with and dependent on the parent or guardian-

but does not include any person who has seized or taken custody of the dog under this Act or the Animals Protection Act 1960 or the National Parks Act 1980 or the Conservation Act 1987 or any order made under this Act or the Animals Protection Act 1960.

4.8 **Public Places** as defined in section 2 of the *Dog Control Act 1996* and includes:

- A place that, at any material time, is open to or is being used by the public, whether free or on payment of a charge, and whether any owner or occupier of the place is lawfully entitled to exclude or eject any person from that place; and
- Includes any aircraft, hovercraft, ship or ferry or other vessel, train, or vehicle carrying or available to carry passengers for reward.

4.9 **Reserve** means and includes any open space, plantation, park, garden or ground set apart for public recreation which is under the management or control of the Council.

4.10 **Residential Zone** means the areas of the District that are zoned Residential 1, Residential 2, Residential 3, Residential 5, Residential 6, Residential 6A or Residential 7 in the Council's District Plan.

4.11 **Sports fields prohibited** means dogs are not allowed on the playing area of the sports fields while organised sport or practice is undertaken.

4.12 **Under Control** means that the dog is not causing a nuisance or danger and that the person in charge of the dog is able to obtain an immediate and desired response from the dog by use of a leash, voice commands, hand signals, whistles or other effective means.

4.13 **Working Dog** is as defined in section 2 of the Dog Control Act 1996 and includes:

- (a) Any disability assist dog.
- (b) Any dog—
 - (i) Kept by the Police or any constable, the Customs Department, the Ministry of Agriculture, the Ministry of Fisheries or the Ministry of Defence, or any officer or employee of any such Department of State solely or principally for the purposes of carrying out the functions, powers, and duties of the Police or the Department of State or that constable, officer, or employee; or
 - (ii) Kept solely or principally for the purposes of herding or driving stock; or
 - (iii) Kept by the Department of Conservation or any officer or employee of that Department solely or principally for the purposes of carrying out the functions, duties, and powers of that Department; or
 - (iv) Kept solely or principally for the purposes of destroying pests or pest agents under any pest management strategy under the Biosecurity Act 1993; or

- (a) Kept by the Department of Corrections or any officer or employee of that Department solely or principally for the purposes of carrying out the functions, duties, and powers of that Department; or
- (b) Kept by the Aviation Security Service established under section 72B(2)(ca) of the Civil Aviation Act 1990, or any officer or employee of that Service solely or principally for the purposes of carrying out the functions, duties, and powers of that Service; or
- (c) Certified for use by the Director of Civil Defence Emergency Management for the purposes of carrying out the functions, duties, and powers conferred by the Civil Defence Emergency Management Act 2002; or
- (v) Owned by a security guard as defined in section 4 of the Private Investigators and Security Guards Act 1974 and kept solely or principally for the purposes of carrying on the business of a security guard; or
- (vi) Declared by resolution of the Council to be a working dog for the purposes of this Act, or any dog of a class so declared by the authority, being a dog owned by any class of persons specified in the resolution and kept solely or principally for the purposes specified in the resolution, and includes any dog registered with the Council as a search and rescue dog.

5 LIMITATION ON OWNERSHIP IN RESIDENTIAL AREAS

- 5.1 No occupier of any property in any Residential Zone within the Waimakariri District shall allow or cause to remain or be kept on such premises for any period exceeding fourteen days, three or more dogs, over the age of three months (whether or not such dogs are registered) unless they have a permit from the Council to keep three or more dogs. For the purposes of this subsection the determination of this fourteen day period is to be considered contiguous if any of the dogs are removed from the premises within the initial fourteen day period allowed, thereby reducing the number of dogs below the threshold of three, but are subsequently returned to the same premises within a period of fourteen days, whether they are the same dogs or not.
- 5.2 Application for a permit to keep three or more dogs in a Residential Zone shall be made in writing. Before the application can proceed, the written permission of immediate neighbours should be sought. Animal Management staff will inspect the property.
- 5.3 The Council, in receiving an application for three or more dogs on a property, has the discretion to alter or decline an application on the following grounds:
- That the property under application in the Council's view is of insufficient size to keep the breed of dogs and / or the number being applied for.
 - That the granting of the permit may compromise neighbourhood amenity.
- 5.4 The permit may be issued upon or subject to such terms, conditions and restrictions as the Council may consider necessary and any breach of such terms, conditions or restrictions shall be a breach of this bylaw.
- 5.5 An annual fee will be paid for each permit. The permit shall remain in force until the 30th June following the date of issue. The Council will decide the fee by resolution.

- 5.6 The fee for the permit shall be payable on application is in addition to and separate from the dog control fees payable under the Dog Control Act 1996.

6 DOGS AT NIGHT

- 6.1 The owner of any dog shall, during the period from half an hour after sunset to half an hour before sunrise, keep such dog:
- On a line, leash or chain held by such owner and securely attached to the collar or harness on such dog, or similarly secured so that the dog is under control, or
 - Tied fast by a leash or chain which is securely attached to the collar on such dog, or
 - Confined in a fully enclosed yard so that such dog cannot escape there from, or
 - Confined in a kennel, shed or other building so that such dog cannot escape.

Provided, however, that this sub-clause shall not apply to any dog registered as a working dog while under continuous and effective control of its owner or his agent for the time being for working purposes or is being taken by such person to or from the place where it is to be kept or has been employed for such purpose.

- 6.2 During this period the owner of a dog, while it is kept under proper control, shall ensure that such dog is provided with adequate shelter and that no unnecessary suffering is caused to such dog by the manner in which such proper control is exercised.
- 6.3 Any dog found in breach of sub-clause 6.1 or 6.2 may be impounded under the provisions of Section 52 of the Dog Control Act 1996.

7 CONTROL OF DOGS

- 7.1 Dogs in public places, unless prohibited or required to be leashed as listed in the First Schedule, are to be kept under continuous and effective control at all times.
- 7.2 Dogs that are not able to be kept under effective voice control around horses shall be placed on a lead when in the vicinity of a horse.
- 7.3 Any dog found not under continuous and effective control in any public place or reserve may be seized and detained by any authorised officer, or a person employed by the Council, and be impounded.
- 7.4 No person shall take into or have in their charge any dog in or on any public swimming pools or other bathing places, except on authorised occasions.
- 7.5 No person shall take into or have in their charge any dog in or on any land or premises used as a public school, kindergarten or play centre, except on authorised occasions.
- 7.6 The occupier of any premises whereon any kennel or enclosures in which dogs are kept or housed shall maintain and keep them in a clean condition.
- 7.7 No person shall take into or keep in any cemetery any dog.
- 7.8 No person shall in any public place or private road or street, set on, urge, encourage, aid or assist at the fighting or baiting of any dog or other animal or willingly permit any dog to fight or to rush at, attack or worry any person or animal,

and no person being the owner or having charge thereof shall suffer or permit any dog which has been known to rush at or attack or annoy any person or animal to be at large.

- 7.9 No person being the owner of, or having the control of any dog shall permit the dog to foul any public place with droppings, provided that no offence shall be deemed to have been committed against this bylaw when the person having control of the dog removes the droppings immediately.
- 7.10 The owner or person in charge of any dog in any public place must carry a suitable receptacle for the removal of any faeces defecated by that dog.
- 7.11 Any person allowing a dog to ride on the open tray of a vehicle shall ensure that it is at all times kept under control by a chain that is sufficiently short in length as to prevent the dog from leaving the tray or endangering passers-by.
- 7.12 No person shall exercise their dog(s), in a public place, from a moving vehicle.

8 RELEASE FROM POUND

- 8.1 No dog shall be released from any pound until proof of ownership and identity of the dog is established and payment made of:
- A poundage fee as set by the Waimakariri District Council from time to time by resolution publicly notified.
 - A sustenance fee at such daily rate as the Waimakariri District Council may determine from time to time by resolution publicly notified.
 - In the case of any dog over the registrable age, the current annual fee payable set by the Waimakariri District Council unless previously paid.
 - A fee for microchipping the dog, if the dog has not previously been microchipped.
 - Any charge in connection with transport and advertising of the dog.
- 8.2 Any dog may be sold, destroyed or otherwise disposed of unless claimed in accordance with the provisions of the Dog Control Act 1996.

9 IN SEASON OR DISEASED DOGS IN PUBLIC PLACES

- 9.1 No owner shall permit their dog to enter or remain in any public place, if that dog is:
- Infected with mange or distemper, or
 - any known contagious disease under treatment, or
 - A bitch on heat.

10 PREVENTION OF NUISANCES

- 10.1 The owner or occupier of any premises where any dog or dogs are customarily kept, has an obligation to ensure that adequate precautions are taken to prevent the keeping of such dogs from becoming a nuisance or injurious to health in terms of the Dog Control Act 1996 and the Health Act 1956.
- 10.2 If the keeping of dogs has become or is likely to become a nuisance or injurious to health, the Council may by notice require the owner or occupier of the premises to do all or any of the following:

- Cease the keeping of dogs on the premises.
- To reduce the number of dogs kept on the premises.
- To alter, reconstruct or otherwise improve the kennels or place where the dogs are kept.
- To take such other action as the Council deems necessary to eliminate the likelihood of nuisance or injury to health.

11 CAUSING DOGS TO BECOME UNMANAGEABLE

Any person shall be guilty of an offence against this Bylaw who behaves so as to cause any dog in any street, private street, or public place to become restive or unmanageable.

12 BREACH OF BYLAW

A person who commits a breach of this bylaw commits an offence and is liable on summary conviction to the penalty prescribed by Section 242(4) of the Local Government Act 2002.

13 REVOCAION AND SAVINGS

13.1 The following Bylaw is hereby revoked.

- Dog Control Bylaw 2009.

13.2 All approvals, permits, and other acts of authority which originated under the Dog Control Bylaw 1997 No 1 and the Dog Control Bylaw 2009, and all applications, shall for the purpose of this Bylaw continue as if they had originated under this Bylaw.

13.3 The revocation of the Dog Control Bylaw 2009 shall not prevent any legal proceedings, criminal or civil, being taken to enforce those bylaws and such proceedings shall continue to be dealt with and completed as if the bylaws had not been revoked.

14 REVIEW OF BYLAW

14.1 This Bylaw shall be reviewed by the 3th December 2029.

14.2 This Bylaw can be reviewed at any other time before that date at the discretion of the Council.

15 FIRST SCHEDULE TO WAIMAKARIRI DISTRICT COUNCIL DOG CONTROL BYLAW 2019

This schedule will be reviewed on an annual basis, by resolution of Council, to ensure new development areas have appropriate controls assigned

BUSINESS 1 ZONE AREAS

LEASH CONTROL AREAS (see attached maps)
All Business 1 Zone areas (Waimakariri District Plan)

FARMERS MARKETS

LEASH CONTROL AREAS
All Farmers Markets

ASHLEY

UNDER CONTROL AREA
Canterbury St. Reserve (Sports fields & playground prohibited)

CUST RESERVE CONTROL

LEASH CONTROL AREAS
Cust Community Centre
Cust Memorial
Waterworks Reserve

UNDER CONTROL AREA
Cust Domain (Playground & sports fields prohibited)
Jack Graham Reserve (Playground prohibited)

KAIAPOI RESERVE CONTROL

LEASH CONTROL AREAS
Allison Reserve
Audley Street Playground
Country Life Esplanade Reserve
Kaiapoi Lakes
Kiln Place Reserve (Playground prohibited)
Memorial Reserve
Moorcroft
Morgan Williams Reserve (Playground prohibited)
Silverstream Reserve
Trousselot Reserve

PROHIBITED AREAS
Scott Rose Garden (Charles Street)
All children's playgrounds
All sports fields

UNDER CONTROL AREA
Askeaton Park
Baker Park (Playground prohibited)
Corcoran Reserve
Currie Park (Playground prohibited)
Darnley Square (Playground prohibited)
Fuller Street Reserve
Glenvale Walk
Gray Crescent Reserve (Playground prohibited)
Hinemoa Park (Playground prohibited)
Jim Bryden Reserve (Playground prohibited)
Kaiapoi Anglican Reserve
Kaiapoi Domain (Playground prohibited)
Kendall Park (Sports fields prohibited)
Kirk Street Reserve (Playground prohibited)
Monarch Blvd Reserve
Murphy Park (Sports fields prohibited)
NCF Park (Playground prohibited)
Riseley Reserve
Ryder Park
Tirikatene Park
Wylie Park (Sports fields prohibited)
The Oaks Reserve
Kaiapoi Dog Park, Charles Street

OHOKA**UNDER CONTROL AREA**

Mandeville Sports Club (Sports fields & playground prohibited)
 Mandeville Domain Reserve
 Ohoka Domain (Playground area prohibited)
 Whites Rd. Reserve

OXFORD RESERVE CONTROL**LEASH CONTROL AREAS**

Ashley Gorge Reserve Lower Flat
 (Campground and upper flats prohibited)
 Matai Place Reserve

PROHIBITED AREAS

All children's playgrounds
 All sports fields

UNDER CONTROL AREAS

Church Street Reserve (Playground prohibited)
 Pearson Park (Playground & sports fields prohibited)
 Rimu Place Reserve
 Warren Reserve
 West Oxford Reserve (CRC)

PINES/KAIRAKI BEACH RESERVE CONTROL**LEASH CONTROL AREAS**

McGarry Place Reserve

UNDER CONTROL AREA

Dunns Avenue Reserve
 Featherstone Reserve
 Kairaki Beach Domain
 Kairaki Reserve
 Pines Beach Oval (Playground area prohibited)

RANGIORA RESERVE CONTROL**LEASH CONTROL AREAS**

Aspen Street Reserve
 Bells Siding
 Bridget Lane Reserve
 Chelsea Ct. Reserve
 Elm Tree Reserve
 Kippenberger War Memorial Reserve
 Grove Place Reserve
 Hazeldean Reserve
 Janelle Place Reserve
 Manchester Place Reserve
 Newnham Street Reserve (playground prohibited)
 Oxford Line Reserve
 Rickton Place Reserve
 Sequoia Reserve
 Town Hall Reserve

PROHIBITED AREAS

Elephant Park
 Northbrook Wetlands Reserve
 Southbrook Park

UNDER CONTROL AREA

Acacia Ave Reserve
 Allen Reserve
 Arlington Reserve
 Ascot Pl Reserve
 Ashgrove Park (Sports fields prohibited)
 Ashley Picnic Area
 Ballarat Reserve
 Belmont Ave Reserve
 Bush Street Reserve (Playground prohibited)
 Dudley Park
 Epsom Dr Reserve
 Good Street Reserve (Playground prohibited)
 Green Street Walkway
 Kowhai Avenue Reserve (Playground prohibited)
 Lilybrook Reserve
 Maria Andrews Park (Sports fields prohibited)
 Matawai Park
 Neil Aitken Reserve
 Oak Tree Reserve
 Oakwood Park
 Parkhouse Reserve (Playground prohibited)
 Rangiora Recreation Ground (Sports fields prohibited)

Torlesse Park (Castle Park)
Victoria Park
All children's playgrounds
All sports fields

Regent Park (Playground prohibited)
River Road Reserve
Sycamore Drainage Reserve
Taunton Place Reserve
Ward Park
Milton Avenue Dog Park
Southbrook Dog Park, Coronation Street

SEFTON

UNDER CONTROL AREA
Sefton Domain (Sports fields prohibited)

TUAHIWI

UNDER CONTROL AREA
Tuahiwi Sports and Recreation Ground

PROHIBITED
Playground, hard courts and sports field

WAIKUKU BEACH RESERVE CONTROL

LEASH CONTROL AREAS
Pegasus View Park (Playground prohibited)
Waikuku Beach Domain (Playground prohibited)

UNDER CONTROL AREA
Allin Drive Reserve
Kings Avenue Stopbank
Kiwi Avenue Recreation Reserve (Playground prohibited)
North Oval (Playground prohibited)
South Oval
Taranaki Reserve

WOODEND RESERVE CONTROL

LEASH CONTROL AREAS
Owen Stalker Park (Playground prohibited)
Pound Reserve
Skevington Park (Playground prohibited)

UNDER CONTROL AREA
Gladstone Park (Playground & sports fields prohibited)
Grangeview Reserve
Norton Reserve
Panckhurst Reserve
Shrimpton Avenue
Woodend Beach Domain
Woodend Recreation Reserve (Sports fields prohibited)

PROHIBITED AREAS
All children's playgrounds
All sports fields

CEMETERIES

PROHIBITED AREAS
All cemeteries throughout the District (excluding Kaiapoi Anglican Cemetery Reserve)

BEACH SURF PATROL AREAS

PROHIBITED AREA
Within the area marked by Surf Patrol flags and extending around that area for a distance of 50 metres beyond the flags

ALL OTHER PUBLIC PLACES

Dogs shall be under control

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION****FILE NO and TRIM NO:** BAC-03-105 / 230613087015**REPORT TO:** COUNCIL**DATE OF MEETING:** 1 August 2023**AUTHOR(S):** Vanessa Thompson, Senior Advisor Business & Centres**SUBJECT:** Draft Waimakariri Economic Development Strategy for Public Engagement**ENDORSED BY:**
(for Reports to Council,
Committees or Boards)
General Manager
Chief Executive**1. SUMMARY**

- 1.1. This report seeks Council approval of the Draft Waimakariri Economic Development Strategy and to undertake a month-long period of public engagement on the document commencing 14 August through to 10 September 2023.
- 1.2. The draft Strategy was developed over the last 1.5 years with the support of key stakeholders including elected members, business leaders, Enterprise North Canterbury and Market Economics, the latter of whom provided specialist economic consultancy oversight around key economic data and trends for the district.
- 1.3. It includes a mix of business-as-usual (BAU) priorities and actions, as well as a range of new directions that reflect relevant policy changes in relation to climate change and emissions reduction that will impact across core business sectors in the district. It also considers and reflects various local and regional frameworks that might intersect with district wide business growth and related activity planning.
- 1.4. The overarching vision is “a thriving, progressive and environmentally responsible economy that underpins a desirable local lifestyle.”
- 1.5. The key themes include:
 - Theme 1 – Sustainable Future
 - Theme 2 – Connected Communities
 - Theme 3 – Business Responsiveness
 - Theme 4 – Liveable Places and Spaces
 - Theme 5 – Investment Attraction
- 1.6. An Implementation Schedule of 52 actions will form the basis of a work programme and give effect to the key directions outlined under the guiding themes and priorities. Progress against the Implementation Schedule will be assessed annually.
- 1.7. The adopted Strategy will cover a delivery timeframe from 1 July 2024 to 30 June 2034. Budget to deliver on the Implementation Schedule will be requested through the upcoming 2024/34 Long Term Plan Process. The first round of funded activities is expected to commence from 1 July 2024.

Attachments:

- i. 230620091324 DRAFT Waimakariri Economic Development Strategy

2. **RECOMMENDATION**

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 reflects 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 envisages engagement with Ngāi Tūāhuriri as representing mana whenua and the Crown's Treaty Partner in Waimakariri District as well as Ngāi Tahu to determine how Council can 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 has 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 will be presented to Council signalling appropriate changes to the draft Strategy based on engagement feedback so it can be considered for formal adoption.
- (h) **Notes** that budget for the Implementation Action Schedule of 52 items will be submitted as part of the 2024/34 Long Term Plan submissions later this year. The submission will 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.

3. **BACKGROUND**

- 3.1. Audit and Risk Committee engagement occurred in November 2021 to introduce the project and to seek committee member feedback on the draft Strategy's potential scope and the proposed timeline through to adoption.
- 3.2. In early 2022 a Project Control Group was appointed to provide guidance and direction for the review and development of an updated Waimakariri Economic Development Strategy. Group representation included key leadership, planning and policy staff from across the Waimakariri District Council (the Council) as well as senior staff from Enterprise North Canterbury (ENC).
- 3.3. Market Economics consultancy was engaged to undertake an economic analysis (trim 230516070083) of the district so the data could inform key economic directions within the draft Strategy.
- 3.4. Councillors were briefed on 14 June 2022 about the project stages, the upcoming stakeholder workshops, plus the proposed timeline through to adoption. A summary of Market Economics' analysis was provided to set the context to the draft Strategy's work and the likely key direction areas.

- 3.5. Stakeholder input was gathered at two Project Reference Group Workshops held on 7 July and 18 August 2022. Representation included business sector leaders, elected members and staff from the Council and ENC.
- 3.6. Workshop 1 (7 July 2022) set the context for the group work, providing a summary of the district's historical and current economic profile as well as the district's growth, while introducing the wider contextual framework of climate change and the four wellbeings. Key outcomes for the session when reflecting on the contextual information included identifying issues and challenges to the district's future economic growth, the opportunities, and potential solutions (workshop minutes trim 220708116804).
- 3.7. Workshop 2 (18 August 2022) focused on determining the draft Strategy's breadth, identifying transformative priorities that might be game changers for the district in addition to a vision crafting exercise. The session concluded with a discussion about the roles of the Council and ENC in delivering the adopted Strategy (workshop minutes trim 220818142872).
- 3.8. A period of research was undertaken considering relevant local and regional policy including urban development and transport programmes developed under the Greater Christchurch Partnership, as well as strategies and national policy direction surrounding economic growth, climate change and emissions reduction.
- 3.9. The vision, themes, priorities and actions were crafted based on the research and stakeholder feedback, then refined under the guidance of the Project Control Group.
- 3.10. The draft Strategy, once developed, underwent a period of review including external revision by Market Economics and Enterprise North Canterbury, as well as internal review by Council staff including the Leadership Team at Waimakariri District Council, culminating in the current version.
- 3.11. The draft directions were checked for alignment with the proposed strategic framework for Council (yet to be adopted) with the relevant framework priority aiming to "enable economic development and sustainable growth" and the associated community outcome seeking a "... resilient and innovative economy."
- 3.12. Engagement with the Community Boards first occurred via a memo on 25 May 2022 providing an introduction to the project, and then the draft vision, themes and priorities were presented at an All Boards meeting on 9 March 2023.
- 3.13. Re-engagement with Council occurred at a briefing on 11 July 2023 introducing the vision and key theme areas for consideration.

4. **ISSUES AND OPTIONS**

- 4.1. The key vision of the draft Strategy is "**a thriving, progressive and environmentally responsible economy that underpins a desirable local lifestyle.**"
- 4.2. The key themes and priorities include:
 - (i) **Theme 1 – Sustainable Future**
 - Priority 1: Support the adoption of renewable energies across economic sectors and prioritise core sectors.
 - Priority 2: Optimise the contribution of primary production to the economy by supporting the agricultural sectors' initiatives to reduce emissions, optimise business activities, and increase resilience to the impacts of climate change.
 - Priority 3: Support and empower our businesses to succeed in a sustainable future.
 - Priority 4: Facilitate the widespread availability of alternative transport modes connecting key business areas.
 - Priority 5: Foster opportunities for research and development.

- (ii) **Theme 2 – Connected Communities**
 - Priority 6: Improve the digital connectivity of our businesses operating in limited network coverage areas.
 - Priority 7: Improve the connectivity and efficiency of the transport network and its resilience.
 - (iii) **Theme 3 – Business Responsiveness**
 - Priority 8: Reduce barriers for businesses wherever practicable and provide them with access to information and services to help them prosper.
 - Priority 9: Develop and enhance strategic partnerships that support economic prosperity and people's wellbeing.
 - (iv) **Theme 4 – Liveable Places and Spaces**
 - Priority 10: Continue to improve the amenity and vibrancy of our public places for people and businesses.
 - Priority 11: Support the economic and lifestyle contribution of local arts, events, placemaking and sport/recreation endeavours.
 - (v) **Theme 5 – Investment Attraction**
 - Priority 12: Attract high value industries and job opportunities.
 - Priority 13: Develop and promote our attractions and assets.
- 4.3. An Implementation Schedule of 52 action items within the draft Strategy gives effect to the strategic directions through tangible projects, actions and initiatives. The majority of actions will be led by either Council or ENC, although many involve collaboration with prospective partners to help achieve key outcomes, including: Ngāi Tūāhuriri, Ngāi Tahu, Government departments, key industry sector representatives, core infrastructure and transport providers, education and research providers, and major local businesses.
- 4.4. Our relationship with Ngāi Tūāhuriri as representing mana whenua and the Crown's Treaty Partner in Waimakariri District is important in the context of this draft Strategy and its key directions. Actions 34 and 35 of the Implementation Schedule envisage engagement with Ngāi Tūāhuriri and Ngāi Tahu as the Kāinga Nohoanga Strategy is developed to determine how Council can support the development aspirations for Māori Reserve 873. In addition, engaging with Paenga Kupenga Limited (or equivalent) and Ngāi Tahu Property to explore the establishment of an MOU agreement to support a collaborative and/or business partner approach for future development projects is also identified.
- 4.5. The draft Strategy was developed following a bottom-up approach, crafting the initial framework and key directions around the feedback that came out of the Project Reference Group Workshops. The framework and directions were then tested and refined following a period of research looking at relevant national, regional and local policy in the areas of economic development, climate change, emissions reduction, urban development and transport growth.
- 4.6. The draft Strategy incorporates a range of business-as-usual actions but also includes a significant number of new actions, noting that in some critical areas such as environmental sustainability and climate change, Council and ENC may need to take a more active role in providing information for local business, fostering ideas, supporting innovation and leading change.
- 4.7. Data from the Market Economics' local economic analysis points to our economy as containing three core parts - agriculture, manufacturing and demand-driven services. While trends from the past few decades suggest a movement towards businesses servicing the population and households as well the development of support services and the knowledge economy, agriculture is still a very significant sector for our local economy contributing to its overall economic health.

- 4.8. Throughout the draft Strategy there is a strong focus on supporting our businesses to adapt and respond to climate change so they are well positioned to continue and even prosper in the face of adversity and prevent (where possible) adverse flow on effects to the local economy. While all businesses will be affected to some degree, core local industries like agriculture are more exposed than others due to a heavy reliance on natural resources like land and water. The draft Strategy acknowledges the importance and vulnerability of agriculture locally through targeted support actions and activities to help maintain the future integrity and performance possibilities of our overall economy.
- 4.9. While the adopted Strategy has a 10-year life, it is a 'living document' that is subject to ongoing monitoring and adjustment by Council to reflect updated policy direction relating to Climate Change, Government-led reforms (Three Waters, Resource Management Systems Reform) and reviews (future for Local Government), changes in the global and local economy plus environment, and in response to other new information as it becomes available that might impact on the district's potential for economic growth. The key actions outlined in the Implementation Schedule will form the basis of a work programme and progress against these will be assessed annually.
- 4.10. Budget to deliver on the Implementation Schedule will be requested through the upcoming 2024/34 Long Term Plan Process commencing in November 2023. As part of that work, the projects will be categorised into an A, B and C list of priority and budget plus delivery timeframes assigned accordingly so Council is able to consider any budget requests appropriately. The first round of funded activities is expected to commence from 1 July 2024, and the full funded implementation action period extending for ten years to 30 June 2034.

Implications for Community Wellbeing

- 4.11 There are implications on community wellbeing by the issues and options that are the subject matter of this report. Local economic development is critical because economic and business activities are key contributors to quality of life and wellbeing. The draft Strategy seeks to safeguard the integrity of our local economy and its future performance potential to maintain and improve the health of our communities.

The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū are likely to be affected by, or have an interest in the subject matter of this report. Actions 33 and 35 of the Implementation Schedule envisage engagement with Ngāi Tūāhuriri, Ngāi Tahu and Paenga Kupenga Limited (or equivalent) to support mana whenua development aspirations for Maori Reserve 873. Council will engage with Ngāi Tūāhuriri, Ngāi Tahu and their respective development organisations once the final Strategy is adopted to progress conversations around these key actions.

5.2. Groups and Organisations

There are groups and organisations likely to be affected by, or to have an interest in the subject matter of this report. Business leaders who attended the Project Reference Group workshops may be interested in the draft Strategy's progression and will be contacted to provide feedback on the draft document during the public engagement period. In addition, the draft Strategy will be provided to other organisations that might be interested in submitting feedback such as the local Promotions Associations, ChristchurchNZ, Environment Canterbury, and other key delivery partners named in the Implementation Schedule.

5.3. Wider Community

The wider community is likely to have an interest in the subject matter of this report. There will be a month-long period of public engagement promoted across

Council's various platforms so the community can comment on the draft Strategy. The public engagement is intended to test the key directions to ensure the community feel we have got the balance right in:

- Considering the impact of Climate Change and other external stressors on our critical industries and wider economy.
- Determining whether we have responded appropriately to our local opportunities and challenges in support of our current and future economy.
- Appropriately identified the level of support that our industries and businesses might need in the future.

We will engage with the community via an 'Inform' and 'Consult' style of engagement.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

There are financial implications of the decisions sought by this report. The Implementation Schedule includes a list of 52 actions that will each require funding and/or resource. The budget for the Implementation Schedule is not included in the Annual Plan/Long Term Plan.

Budget to deliver on the Implementation Schedule will be requested through the upcoming 2024/34 Long Term Plan Process. The process of costing individual actions is currently being undertaken. As part of that work, the projects will be categorised into an A, B and C list of priority and budget plus delivery timeframes assigned accordingly so Council can consider budget requests appropriately. The first round of funded activities is expected to commence from 1 July 2024, and the full funded implementation action period extending for ten years to 30 June 2034.

6.2. Sustainability and Climate Change Impacts

The recommendations in this report do have sustainability and/or climate change impacts. The draft Strategy significantly reflects climate change/sustainability considerations (particularly across Theme 1: Sustainable Future) and acknowledges the importance of our sectors/businesses adapting to the effects of climate change to help maintain the integrity of our local economy and the future wellbeing of our communities.

6.3 Risk Management

There are risks arising from the adoption/implementation of the recommendations in this report.

- The Implementation Schedule is currently unbudgeted and the full cost of delivering the vision, themes, priorities and actions, is undetermined. The categorisation of actions into an A, B and C priority list alongside associated costings in preparation for the 2024/34 Long Term Plan process means Council can advance projects in accordance with any wider financial considerations.
- The draft Strategy is reliant on the delivery support of key partners including Ngāi Tūāhuriri, Ngāi Tahu, Government departments, key industry sector representatives, core infrastructure and transport providers, education and research providers, and major local businesses. There is a risk that some actions may be undelivered if partnership support is not forthcoming. Council and ENC will work with key partners to identify suitable delivery timeframes within the 10-year life of the adopted Strategy and/or (where possible) progress conversations with alternative industry partners, as needed.
- There is a risk that current national/regional policy and legislation (influencing key directions in the draft Strategy) are superseded by new directions. The draft Strategy is pitched as a 'living document' where the key directions are reviewed and updated in accordance with changing national and regional policy and legislation.

6.4 **Health and Safety**

There are not health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. **CONTEXT**

7.1. **Consistency with Policy**

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2. **Authorising Legislation**

Nil

7.3. **Consistency with Community Outcomes**

The Council's current community outcomes are relevant to the actions arising from recommendations in this report.

Businesses in the District are diverse, adaptable and growing:

- There are growing numbers of businesses and employment opportunities in our District
- There are sufficient and appropriate places where businesses are able to set up in our District.

7.4. The draft directions were also checked for alignment with the proposed new strategic framework for Council (yet to be adopted) with the relevant framework priority aiming to "enable economic development and sustainable growth" and the associated community master objective seeking a "... resilient and innovative economy."

7.5. **Authorising Delegations**

Council has the designated authority to approve and adopt new Council strategies.



Draft Waimakariri Economic Development Strategy 2024-34

Consultation Document



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Image courtesy of Alissa Wilson (E.N.C)

Foreword

Waimakariri residents live in a district that supports a high standard of living and one which provides easy access to everyday needs including employment, social and cultural activities, and enviable recreational opportunities. It is our unparalleled lifestyle that attracts new residents who choose to make Waimakariri their home. Many in our community feel a great sense of wellbeing with 85% rating their quality of life positively according to the 2020 Canterbury Wellbeing Survey.

We know that a large part of the welfare of our communities relies on the health of our local economy, its ability to withstand external shocks and continue to provide meaningful work for people and to create prosperity for our communities.

However, like everywhere around the world, our businesses and industries have faced extremely challenging times over the past few years with the impact of the Covid-19 pandemic, with many struggling to operate in a severely constricted economy. Compounding these issues has been the impact of the recent Russia-Ukraine conflict, exacerbating product shortages across the globe and fuelling worldwide inflationary pressures, which are influencing rising interest rates and impacting house prices and consumer spending.

Increasing public awareness of environmental issues coupled with recent severe weather events in many countries, has also increased people's focus on both sustainability and climate change. The Government has introduced new legislation, policy and regulations, which will require businesses to be aware of and address their environmental footprints and climate change risk.

Challenges aside, there is still much to be positive about. Upward movement in our construction, manufacturing and knowledge sectors, and strong population growth fuelling population and household demand services, are all factors that support business and bring new opportunities.

Both Waimakariri District Council and Enterprise North Canterbury have critical roles to play in helping our businesses navigate challenging times to ensure the economic potential of our district and the wellbeing of our residents.

The Waimakariri Economic Development Strategy guides our efforts in these areas, outlining our priorities and actions. Alongside the usual support we offer to foster businesses in the district, we recognise that in some critical areas such as environmental sustainability and climate change, we must take a more active role in providing information for local business, fostering ideas, supporting innovation, and leading change.

We are grateful to those stakeholders that have contributed their time and thoughts to help set the direction of this Strategy, particularly those agencies, elected members, and business sector leaders represented as part of the Project Reference Group.

We look forward to executing our roles in the forthcoming years in support of positive action in this space that benefits our communities well into the future.

[Mayor Dan Gordon](#)

Waimakariri District Council

[Chairperson, Clare Giffard](#)

Enterprise North Canterbury





Executive summary

This Strategy provides a framework that guides the Waimakariri District Council's and Enterprise North Canterbury's efforts and activities in supporting local economic growth over the next ten years, with the support of key delivery partners in critical areas.

While the focus of the previous ten-year period from 2012 to 2022 (Local Economic Development Strategy 2012) was in part a response to earthquake recovery, the next ten years will see an emphasis placed on climate change adaptation. This includes undertaking actions that support our businesses, industries, and wider economy transition to a low-emissions future.

Waimakariri's economy has historically been driven by rural activities, however more recent trends show movement towards an economy led by household/population demands and the need for knowledge industries and services. This leads to a three part economic structure focused on agriculture, the manufacturing base and the population driven elements. While these changes signal a more diversified economy, global climate change and related policy responses present challenges to the way we have traditionally done business, and new opportunities. They require us to rethink the indicators we use to measure economic success.

As the global economy continues to face rising uncertainty due to the impact of global stressors like climate change, pandemics and geo-political tensions, local economies like ours need to recognise and respond to this changing environment. We need to maintain our resilience and the wellbeing of people, communities, and the natural environment upon which we all depend.

Alongside worldwide influences, the Waimakariri economy also faces challenges at the local level. For example, the impacts of new environmental regulations and emission levies on our agricultural sector, our close proximity to Christchurch and associated competition for market share, our ageing labour force, and online shopping competing with our town centre experiences.

THEME 1

But there are also opportunities – our strong population growth creates demand for associated services; our boutique towns and easily accessible mountains, rivers and beaches offer lifestyle, recreation, and visitor opportunities; and our quality infrastructure alongside other key strengths can help support a healthy economic future.

We have approached economic development broadly in this Strategy looking at core business sectors, while also considering the role that arts and events, sport and recreation, and tourism play in supporting economic progress. Similar to business sector growth, expansion in these areas creates jobs and opportunities, while providing a more enriching environment and lifestyle for our residents and visitors.

Planning for economic success requires a clear vision that draws on the wider context and reflects Waimakariri's key issues and opportunities, focusing our efforts toward the delivery of strategic aims, themes and priorities in support of local economic development:



VISION

A thriving, progressive and environmentally responsible economy that underpins a desirable local lifestyle.

Sustainable future

Strategic aims:

- Low carbon economy underpinned by responsible, adaptable and resilient businesses.
 - Increased skill and confidence in business capability through the process of climate change adaptation.
 - Businesses demonstrating a high level of resilience when faced with significant change circumstances.
 - High proportion of business meeting their low emissions obligations.
 - Businesses are aware of and take pride in reducing their environmental footprints.
- Highly productive but sustainable rural and business land use that protects our land, other natural resources and maintains healthy ecosystems.
 - The inextricable link between healthy environment, economy and society is recognised and promoted.
 - Development of new products and practices that reduce energy and resource use, and waste.

Priority 1: Support the adoption of renewable energies across economic sectors and prioritise core sectors.

Priority 2: Optimise the contribution of primary production to the economy by supporting the agricultural sectors' initiatives to reduce emissions, optimise business activities, and increase resilience to the impacts of climate change.

Priority 3: Support and empower our businesses to succeed in a sustainable future.

Priority 4: Facilitate the widespread availability of alternative transport modes connecting key business areas.

Priority 5: Foster opportunities for research and development.

THEME 2

Connected communities

Strategic aim:

- High quality fit-for-purpose internet and transport infrastructure that meets the current and future needs of our business community.
 - More rural businesses connected to fast internet services.

Priority 6: Improve the digital connectivity of our businesses operating in limited network coverage areas.

Priority 7: Improve the connectivity and efficiency of the transport network and its resilience.

THEME 3

Business responsiveness

Strategic aims:

- Thriving businesses capable of adapting to a changing environment.
- Customer-focused regulatory processes for businesses when engaging with Council.
- Sufficient business land and high-quality infrastructure available to support business and development activity.
- Strong development partnerships and relationships established between business, Council, and Enterprise North Canterbury.
- A fit-for-purpose funding model to support arts and events.
- Ngāi Tūāhuriri-led development is enabled and supported.

Priority 8: Reduce barriers for businesses wherever practicable and provide them with access to information and services to help them prosper.

Priority 9: Develop and enhance strategic partnerships that support economic prosperity and people's wellbeing.

THEME 4

Liveable places and spaces

Strategic aims:

- People-centric improvements to the form and function of our town centres in Rangiora, Kaiapoi, Oxford, Pegasus and Woodend (Ravenswood).
- Increased activity and visibility of arts, events and sports activities within the district, and recognition of their value in supporting economic growth and the liveability of the district.
- A district offering a high-quality lifestyle to its residents, and to attract new residents.

Priority 10: Continue to improve the amenity and vibrancy of our public places for people and businesses.

Priority 11: Support the economic and lifestyle contribution of local arts, events, placemaking and sport/recreation endeavours.

THEME 5

Investment attraction

Strategic aims:

- Increase in high-value industries and businesses establishing in the district and associated local employment opportunities, including as a direct result of the implementation of our strategic investment and attraction plans.
- Increased visitation by residents and visitors to our town centres and key business areas.
 - Increase in local spending by residents and visitors.
 - Decrease in leakage (out of the district) spending from residents.
- The district perceived widely as an appealing visitor destination within the wider regional context.

Priority 12: Attract high value industries and job opportunities.

Priority 13: Develop and promote our attractions and assets.

These themes, strategic aims and priorities set the tone of our endeavours over the next ten years. An Implementation Schedule will contain a list of corresponding actions to deliver these key directions.

Introduction

Economic systems across the globe are increasingly connected leading to many business advantages but also vulnerabilities and challenges. Large scale economic issues can play out at a local level meaning economies of all sizes must be able to adapt and evolve in new situations and demonstrate resilience.

Resilient economies are important because they are better able to withstand economic and natural disruptions, as well as sudden shocks (earthquakes, pandemics, extreme weather events etc.) and chronic stresses (social pressures like unemployment that might linger after a major disruption event) meaning they can continue and even prosper in the face of adversity.

As Waimakariri is one of the fastest growing districts in New Zealand, we must work toward developing a resilient economy. One that is underpinned by healthy natural ecosystems, quality infrastructure, social services, employment and business activity, and a range of community use spaces and facilities to support the continued provision of what our communities need to flourish. Local economic development is critical because economic and business activities are key contributors to quality of life and wellbeing.

The global economy is going through a period of rapid transformation. Countries, cities, and communities are grappling to transition to low or net-zero emission economies in response to climate change, and to ensure the goods they consume are produced in environmentally and socially ethical ways. The role of both Enterprise North Canterbury as the local economic development agency and the Waimakariri District Council in providing leadership and support in this area is critical if our businesses are to be prepared and able to adapt, and if future business growth and performance possibilities are to remain intact within the district. Supporting

our businesses to transition to a low emissions economy is a key focus of this Strategy in addition to the business support services we have traditionally provided.

The Strategy outlines a vision of where we want our district to be in 10 years by maximising opportunities for economic prosperity. It focuses on areas of strategic influence linked to opportunities inherent within the district, as well as the changing economic, environmental and legislative landscape. An overarching outcome of this Strategy is sustainable productivity, which is a key determinant in driving growth and wellbeing.

“

As Waimakariri is one of the fastest growing districts in New Zealand, we must work toward developing a resilient economy.

”

While this Strategy primarily provides a framework to guide both the Waimakariri District Council and Enterprise North Canterbury's actions in this space, it also seeks to align the actions of local businesses and other key organisations that are critical to supporting sustainable economic growth and a more resilient economy.

This Strategy was developed with the support of a Project Reference Group which includes representation and feedback from business leaders across key local sectors, elected members including the Mayor of Waimakariri District, and senior staff from both the Waimakariri District Council and Enterprise North Canterbury. This strategy is also underpinned by specialist economic consultant advice.



Image courtesy of Alissa Wilson (E.N.C)

WHERE ARE WE NOW?

District profile

WAIMAKARIRI

Population

2022

67,900

389,300 Christchurch
5,124,100 NZ

Sex

Female

51%

51% Christchurch
50% NZ

Male

49%

49% Christchurch
50% NZ

Age

Median Age

44yrs

38yrs Christchurch
38yrs NZ0 – 14 Years
12,100

18%

16% Christchurch
19% NZ15 – 39 Years
18,700

27%

37% Christchurch
34% NZ40 – 64 Years
22,800

34%

31% Christchurch
31% NZ65+ Years
14,300

21%

16% Christchurch
16% NZ



WAIMAKARIRI

Ethnicity

People may have identified with more than one ethnic group.*

| | | |
|---|--------------|--------------------------------|
| European* | 92.9% | 77.9% Christchurch 70.2% NZ |
| Māori* | 8.6% | 9.9% Christchurch 16.5% NZ |
| Pacific Peoples* | 1.4% | 3.8% Christchurch 8.1% NZ |
| Asian* | 2.9% | 14.9% Christchurch 15.1% NZ |
| Middle Eastern/ Latin American/ African * | 0.4% | 1.5% Christchurch 1.5% NZ |
| Other* | 1.4% | 1.4% Christchurch 1.2% NZ |

Education

| | | |
|--|------------|----------------------------|
| Bachelors Degree and level 7 qualification | 9% | 15% Christchurch 15% NZ |
| No Qualification | 22% | 17% Christchurch 18% NZ |

WAIMAKARIRI

Household income

Median income

\$33.6k

 \$32,900 Christchurch
 \$31,800 NZ

Over \$70,000

18%

 17% Christchurch
 17% NZ

House value

Average value in year to Dec 2022

\$712,775

 \$725,766 Christchurch
 \$953,850 NZ

Home ownership

Owned or partly owned

67%

 52% Christchurch
 51% NZ

Held in family trust

13%

 11% Christchurch
 13% NZ

Dwelling not owned

20%

 37% Christchurch
 36% NZ

Economic profile

GDP

PROVISIONAL 2022

\$2,697M

Year to Dec 2022 compared to year earlier

Up 4% Christchurch
Up 2.8% NZ
Up 3.4% Waimakariri

Businesses

BUSINESS COUNT

7,050

AVERAGE BUSINESS SIZE

3 people

EMPLOYEES &
WORKING PROPRIETORS

21,200

COMPOUND GROWTH
RATE FOR BUSINESS
NUMBERS PER YEAR

2.5%

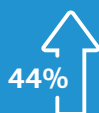
Building consents

RESIDENTIAL

836



2021



2020



2019



2018

2022 in
comparison to
past years

COMMERCIAL

55



2021



2020



2019



2018

2022 in
comparison to
past years

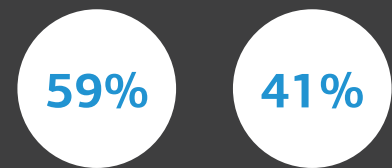
Top 10 sectors in 2022

| BUSINESS UNITS | | EMPLOYEE COUNT | |
|----------------|---|----------------|---|
| 1 | Agriculture, Forestry and Fishing | 1 | Construction |
| 2 | Construction | 2 | Manufacturing |
| 3 | Rental, Hiring and Real Estate Services | 3 | Retail Trade |
| 4 | Professional, Scientific and Technical Services | 4 | Education and Training |
| 5 | Other Services | 5 | Agriculture, Forestry and Fishing |
| 6 | Retail trade | 6 | Health Care and Social Assistance |
| 7 | Manufacturing | 7 | Accommodation and Food Services |
| 8 | Financial and Insurance Services | 8 | Other Services |
| 9 | Administrative and Support Services | 9 | Professional, Scientific and Technical Services |
| 10 | Health Care and Social Assistance | 10 | Wholesale Trade |

Resident spending in 2022

WITHIN DISTRICT

OUTSIDE DISTRICT



Groceries & Liquor



Fuel & Automotive



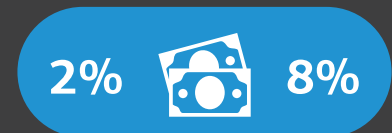
Home & Recreation Retail



Café, Restaurants, Bars & Takeaways



Apparel & Personal



Other consumer spending

Employment

EMPLOYED IN THE LOCAL ECONOMY

20,405

EMPLOYMENT TYPES 2018

50%

Full time

16%

Part time

3%

Unemployed

31%

Not in work force

UNEMPLOYMENT RATE 2022

2.4%

3.2% Christchurch
3.3% NZ

OCCUPATIONS IN 2018

19%

Managers

18%

Professionals

16%

Technicians and trade workers

11%

Clerical and administrative workers

11%

Labourers

9%

Community and personal services workers

9%

Sales workers

7%

Machinery operators and drivers

Identified growth themes

Diversifying and increasingly complex economy – lift in knowledge intensive activities such as professional services, office support roles and manufacturing.

Population and household demand driven – sectors that service households, including retail, education, and health services.

Construction related sectors – residential and commercial construction and related trades.

Tourism

TOURISM EXPENDITURE

\$48M

Year to Dec 2022 compared to previous

Up 11.8% Christchurch
Up 18.9% NZ
Up 11.6% Waimakariri



NB: Where appropriate, data has been rounded to the nearest whole number.

Our changing economy

The Waimakariri economy has traditionally been driven by primary production, but trends from the past few decades suggest a shift towards servicing the population and households, as well as the development of support services and the knowledge economy.

During the early 2000's rural industries involving sheep, beef and forestry were important parts of our business landscape from a business count perspective, but the Christchurch earthquakes and recovery period have influenced shifts in local economic complexion. Strong local population growth has supported a rise in industries that service population needs, such as construction related businesses and household demand services relating to retail, health and education. At the same time, smart knowledge economy industries are growing and together with upward movement within manufacturing, are widening our local economic base and supporting high quality jobs.

While the number of our local businesses and their relative sizes has been growing since 2001, growth rates over this time tell us that our business formation rates are slowing, although the outlook remains positive.

Our largest employers are found in sectors that service our people and households such as supermarkets, aged care services and education. General employment across the district has increased by 87.5% against 2001 levels (of 10,880 jobs) and could reach as high as 27,740 people employed by 2051. While employment growth has been largely uneven across sectors, the strongest growth areas for employment point to opportunities in:

- Construction (residential and commercial construction as well as trades)

- Sectors that service households and people
- Sectors that support our diversifying and increasingly complex economy (which includes a lift in knowledge intensive activities and shifts in manufacturing).

As we provide jobs for around 7% of Greater Christchurch's labour, the proximity to Christchurch provides an important way for our businesses to access and attract skilled labour alongside that found within our own district.

Our local economy responds to trade flows across our district in three ways:

- A small number of very important sectors engage externally, trading with other areas. The exporters bring capital back into the district and support other activities through local supply chains and jobs.
- Local businesses servicing businesses and household demands originating from the Greater Christchurch area.
- Within-district focused transactions, servicing local businesses and local household demands.

The local economy engages and interacts with other locations. Christchurch and the rest of New Zealand are important markets for goods and services supporting the parts of our economy that produce goods and services which flow out of the district.

Another important aspect to the economy is the proportion of spending that is retained locally. Forty one percent (41%) of Waimakariri resident spending occurred outside of the district in 2022, with the highest proportion being spent on home and recreation items. This 'retail leakage' suggests there is potential and the opportunity to provide these goods and services within the district.

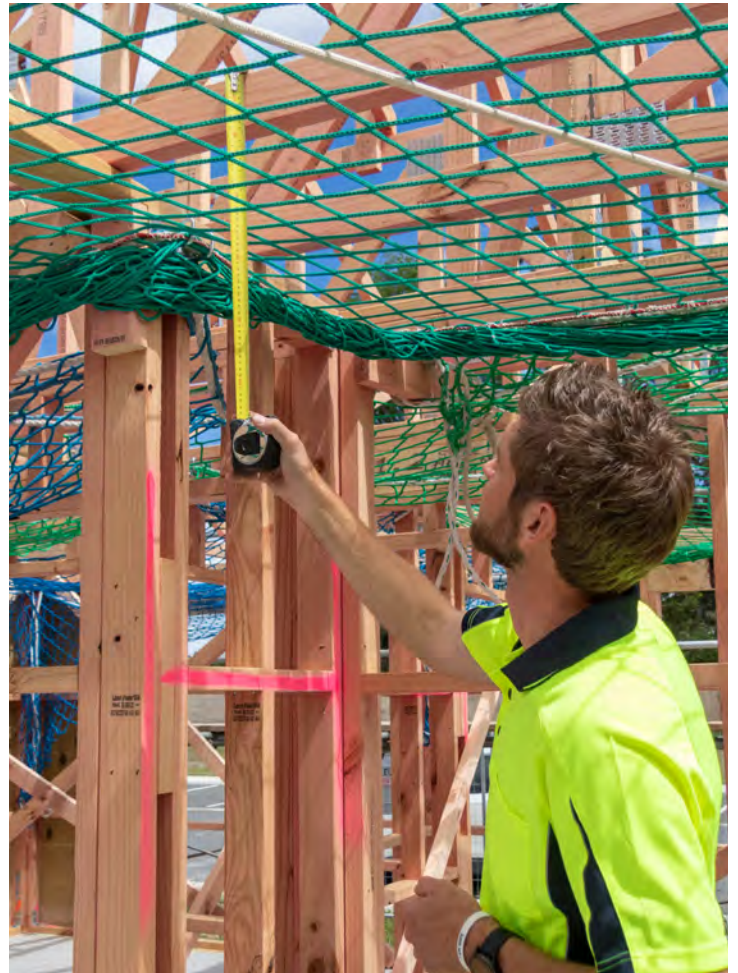
The future of our economy

Waimakariri district is one of New Zealand's fastest growing areas, with our population projected to approach 97,000 by 2048. Our economy (still impacted currently by the Covid-19 pandemic) is estimated at \$1.5bn, and under a medium growth scenario could rise to \$2.45bn by 2051. Due to our projected growth, the previously identified opportunity and growth areas are likely to continue.

The local economy's three core parts - agriculture, manufacturing and demand-driven services - are expected to remain stable but with shifts within their composition and relative importance, impacted by demographic trends and expansion in the manufacturing sector.

The growth outlook for manufacturing should remain positively linked to the NZ-market for goods and services. There will be a need for more professional services as the economy further grows and shifts in complexity, coupled with an increase in supporting infrastructure and services. Employment is likely to be concentrated (74%) in the largest 10 sectors, with strong growth in the 'manager', 'professionals' and 'labourers' occupation groups as demand for specialist skills increases alongside advances in technology. Local economy-wide labour productivity is expected to increase, although it's currently low compared with other parts of New Zealand. Lifting productivity growth is an important focus.

Although the future economic outlook remains positive, our district will experience challenges. The proximity to Christchurch provides both opportunity and competition. The impact of climate change and the Government's responses will affect all sectors to some degree, including the agriculture sector. The local response will require thoughtful management to ensure the resilience of this critical industry, our food



production, and the integrity of the overall economy. Other global disruptors can be expected (pandemics, wars, economic shocks, etc.) that could impact on our economy and its future performance. The increasingly complex global economic environment will require from us a high level of awareness, adaptability and resilience in capturing our local economy's potential so we can continue to offer a high level of wellbeing to our communities.

Strategic context

This Strategy sits within and has been informed by a broader strategic context that considers national, regional and local influences on economic development applied to our unique Waimakariri context.

The Waimakariri District Council is a member of the regional Canterbury Mayoral Forum, which summaries the interest and priorities of the ten local government leaders and their territories on behalf of their communities. The three priority areas under the Forum - sustainable environmental management, climate change mitigation and adaptation, and shared prosperity – broadly align with the direction setting and priorities outlined in the Waimakariri Economic Development Strategy.

We strongly value our relationship with Te Ngāi Tūāhuriri Rūnanga and will continue to work with mana whenua to build a relationship towards mutual understanding, through on-going discussion and consultation on relevant issues. Te Ngāi Tūāhuriri Rūnanga are currently developing a Kāinga Nohoanga Strategy that will focus on housing, economic development and social facilities/activities on Māori Reserve 873 and within existing urban areas. Council acknowledges that Te Ngāi Tūāhuriri Rūnanga may have interests along a wide spectrum of economic activity across the district and not just at MR873. Council will continue to work in partnership with Te Ngāi Tūāhuriri Rūnanga to support and enable the full spectrum of iwi-led development activities.



Enterprise North Canterbury Vision

International and National Policy

Local Frameworks

Responds to and/or informs:

- Community Outcomes
- District Plan
- District Development Strategy
- Waimakariri Sustainability Strategy
- Town Centre/Area Strategies
- Climate Change Policy 2020
- Enterprise North Canterbury's Five-Year Strategic Plan

Responds to:

- Our Economic Plan
- Te hau mārohi ki anamata Towards a productive, sustainable and inclusive economy (Emissions Reduction Plan)
- Urutau, ka taurikura: Kia tū pakari a Aotearoa i ngā huringa āhuarangi Adapt and thrive: Building a climate-resilient New Zealand (National Adaptation Plan)
- Te Arotake i te Anamata mō Ngā Kaunihera (Review into the Future for Local Government)
- Resource Management Act 1991
- Local Government Act 2002
- Climate Change Response (Zero Carbon) Amendment Act 2019.

**Waimakariri
Economic Development Strategy
2024-34**

Regional Policy

Aligns with:

- Canterbury Mayoral Forum
- Greater Christchurch Spatial Plan
- Mass Rapid Transit Plan
- Greater Christchurch Transport Plan
- Kāinga Nohoanga Strategy (in development)

Implementation Documents

Implemented through:

- Waimakariri Economic Development Implementation Schedule 2024-34
- Waimakariri Visitor Marketing Strategy
- Waimakariri Arts Strategy (in development)
- Sport & Recreation Strategy (in development)
- Waimakariri Events & Placemaking Plan (to be developed)

**Waimakariri District Council Vision and
Economic Community Outcomes**

Key challenges and opportunities

The following key forces impact on our economy's growth and the wellbeing of our residents. Consideration of these underpins the direction of this Strategy.

Critical External Impacts:



Challenges:

Environmental stresses

The impact of climate change and more extreme and frequent weather patterns will impact on primary production and water supplies. As the district is geographically diverse, this makes us susceptible to natural hazards including flooding in lower lying areas, earthquake faults (including an event triggered by the Alpine Fault, which poses a major risk for Canterbury) and coastal inundation. Environmental stresses can reduce certainty, affecting agricultural production and investment decisions.

Policy responses

The Government's policy responses to climate change and natural resource management will require all businesses to become aware of and reduce their environmental footprints and contribute to the better management of New Zealand's natural resources and the move towards a low emissions economy.

Global impacts

The impact of worldwide pandemics, economic shocks and wars can disrupt global markets and supply chains and can be felt acutely, locally. Further upheavals of a similar nature could have a flow on effect to our local market, affecting businesses and organisations.

Changing Communities and Behaviours:

Challenges:

Rapid growth

As one of the fastest growing districts in the country and with this trend set to continue, we must carefully manage the growing population and its impact on the environment so we can sustain its health and capacity to support the district's natural eco-systems and human inhabitants. While more than 80% of the population is concentrated in the main urban areas located within the eastern part of the district, we must also ensure that the advantages of growth benefit our dispersed communities equitably.

Changing workforce

Waimakariri's population demographic is older than other key growth areas within Canterbury and New Zealand. As more of our community members make the transition to retirement, local businesses may experience challenges in retaining and attracting labour (particularly for skilled jobs) when competing for workers with other major production centres, like Christchurch. Rapid technological advances could also impact our future workforce, as technology can both replace and create job opportunities, resulting in shifting employment opportunities across the economy-labour market.



Consumer behaviour

Over a third of all resident spending occurs outside of the district, largely on items where there is a preference for choice, such as apparel, personal, department stores and leisure items. Increases in online shopping also have the potential to erode the success of our town centres.

Opportunities:

Demographic trends

As one of the fastest growing districts in New Zealand and with strong population growth projected for the future, opportunities are available for businesses and industries seeking to service population and household demands.

Consumer behaviour

As the economy grows and more people reside locally, the demand placed on urban centres will create opportunities for new product offerings.



Local Economic Dynamics:

Challenges:

Small local economy

Our economy is small, and productivity appears to be generally low (compared with the rest of New Zealand), and growth is low. It relies heavily on outside markets, so it's susceptible to disruptions from external forces.

Land supply

While 305.1 hectares is zoned for commercial and industrial use under the Proposed District Plan the district still faces land related challenges with development in key centres. While Rangiora serves as the main service centre for 67% of the district and faces demands for an increase in commercial floorspace, opportunities for comprehensive commercial development in the centre are limited. There is a surplus of commercial land available in the Kaiapoi town centre, but it faces significant remediation issues. Pockets of commercial development opportunity will be available to accompany new residential developments like Ravenswood, but business activity in these areas (like retail) may compete with our town centres.

Proximity to Christchurch

Our proximity to Christchurch also means there is greater competition for market share for similar goods and services.

Infrastructure

Some of the district's rural areas support a high number of businesses or residents working from home but internet coverage is uneven and lacking in some locations. Major transport links to Christchurch as well as network and modal change opportunities are also limited and exposed to risks, highlighting the importance of future transport planning when working with our regional partners in this area.

Water Quality

Council seeks its direction about freshwater management from the Waimakariri Water Zone Committee, which is guided by the Government's National Policy Statement for Freshwater Management 2020. A key governance priority is the management of water resources in a way that prioritise the health and well-being of freshwater now and into the future. One of the growing concerns revolves around the amount of nitrate in groundwater within the Canterbury region, with levels expected to increase over time potentially exceeding accepted standards if left unchecked. Council must work with key partners and alongside industries (whose activities can have a strong impact on freshwater quality) to support business and land use practices that ensure the future provision of safe drinking water and the health of our freshwater across the district.

Opportunities

Rural land

Our rural land resource is one of our greatest natural assets from which we can support our local population, our natural eco-systems, and produce food for ourselves and other parts of the world. It offers diverse possibilities including a range of mixed uses like farming, forestry, energy and tourism.

Lifestyle blocks

The district has a relatively high proportion (than other main centres) of lifestyle blocks which can support niche business activity.

Proximity to Christchurch

While being close to Christchurch can have its challenges, our proximity offers benefits including greater access to labour and a bigger market providing growth opportunities.

Technology

Technological advances when applied to various industries within our local economy could help drive up productivity through efficiencies in production or operational activities. Technology could also be applied in innovative ways to unlock new opportunities, through new products or markets.

Sector growth

Recent trends within the local economy signal future growth opportunities in some core sectors – manufacturing, household demand driven goods and services, construction and the knowledge economy – which have the potential to significantly enhance our local economy.

Infrastructure

Council has invested significantly in infrastructure upgrades (particularly in roading and three water activities) during the ten-year recovery period following the 2011 Canterbury earthquake, and the district now enjoys the benefits of quality infrastructure supporting economic activities.



Visitors and Lifestyle:



Opportunities

Natural endowments

We are fortunate to live in a natural environment that includes easily accessible mountains, rivers and oceans, which provide enviable recreation opportunities for local residents and a potential point of attraction for the visitor market.

Visitor economy

We currently have a small visitor economy which generated 2.7% of the total visitor spend for the Canterbury region in 2022. But visitor spend in the district has been steadily increasing averaging 7% per annum between 2009 and 2019, as well as growing by 4.7% in 2022. By capitalising more on our natural endowments, the amenity and the boutique retail offerings within our town centres, as well as other strategic assets like MainPower Stadium, we have the potential to enhance the role of the visitor industry within our local area and the wider regional economy.

Creative sector

Regular arts, events and placemaking activities have the ability to elevate the district and town centres as key destinations if recognition of their potential value to the economy is acknowledged appropriately through local support mechanisms and funding.

Lifestyle

The district offers an attractive proposition for those seeking the slower pace of a semi-rural community with all the city conveniences. Its relative housing affordability (compared to Christchurch and other main centres in New Zealand), natural endowments that support a range of recreational activities, short work commute for those that work locally, and relative self-sufficiency where the majority of everyday goods and services can be sourced easily, make our local lifestyle competitive.

“

Although the future economic outlook remains positive, our district will experience challenges.

”

Where are we going?

Planning for economic success across the district requires a clear vision that draws on the wider strategic context and reflects our key issues and opportunities.



VISION

A thriving, progressive and environmentally responsible economy that underpins a desirable local lifestyle.





GUIDING PRINCIPLES

A number of principles underpin and provide the context for this Strategy by shaping the direction and its response across key impact areas.



DRIVING CHANGE



MAXIMISING
OPPORTUNITIES



EMPOWERING
INDUSTRY



EVIDENCE-BASED
DECISION MAKING



PROGRESS THROUGH
PARTNERSHIPS



SUSTAINABLE
OUTCOMES



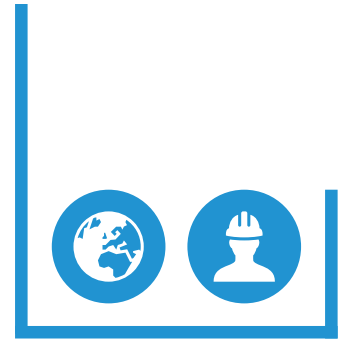
Image courtesy of Alissa Wilson (E.N.C)



Themes, strategic aims & priorities

To support the realisation of the Strategy's vision we are focusing on the following themes, strategic aims, and priorities.

Sustainable future



We must work towards the achievement of a prosperous, enduring and resilient economy which is underpinned by a low environmental footprint, and which maintains healthy, abundant natural resources and resilient ecosystems.

Waimakariri has a strong history of supporting business activity through capability training and development opportunities delivered by our local economic development agency, Enterprise North Canterbury. We need to build on and expand these services by helping our businesses understand the risks posed by climate change and help them transition to a low-emissions economy. Almost all businesses will be affected either directly or indirectly by climate change. By providing market information, access to local advice and learning opportunities as well as peer support services in this area, we can help our businesses plan and prepare, increasing their chance of preventing significant business losses and adverse flow on effects to our economy.

Our rural land asset needs to be evaluated carefully to understand its risks and opportunities under climate change. Waimakariri's rural land makes up 96% of our district's total land mass and provides a strong base to our local economy. Our agricultural sector is particularly vulnerable to changing environmental conditions, and as it's a significant business base utilising our largest natural resources (land and water), any detrimental effects could flow beyond agriculture impacting the wider economy and households. It's critical we work alongside this sector and support its initiatives to respond and adapt to the changing environment. Understanding how to boost productivity across the land while meeting or exceeding environmental standards will ensure its ongoing productive and sustainable management.

As well as collaborating with private landowners, we need to assess how Council's rural land assets are best used to serve our communities. Alongside opportunities for farming, forestry and horticulture, this might mean we consider other uses like renewable energy farms, native planting for biodiversity and carbon sequestration, and future eco-tourism.

We will also work with partners to expand our knowledge so we can understand the long-term, widespread potential impacts of climate change and how businesses might increase their preparedness and adaptability. Working to establish relationships between businesses, local government and tertiary institutions, which support the co-production of knowledge through practice-oriented research, could help accelerate the adaptation process. Being transparent with knowledge could provide our industries with a road map for turning policy into action.

STRATEGIC AIM

Low carbon economy underpinned by responsible, adaptable and resilient businesses.

Increased skill and confidence in business capability through the process of climate change adaptation.

Businesses demonstrating a high level of resilience when faced with significant change circumstances.

High proportion of business meeting their low emissions obligations.

Businesses are aware of and take pride in reducing their environmental footprints.

Highly productive but sustainable rural and business land use that protects our land, other natural resources and maintains healthy eco-systems.

The inextricable link between healthy environment, economy and society is recognised and promoted.

Development of new products and practices that reduce energy and resource use, and waste.

PRIORITIES

Priority 1: Support the adoption of renewable energies across economic sectors and prioritise core sectors.

Priority 2: Optimise the contribution of primary production to the economy by supporting the agricultural sectors' initiatives to reduce emissions, optimise business activities, and increase resilience to the impacts of climate change.

Priority 3: Support and empower our businesses to succeed in a sustainable future.

Priority 4: Facilitate the widespread availability of alternative transport modes connecting key business areas.

Priority 5: Foster opportunities for research and development.

Connected communities



We need to help facilitate an operating environment in which our businesses and industries can enhance productivity and prosperity by ensuring they have fast and reliable network connections and connectivity, as well as stable, diverse transport networks.

While some of the larger towns in the district enjoy ultra-fast broadband, some smaller satellite settlements and rural areas lack the benefits of fast internet to support business activity operating from home. The role of high-speed internet is critical to business success because it provides access to information and improves productivity and efficiency. It can also support a reduction in transport emissions by supporting people to work remotely. Most businesses and households operating in rural areas need high-speed internet coverage to access online goods and services, and to support high-functioning businesses activity. Agriculture in particular is becoming increasingly reliant on high-speed internet to access information and meet regulatory requirements.

Our transport networks underpin the local economy by supporting people and freight movements to and from our district. Large parts of our economy produce goods and services that leave the district for other markets, meaning our transport links need to be efficient, strong and diverse. State Highway 1 is the main transport link connecting our industries to Greater Christchurch and the rest of New Zealand and global markets. While the addition of the northern corridor has improved access and travel speed from the district to central Christchurch for transport and freight, overall, the arterial network is fragmented and limited, and therefore exposed to risk. Significant events could easily disrupt the flow of vehicle movements including crossing the Waimakariri River. Ensuring network resilience is critically important in order to reduce risks, as

is appropriately planning transport upgrades in support of business and the people who live and work in our district.

An important response will be conducting research to better understand travel patterns across the district, and the movements of business and people. As well as providing information about the travel needs of our businesses, this could provide an evidence base that supports better integration of land use and transport planning, elevating transport beyond movement corridors into something that better aligns with how our communities want to live, work and play. Working closely with transport partners will be another critical move to ensure transport planning within the district and across the Greater Christchurch area is aligned and meets the needs of the growing business and population base. Underpinning all of this will be a need to imbed sustainable principles into transport planning to support the move to a low-emissions economy.

STRATEGIC AIM

High quality fit-for-purpose internet and transport infrastructure that meets the current and future needs of our business community.

More rural businesses connected to fast internet services.

PRIORITIES

Priority 6: Improve the digital connectivity of our businesses operating in limited network coverage areas.

Priority 7: Improve the connectivity and efficiency of the transport network and its resilience.



Business responsiveness



A business responsive environment means being supportive and enabling of business across Council’s regulatory functions, as well as providing businesses with tools and development opportunities that increase their capability and chance of success. It also means recognising the value that business partnerships offer in furthering local economic potential and outcomes.

We need to reduce operating barriers for businesses and organisations in the areas where both Council and Enterprise North Canterbury can exert some influence. Over the last six years, Council has sought to incorporate a culture of ‘business-friendliness’ across its regulatory systems and processes, and although we have made good progress, there is still room for improvement. We will continue to focus on marrying our regulatory functions for Government with our role in supporting our communities. In addition, to enable clarity and confidence in business decision making, we will provide robust, up-to-date information about the district, as well as accurate business and growth research.

Our businesses and developers also tell us they need more developable land on which to establish or expand their business activities and services, so accurately identifying those needs and ways to meet them, is critical to supporting continued growth within our economy.

While Council’s role as an investor is important to provide critical infrastructure such as roading, utilities, and community facilities, we know the bulk of the district’s economic growth is driven by the private sector through their commercial developments and business activities. Council will work alongside Enterprise North Canterbury to continue to develop strong relationships with key partners in the private sector and local iwi, to secure outcomes that align with the economic aspirations articulated for our district.

The role of Enterprise North Canterbury in providing support and information for businesses, also remains essential.

We will also review the support mechanisms we can offer the arts and event sectors to ensure they are supported in their activities and contribute to economic prosperity.

STRATEGIC AIM

Thriving businesses capable of adapting to a changing environment.

Customer-focused regulatory processes for businesses when engaging with Council.

Sufficient business land and high-quality infrastructure available to support business and development activity.

Strong development partnerships and relationships established between business, Council, and Enterprise North Canterbury.

A fit-for-purpose funding model to support arts and events.

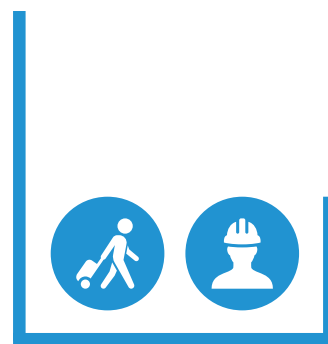
Ngāi Tūāhuriri-led development is enabled and supported.

PRIORITIES

Priority 8: Reduce barriers for businesses wherever practicable and provide them with access to information and services to help them prosper.

Priority 9: Develop and enhance strategic partnerships that support economic prosperity and people's wellbeing.

Liveable places and spaces



Our town centres and key business areas need to be supported by quality infrastructure and amenity, as well as investment in activities to attract businesses and people.

Covid-19 changed the way people purchase goods and services by cementing online shopping as a ‘norm’, which means our town centres and key retail areas increasingly compete with online retail for the customer dollar. The disruption to physical retailing is likely to be ongoing, potentially exacerbated by other significant events such as natural disasters and pandemics that further drive online purchasing. This means our town centres must continue to expand their offer to remain compelling places to visit. A good town centre is not just a place to shop; it has many functions. When business activities such as shops and offices are co-located with community, civic, recreational and entertainment facilities, they create vibrant places where people like to spend time. We need to support our centre’s ongoing appeal by ensuring they are home to the right mix of business and other ‘people attraction’ offerings, sitting within a functional and attractive environment that includes well connected pedestrian-friendly places and spaces. One way to do this is by elevating the role of arts, events, and placemaking within the district. Another option is to promote retail experiences that cannot be readily found online. Town centre related strategies that focus on socio-economic experiences are an important step in meeting this challenge.

Council has developed a number of strategies and plans for our main district towns that provide a decision-making framework for their ongoing urban development, growth and success in the context of each town’s distinct role and character. We must continue to fund investment and make improvements to town centre walking and cycling

infrastructure, parking, and urban amenity to continue to create attractive and vibrant spaces where businesses like to operate, and people want to linger. In addition, our town centre urban planning needs to integrate experiences and points of difference that encourage people to our centres while being mindful of the need to address transport emissions.

We must also continue to strengthen the role that our sport and recreation sector plays in supporting economic growth and our district’s positive lifestyle opportunities. Waimakariri has a strong history and association with sport, and through Council’s development of MainPower Stadium, there is an increased ability to attract larger sporting events that will have positive economic spin-offs for the district. The district is also home to a diverse natural landscape including mountains, rivers and seas, each in close proximity to key urban areas. These offer accessible recreational lifestyle benefits for residents as well as provide an attraction point for those in the visitor market increasingly seeking ‘day trip’ recreational experiences.

STRATEGIC AIM

People-centric improvements to the form and function of our town centres in Rangiora, Kaiapoi, Oxford, Pegasus and Woodend (Ravenswood).

Increased activity and visibility of arts, events and sports activities within the district, and recognition of their value in supporting economic growth and the liveability of the district.

A district offering a high-quality lifestyle to its residents, and to attract new residents.

PRIORITIES

Priority 10: Continue to improve the amenity and vibrancy of our public places for people and businesses.

Priority 11: Support the economic and lifestyle contribution of local arts, events, placemaking and sport/recreation endeavours.

Investment attraction



Our district needs to grow high-value industry, entrepreneurship, businesses and talent in order to continually diversify and expand our local economic base to support a growing, transitioning and resilient economy. We must also capitalise on our locational and amenity advantages, including developing strategic visitor assets and opportunities, to maximise the contribution of the visitor dollar locally.

Informed by good business and growth research, we need to design and then implement business attraction and development plans that seek to draw new entrepreneurs, enterprises and industries to the district. In particular, in the areas of limited-service provision and those that increase our local skill or knowledge base. Retaining and attracting businesses can help strengthen and grow our local economy by widening its base, making it more stable in the face of future volatility.

We also need to ensure our businesses have access to the skilled labour they need to operate successfully. It's important we work alongside industry and key recruitment partners to help entice talent to the district to fill specialist jobs or where there are aggregate labour shortages. This is particularly important as the demand for skilled labour is high. While Waimakariri District is in commuting distance of Christchurch City, it benefits both the environment and our local economy if people can both reside and work in the district.

Waimakariri's visitor economy is relatively small estimated at 2.7% of the total visitor spend within the Canterbury region in 2022. However, visitor spend has on average been growing steadily, despite Waimakariri not being widely regarded as a key visitor destination. While our district has evolved dramatically in the last decade, with boutique retail and hospitality offerings now ample in our towns, people may still perceive Waimakariri

District as a rural location predominantly servicing rural needs. We need to better promote our key towns and the recreational opportunities associated with our natural environment to increase the destination appeal of Waimakariri. This includes working with private partners and organisations to identify and develop significant strategic assets or opportunity areas that might provide a point of attraction difference for our district. Research shows that the 'friends-and-family' market and 'day-trippers' are important drivers of our local visitor economy. As our population is expected to grow to around 97,000 by 2048, we can continue to capitalise on the resident population 'friends and family' market, as well as promote ourselves more widely to Christchurch and wider Canterbury 'daytrippers', to help boost the upward trend of visitation and its contribution to the local economy.

STRATEGIC AIM

Increase in high-value industries and businesses establishing in the district and associated local employment opportunities, including as a direct result of the implementation of our strategic investment and attraction plans.

Increased visitation by residents and visitors to our town centres and key business areas.

Increase in local spending by residents and visitors.

Decrease in leakage (out of the district) spending from residents.

The district perceived widely as an appealing visitor destination within the wider regional context.

PRIORITIES

Priority 12: Attract high value industries and job opportunities.

Priority 13: Develop and promote our attractions and assets.

Image courtesy of Alissa Wilson (E.N.C)

HOW ARE WE GOING TO GET THERE?

While this Strategy sets the direction for the next ten years and beyond, an Implementation Schedule will give effect to the Strategy through tangible projects, actions and initiatives.

The majority of activities within the Implementation Schedule will be led by either Council or Enterprise North Canterbury, although many involve collaboration with prospective partners to help achieve key outcomes. Our relationship with Ngāi Tūāhuriri as representing mana whenua and the Crown's Treaty Partner in Waimakariri District is important to the Council, as well as working closely with Government departments, key industry sector representatives, core infrastructure and transport providers, education and research providers, and major local businesses.

Budget to support the delivery of the Implementation Schedule will be sought through Council's 2024/34 Long Term Plan process, with the first round of funded activities expected to commence from 1 July 2024, and the full funded implementation action period extending for ten years to 30 June 3034.

Image courtesy of Alissa Wilson (E.N.C)

MONITORING AND REVIEW

While this Strategy has a 10-year life from adoption, it is a 'living document' that is subject to ongoing monitoring and adjustment by Council to reflect updated policy direction relating to Climate Change, Government-led reforms (Three Waters, Resource Management Systems Reform) and reviews (future for Local Government), changes in the global and local economy plus environment, and in response to other new information as it becomes available that might impact on the district's potential for economic growth.

The key actions outlined in the Implementation Schedule will form the basis of a work programme and progress against these will be assessed annually. Budget for any new actions incorporated as part of the updates will be requested through one of Council's Annual Plan, or subsequent Long Term Plan processes (after the next 2024/34 Long Term Plan) that fall within the ten-year life cycle of this Strategy.

Implementation schedule 2024-34

SUSTAINABLE FUTURE

| # | PRIORITIES | RELEVANT AGENCIES |
|----|---|--|
| 1 | Support the adoption of renewable energies across economic sectors and prioritise core sectors. | Enterprise North Canterbury |
| 2 | | Waimakariri District Council, MainPower |
| 3 | Optimise the contribution of primary production to the economy by supporting the agricultural sectors' initiatives to reduce emissions, optimise business activities, and increase resilience to the impacts of climate change. | Waimakariri District Council, Primary sector representative groups, Lincoln University, Grower Levy Bodies/ Organisations, ChristchurchNZ, Ministry for the Environment, Environment Canterbury, University of Canterbury. |
| 4 | | Waimakariri District Council, Federated Farmers, NZ Landcare Trust, Waimakariri Irrigation Limited, Environment Canterbury |
| 5 | | Waimakariri District Council, Lincoln University |
| 6 | Support and empower our businesses to succeed in a sustainable future. | Enterprise North Canterbury |
| 7 | | Enterprise North Canterbury |
| 8 | | Waimakariri District Council |
| 9 | | Waimakariri District Council, Enterprise North Canterbury |
| 10 | | Waimakariri District Council, Enterprise North Canterbury |



2024 - 2034

ACTIONS

Work with interested businesses to help them navigate the range of renewable energy options available to support the uptake and adoption of more sustainable business practices. Work with energy producers to scope out opportunities for wide-spread rollout across businesses.

Collaborate with energy partners to verify the potential for alternative fuel and energy sources/farms in the district including mixed-use models. Conduct strategic scoping to identify candidate locations that might be suitable for supporting renewable energy and make this information publicly available. Complete pre-market assessments for projects suitable on Council land, and if appropriate, progress project/s through the appropriate Council business case and decision process. Work with the industry to facilitate investment activity.

Engage with the primary sector to prepare a roadmap for assessing the impact of emissions levies and climate change on the agricultural sector in the Waimakariri District. Facilitate and support research into potential opportunities for changes in technology, practices or land use. Evaluate and assess requirements to assist farmers wanting to make changes, and flow on effects and opportunities for the local economy.

Engage with the rural sector and relevant organisations to identify and understand the nature and resilience of the district's water resources. This includes, district water shortage/storage issues, water quality issues, and the short-, medium- and long-term implications of climate change (as well as land use implications arising from water stresses), to identify where and how Council and Enterprise North Canterbury can lend support.

Review Council's land and asset base, assess areas suitable for sustainable forestry, community-food production, carbon sequestration and biodiversity enhancement (in support of environmental tourism). Where opportunities exist, progress scoping processes and conversations with relevant business and investment partners to advance projects through the appropriate Council business case and decision process.

Support businesses to understand the requirements for emissions recording, levies and emission reduction and the offsetting options, and how to obtain carbon or sustainability accreditation.

Encourage and facilitate the formation of business clusters/coalitions that foster climate change adaptation and drive innovation and research.

Design and deliver a process to enable business/community led production on Council land that supports priority sectors and low emission renewable energy outcomes.

Investigate the feasibility of and need for a climate focused local advisory service which connects rural and local businesses to climate change funding/partners/investors, information and advice to help them transition to a low-emissions economy. Assess the opportunity and develop a business case for this service and progress it through the appropriate Council decision process.

As part of an infrastructure audit, identify assets (both public and private) at risk to Climate Change impacts of significant importance to business activity, with particular reference to town centre areas, rural production areas, industrial zones, transport and communication networks, and at Māori Reserve 873. Review and assess the interconnected vulnerabilities of the networks. Outline a plan that seeks to ensure these assets are recognised in risk management planning and preparedness.

SUSTAINABLE FUTURE CONTINUED

| # | PRIORITIES | AGENCIES |
|----|---|--|
| 11 | Support and empower our businesses to succeed in a sustainable future. | Waimakariri District Council, Enterprise North Canterbury |
| 12 | | Enterprise North Canterbury |
| 13 | Facilitate the widespread availability of alternative transport modes connecting key business areas.* | Waimakariri District Council |
| 14 | | Waimakariri District Council |
| 15 | | Waimakariri District Council |
| 16 | Foster opportunities for research and development. | Waimakariri District Council |
| 17 | | Waimakariri District Council, Enterprise North Canterbury, Te Pūkenga, Lincoln University, Local Secondary Schools, University of Canterbury/Cluster for Community and Urban Resilience (CURE) |

* While these transport projects don't directly contribute to economic development, they have been included in this Strategy to reflect the importance of the transport network, connections, and opportunities in facilitating economic activity.



2024 - 2034

ACTIONS

Where appropriate, encourage and support the private sector to intensify land and space use to support more efficient use of resources, increased foot traffic and vibrancy through increased business intensification.

Investigate options/opportunities to continue the MADE IN NORTH CANTERBURY initiative and to encourage more 'localism' generally with regard to business-to-business transactions and consumer spending and then implement tactics, as appropriate. Balance the localism drive with the need for improved competitiveness and productivity.

Continue to realise the installation of EV chargers on public land across the Waimakariri District to improve the local charger network and access to key business areas. Engage with the Greater Christchurch Partnership to investigate and identify the geographic need for additional public EV charger supply locations across the Greater Christchurch Area in support of this aim.*

Identify and progress strategic improvements to walking and cycling infrastructure as directed by the Walking and Cycling Network Plan to support alternative travel options and mode shift for the community when accessing business areas.*

Continue to support alternative mode services operating in the district (i.e., e-scooters) and work to secure new modes (i.e., shared bikes, social-leasing schemes for zero emission vehicles) to improve community access to alternative and affordable transport options when travelling locally and accessing key business areas.*

Ensure Council's monitoring and reporting on climate change awareness, response and adaptation in the district includes business sectors.

Explore and encourage opportunities to link local education service providers and facilities to tertiary education providers, research institutions, and public and private sector projects which connect agriculture, energy, forestry and other business sectors with research and development. Where practicable, encourage public sharing of relevant information/learnings.

CONNECTED COMMUNITIES

| # | PRIORITIES | AGENCIES |
|----|---|---|
| 18 | Improve the digital connectivity of our businesses operating in limited network coverage areas. | Waimakariri District Council, Enterprise North Canterbury, Telecommunications Companies |
| 19 | Improve the connectivity and efficiency of the transport network and its resilience.* | Waimakariri District Council |
| 20 | | Waimakariri District Council |
| 21 | | Waimakariri District Council |
| 22 | | Waimakariri District Council, Environment Canterbury |
| 23 | | Waimakariri District Council, Greater Christchurch Partnership |

* While these transport projects don't directly contribute to economic development, they have been included in this Strategy to reflect the importance of the transport network, connections, and opportunities in facilitating economic activity.



2024 - 2034

ACTIONS

Investigate and complete a business case of viable models under which high speed internet coverage can be extended to rural communities that remain unsupported by Government fibre expansion programmes. Work with service providers/customers to implement and/or share information about viable service models for the areas of demand.

Continue to work in partnership with Waka Kotahi, Christchurch/Hurunui/Selwyn District Councils and other relevant road authorities to deliver strategic transportation projects and links that improve and enhance intra and inter-district connectivity. Continue to maintain and enhance the district's transport network through strategic projects and actions identified in the Long-Term Plan and Transportation Activity Management Plan.*

Create an overarching 'Integrated Transport Strategy' that informs Council's decision-making about changes to the transport system and associated infrastructure investment, and responds to relevant transport related policy while ensuring business transport/access needs are planned for appropriately.*

Review and monitor patterns of travel within and across the district in order to understand how, when and why people travel. Ensure the transport patterns of existing and potential businesses (B2B) are integrated into the assessments to ensure that the flow of goods, services, workers and customers are all reflected. Use the research to inform land transport related decisions and expenditure giving particular regard to the support of business activity and access to business areas for residents and visitors. Ensure that the transport options are resilient, fit for purpose and support business activities.*

Collaborate with Environment Canterbury to assess demand and supply aspects (and the cost implications) of an intra-district zero-emissions public transport service provided by the Waimakariri District Council that connects residents (including rural) to key business areas. Where viable, progress through the appropriate Council business case and decision process.*

Continue to work with partners as a member of the Greater Christchurch Partnership to progress integrated, high-frequency public transport infrastructure planning, supporting sustainable and efficient movement of people and goods as the district and region's population grows. Advocate to ensure future links connect to new developments, including Māori Reserve 873 and other key business areas.*

BUSINESS RESPONSIVENESS

| # | PRIORITIES | AGENCIES |
|----|--|--|
| 24 | Reduce barriers for businesses wherever practicable and provide them with access to information and services to help them prosper. | Waimakariri District Council |
| 25 | | Waimakariri District Council, Enterprise North Canterbury |
| 26 | | Enterprise North Canterbury, |
| 27 | | Waimakariri District Council |
| 28 | | Enterprise North Canterbury, |
| 29 | | Enterprise North Canterbury, |
| 30 | | Enterprise North Canterbury, |
| 31 | | Enterprise North Canterbury, |
| 32 | | Waimakariri District Council, Enterprise North Canterbury |
| 33 | Develop and enhance strategic partnerships that support economic prosperity and people's wellbeing. | Waimakariri District Council, Enterprise North Canterbury |
| 34 | | Waimakariri District Council, Ngāi Tahu, Ngāi Tūāhuriri |
| 35 | | Waimakariri District Council, Paenga Kupenga Limited, Ngāi Tahu Property |



2024 - 2034

ACTIONS

Continually review Council's regulatory policies and services to streamline and improve the engagement process for businesses and the community. Review and improve the Council's 'Business Friendliness' programme including use of the case-management approach for small to large scale development projects when navigating Council's regulatory and statutory requirements.

Support business/development projects through the provision of up-to-date district climate change, business, growth and Council regulatory performance data to help provide certainty around business decisions.

Develop an online package of ready and accessible data about the district and key population, economic, social and environmental statistics and research findings to support businesses looking for start-up, grant-funding, finance and other assistance.

Ensure the need for infrastructure and business/productive land is provided for in relevant planning documents and that business land is well located with freight connections. Where applicable, ensure provisions are in line with the relevant National Policy Statements.

Continue to deliver business support, training and networking opportunities.

Lead the formation of a business cluster that leverages local exporters' knowledge about and connections with overseas markets to upskill those businesses looking to export their products internationally.

Encourage and support businesses to move to circular business models.

Work with the business community to investigate and implement the opportunities around moderate to large-scale freight movement consolidation.

Review current arts and event funding process to determine the most appropriate funding distribution model. Include the current and potential use of council assets to support the creative sector.

Develop a framework to assess existing and potential partnerships in terms of their contributions to sustainability and well-being using economic, environmental, social and cultural indices. Prioritise and guide decision-making, support and partnerships for projects and initiatives that foster economic prosperity.

Facilitate ongoing engagement with Ngāi Tūāhuriri and Ngāi Tahu as the Kāinga Nohoanga Strategy is developed to determine how Council can support the development aspirations for Māori Reserve 873.

Engage with Paenga Kupenga Limited (or equivalent) and Ngāi Tahu Property to explore the establishment of an MOU agreement that supports a collaborative and/or business partner approach for future development projects in the district that may be appropriate.

LIVEABLE PLACES & SPACES

#

PRIORITIES

AGENCIES

 36

 Continue to improve the amenity and vibrancy of our public places for people and businesses.

 Waimakariri District Council

 37

 Support the economic and lifestyle contribution of local arts, events, placemaking and sport/recreation endeavours.

 Waimakariri District Council,
Enterprise North Canterbury

 38

 Waimakariri District Council

 39

 Waimakariri District Council

 40

 Waimakariri District Council



2024 - 2034

ACTIONS

Progress and coordinate implementation of the Rangiora Town Centre Strategy, the Kaiapoi Town Centre Plan and other town centre or area plans as they are developed and funded through the Long-Term Plan to support more integrated development of town centres and associated business areas.

Develop Events and Placemaking Plans for the District that seek to maximise the economic benefits of temporary activities and events.

Develop an Arts Plan/Strategy for the District that seeks to maximise the economic benefits of the arts and creative sectors, as well as having a 'fit-for-purpose' funding model.

Maximise the contribution to the local economy from sport and recreation activities by developing a Sport & Recreation Strategy, which facilitates access to/promotes these activities as an intrinsic part of our local lifestyle and the liveable nature of our District.

Undertake a strategic assessment to identify appropriate levels of funding and/or support for the town Promotions Associations including appropriate funding mechanisms to support the delivery of their community events and promotion activities.

INVESTMENT ATTRACTION

| # | PRIORITIES | AGENCIES |
|----|--|---|
| 41 | Attract high value industries and job opportunities. | Enterprise North Canterbury |
| 42 | | Waimakariri District Council, Enterprise North Canterbury |
| 43 | | Waimakariri District Council, Enterprise North Canterbury |
| 44 | | Waimakariri District Council, Enterprise North Canterbury |
| 45 | | Waimakariri District Council |
| 46 | | Waimakariri District Council, Enterprise North Canterbury, Te Pukenga, Lincoln University, University of Canterbury |
| 47 | | Waimakariri District Council |
| 48 | | Waimakariri District Council |
| 49 | | Waimakariri District Council, Enterprise North Canterbury |
| 50 | Develop and promote our attractions and assets. | Waimakariri District Council, Enterprise North Canterbury, Oxford Area School, Ministry of Education |
| 51 | | Waimakariri District Council, Enterprise North Canterbury |
| 52 | | Waimakariri District Council, Enterprise North Canterbury, Rangiora Airfield |



2024 - 2034

ACTIONS

Develop and implement a marketing campaign to attract skilled and talented people/families to permanently relocate to the Waimakariri District. Work with businesses/recruitment agencies to identify areas of skilled labour shortages/industry specific opportunities to target during these campaigns. Include a monitoring and evaluation programme to track the outcomes.

Continue to work with Enterprise North Canterbury (as the local economic development agency) to deliver district promotion and business attraction services. Ensure their mandate reflects a core focus on the considerations that economic development agencies need to maintain, while being sensitive to broader considerations.

Undertake research to identify areas of high value business opportunity/service need within the district, such as: an emerging market (export), addressing a gap in the local supply chain, capturing locational advantages and building on natural endowments. Make this information publicly available.

Develop and implement an Investment Attraction Plan including KPI's (set in tandem with Council) to actively attract (the identified) high value industries/businesses to establish or relocate within the district.

Guided by the Investment Attraction Plan, investigate options for high value business developments on Council land and identify innovative ways (investment incentives) through which Council can attract the investment.

Engage with regional tertiary organisations and relevant Government bodies to explore the possibility of establishing a Waimakariri District tertiary hub which provides local training/education opportunities. Align the hub with current labour market gaps, and future labour force requirements (across sectors) or required sector knowledge areas. Link activities with research programmes to help generate local innovations that can be commercialised and exported.

Increase the appeal of Southbrook to businesses by implementing projects that enhance its market position and perception as a successful and pleasant business area.

Work with Screen Canterbury to establish 'Waimakariri District Screen Protocols' to make seamless the process of filming feature films/TV series locally and to incentivise filming activity in the district. Develop an appropriately scaled Waimakariri District promotion campaign (photos/video footage) to promote the district as a viable filming location to film and TV series production companies/studios.

Implement Waimakariri Visitor Marketing Strategy action items, linked to a wider investment programme that supports attractions and an associated asset/infrastructure base, to support increased visitation to the district and to maximise the visitor industry's contribution to the local economy.

Support Oxford Area School/private partners to realise the potential of the Oxford Observatory in support of Astro tourism to the district.

Support the development of strategic visitor or community facilities that have the potential to contribute significantly to the economic output of the district.

Investigate opportunities for the strategic development of the Rangiora Airfield and prepare a business case to progress viable options through the appropriate Council decision process.



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WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION**

FILE NO and TRIM NO: EXC-63 / 230720109349

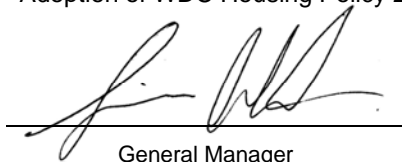
REPORT TO: COUNCIL

DATE OF MEETING: 1 August 2023

AUTHOR(S): Rob Hawthorne (Property Manager) & Témi Allinson (Senior Policy Analyst)
on behalf of the Housing Policy Hearings Panel

SUBJECT: Adoption of WDC Housing Policy 2023

ENDORSED BY:
(for Reports to Council,
Committees or Boards)



General Manager



Chief Executive

1. SUMMARY

- 1.1. This report seeks approval of the Housing Policy. The policy was consulted under Section 83 of the Local Government Act Special Consultation procedure (SCP).
- 1.2. In total, fifteen submissions were received. The Hearings Panel met on 24 and 25 July to consider written and verbal submissions and complete their deliberations.

Attachments:

- i. 6 June Council Report - Housing Policy (230531080420)
- ii. Draft Housing Policy – with Hearings Panel edits (230726113034)
- iii. Updated Draft Housing Policy – clean version (23051807195)
- iv. Housing Policy Survey Responses (Bang the Table)
- v. Survey Responses Report

2. RECOMMENDATION

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.

3. BACKGROUND

- 3.1. Background to the Housing Policy is available within the attached 6 June Council Report.
- 3.2. The formal consultation period ran from 12 June to 12 July; although late submissions were accepted till 20 July.

- 3.3. There were 126 visitors to the page, 80 of whom either downloaded policy or clicked through to the survey. However, only 15 parties made submissions by direct response to the website or via more general emails. These submissions are available in Attachments (iii) and grouped in attachment (iv).

Key issues and metrics are referenced in the following Table:

| Question | Yes % | No % | Feedback: | Comments: |
|--|-------|------|--|---|
| Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator? | 80 | 20 | <ul style="list-style-type: none"> - Providing land and regulation important - Allow Transportable Home Parks - Public transport - Affordable rentals | No change suggested |
| Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles? | 70 | 30 | <ul style="list-style-type: none"> - Yes, contributor to collaborations, need to grow housing opportunities - Council to cater for lower and upper end of scale and incentivise investment - Community stabilisation (climate change, employment) - Transportable Home Parks | Comments are covered by policy (e.g. regulator = transportable homes, incentivising etc) |
| Do you think we have identified the right functions to help us adequately fulfil these roles? | 60 | 40 | <ul style="list-style-type: none"> - Yes, general idea reasonable - Need consultation with community - Transportable Home Parks - Pleasurable environment | Comments are covered by policy |
| Do you agree that we have identified the right priority areas? | 80 | 20 | <ul style="list-style-type: none"> - Yes, remaining up to date with community need - Look to build upwards, rather than outwards - Māori do not need or expect preferential treatment - Transportable Home Parks - Modern independent unit options for elderly free up family homes | Comments are covered by policy, including comment re Māori - supporting and partnering based on what they say their needs are |
| Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ? | 20 | 80 | <ul style="list-style-type: none"> - Unsure - Increase asset valuation and income thresholds, limit criminal records - Small clusters of independent units - Heating and double glazing | Increase eligibility thresholds? Aligned with Accommodation Supplement and already can't cater for needs (i.e. waitlist). Criminal records amendment? |

| | | | | |
|--|----|----|--|---|
| Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments? | 90 | 10 | <ul style="list-style-type: none"> - Balance between the two - Don't eat into public recreational spaces, consultation, build up - Leasing land to developers/CHPs - Small units blending in - So long as don't impact other important opportunities - Away from Tram SH1 | Comments are covered by policy and can be taken into consideration in delivery |
| Any other thoughts for how Council can improve housing outcomes in the district? | | | <ul style="list-style-type: none"> - Build upwards, improve roading - Expand town boundaries and rezone, remove high density zones, better roading, big home developments - Make affordable housing top priority, 10 Transportable Home Parks - Listen to retired people special housing needs (e.g. wet bathrooms etc), good communication with medical centres incl keeping hospital open - Improve relationships with KO and other housing stakeholders - Right criteria - Heating issues with existing EPH, lack of understanding of questions asked - Role of Council, provider but also by providing combined solutions with other providers and enabling developments, units should meet healthy homes, consider placement of EPH (neighbours), encourage developments for over 65, close to services, people unable to afford to downsize, move away from community, consideration of body Corp rules, Council work with agencies and developers to speed up process of acquiring suitable centrally located land to build housing for over 65, allowing multi-unit builds as matter of course rather than plan change, set up Task Force, consideration of rates compared to general public - Consideration of partnership with Abbeyfields - Discussion with Te Mana Ora and support opportunities | <p>Comments largely covered by policy.</p> <p>Specific issues that can be addressed separately:</p> <ul style="list-style-type: none"> - Transportable Home Parks - Current EPH issues - Consider taskforce - Abbeyfield proposal - Meeting with Te Mana Ora <p>A few relate to District Plan changes (zoning, consenting) - will refer to that Panel.</p> <p>Importance of roading and neighbourhoods</p> |

4. **ISSUES AND OPTIONS**

- 4.1. The consultation process received a relatively modest number of submissions despite being open for an extended period of time. The level of formal response was low and there were no discernible patterns of significance.
- 4.2. There was no direct opposition to what was proposed in the housing policy, however there were some points that Council could consider in implementing the policy, including:
 - 4.2.1. Council should continue to collaborate with key stakeholders, developers, Kainga Ora and CHPs to supply affordable housing (both rental and ownership).
 - 4.2.2. Council should also consult with the community on affordable housing developments, including consideration of a Task Force
 - 4.2.3. There was a strong signal to continue with providing housing for the elderly (and some points on the current standard of elderly pensioner housing).
 - 4.2.4. Council should consider where new housing developments are built, including appropriate roading/infrastructure, community belonging and District Plan zoning. There were also suggestions about more liberal zoning options to support more affordable housing. However, these matters are more appropriately consulted on and considered through the District Plan Review process.
 - 4.2.5. Council should consider partnership options with other specialist providers, (specifically Abbeyfields).
 - 4.2.6. Council should consider ongoing discussions with other agencies such as Te Mana Ora on support opportunities.
 - 4.2.7. Council should consider widening the eligibility criteria in relation to matters such as the asset and income thresholds and historic criminal convictions.
- 4.3. The following observations should also be noted:
 - 4.3.1. None of our respondents were young. Two were middle aged and the rest elderly. This suggests that the feedback received was not representative of the entire community.
 - 4.3.2. Most respondents seemed to be in support of the proposed measures and criteria, but there are some indications that some people interpreted the policy differently.
- 4.4. As a result, it is difficult to draw conclusive conclusions from the consultation, to say that Council has a public mandate to proceed, or any clear signals to stop.
- 4.5. In light of the above staff recommend that the existing Policy wording is retained but that further review is undertaken with regard to the implications of changes to the eligibility criteria. Of note, this is covered in a schedule of the Policy that can more readily be reviewed with further consultation on this within the upcoming LTP process.

Implications for Community Wellbeing

There are implications on community wellbeing by the issues and options that are the subject matter of this report.

It is now widely understood that housing plays a significant role in health outcomes, especially for those on limited incomes. In addition, stable housing also contributes strongly to the social and ultimately cultural wellbeing of communities and to the sense of identity that communities forge over time.

Dry, warm, safe, secure, and affordable housing for all is fundamental to individuals, whanau and community wellbeing and overall social cohesion.

- 4.6. The Management Team has reviewed this report and support the recommendations.

5. **COMMUNITY VIEWS**

5.1. **Mana whenua**

Te Ngāi Tūāhuriri hapū are likely to have an interest in the subject matter of this report.

The Council as a member of the GCP has also been party to collaboration with Ngāi Tahu and Ngāi Tūāhuriri representatives in developing a Draft Greater Christchurch Social & Affordable Housing Action Plan that addresses unmet housing need. This has resulted in resolve to develop a Greater Christchurch Kāinga Nohoanga Strategy.

As indicated above, discussion with and feedback from Ngāi Tūāhuriri hapū on the draft Statement has taken place at a high level. Council staff have included the Draft Housing Policy on a list of significant projects that Council would like Ngai Tūāhuriri Rūnanga input or engagement on. The Rūnanga are now in the process of considering this list, and what level of input they wish to provide on those projects. Staff also discussed the Housing Policy at a recent Council/Runanga meeting (13th July), where Mahaanui Kurataiao expressed an interest in seeing the draft policy, which has now been provided for their consideration. Council staff are welcoming of mana whenua views and will continue to engage with Ngai Tūāhuriri Rūnanga as appropriate.

5.2. **Groups and Organisations**

There are a number of groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

In developing the proposed Housing Policy HWG has considered the views of a number of organisations and groups including housing developers and providers of targeted housing, as well as social services providers, through various communications and meetings, including the Housing Forum held in August 2021.

5.3. **Wider Community**

The wider community is likely to be affected by, or to have an interest in the subject matter of this report and some individuals may be affected by specific developments implied by the Report.

As and when there are specific Project proposals in relation to the purpose and objectives of the HWG then targeted community consultation would need to be considered.

6. **OTHER IMPLICATIONS AND RISK MANAGEMENT**

6.1. **Financial Implications**

There are no immediate financial implications of the decisions sought by this report.

6.2. **Sustainability and Climate Change Impacts**

The recommendations in this report do not have direct sustainability and/or climate change impacts but future projects may. In a broader sense, the availability of sufficient, good quality housing that meets the needs of the community is fundamental to individual and whānau wellbeing and so the social sustainability of communities.

6.3 **Risk Management**

There are no immediate risks arising from the adoption/implementation of the recommendations in this report.

However, if the policy is not adopted, there would be no policy framework in place to serve as a basis to guide Council's future decision-making on housing.

6.3 **Health and Safety**

There are no health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. **CONTEXT**

7.1. **Consistency with Policy**

This matter in itself is not a matter of significance in terms of the Council's Significance and Engagement Policy. It is possible that future housing-related actions by the Council in accordance with its policy may involve potentially significant decisions to be considered as such at that time.

Council has been embarking on the development of a new 'Strategic Framework' as part of the direction setting stages of the Long Term Plan process. As part of this process Council has developed a set of five Strategic Priorities, and an update of the Community Outcomes (in draft form) that are aligned with the four well-beings mandate in the Local Government Act. These are soon to be publicly engaged upon, and subject to feedback will be adopted and included into the 2024-34 Long Term Plan. The development of a Housing Policy aligns with two of the draft Strategic Priorities, those being:

- Enhance community wellbeing, safety, inclusivity and connectedness
- Enable economic development and sustainable growth

Alignment can also be noted against a number of the draft Community Outcomes, the most notable being the Social Wellbeing Outcome of 'Housing is available to match the changing needs and aspirations of our community'

7.2. **Authorising Legislation**

S10 of the Local Government Act 2002 confers on Councils a broad mandate to promote community wellbeing.

7.3. **Consistency with Community Outcomes**

The Council's community outcomes are relevant to the actions arising from recommendations in this report. The following outcomes are relevant:

People's needs for mental and physical health and social services are met.

Housing is available to match the changing needs and aspirations of our community.

There are wide ranging opportunities to support people's physical health, social and cultural wellbeing.

7.4. **Authorising Delegations**

Council at its 6 June 2023 meeting delegated responsibility to the Hearings Panel to hear and consider submissions to the Housing Policy consultation.

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION****FILE NO and TRIM NO:** EXC-63 / 230531080420**REPORT TO:** COUNCIL**DATE OF MEETING:** 6 June 2023**AUTHOR(S):** Rob Hawthorne, Property Unit Manager
Temi Allinson, Senior Policy Analyst
(on behalf of the Property Portfolio - Working Group)**SUBJECT:** Proposed Council Housing Policy for Public Consultation, 2023**ENDORSED BY:**(for Reports to Council,
Committees or Boards)_____
Department Manager_____
Chief Executive**1. SUMMARY**

- 1.1. This report seeks Council approval to adopt in principle the attached Housing Policy and to undertake Public Consultation prior to further consideration and final ratification of the Policy in August 2023.
- 1.2. In May 2021 Council appointed a Housing Working Group (HWG) to undertake a review of housing challenges faced by the Waimakariri district and a review of Council's role in relation to supporting positive housing outcomes for the district (TRIM 210423065589).
- 1.3. HWG in its Interim Report to the Council on 1 March 2022 resolved to delegate to the HWG the task of developing a Housing Policy to guide both Council and other parties on the scope of how Council intends to give effect to its stated housing outcomes, in exercising its roles as provider, funder, advocate and regulator.
- 1.4. Following consideration of information from a variety of sources and extensive liaison with stakeholder groups the HWG developed an initial draft housing policy statement and reported this to Council just prior to the 2022 local authority elections. The report recommended the incoming Council review the draft policy and consider the next steps.
- 1.5. In February 2023 Council merged the functions of the HWG with the Property Acquisition & Disposal Working Group to form a new Working Group known as the Property Portfolio Working Group (PP-WG). One of the tasks this group were delegated was to further the work commenced by the HWG. This included a review and update of the draft Housing Policy with any relevant amendments considered appropriate.
- 1.6. The PP-WG has further refined the previous Policy document and are now seeking Council's approval in principle of the revised Policy (attached) with the intent of undertaking public consultation prior to formal ratification in August 2023.

Attachments:

- i. Proposed - WDC Housing Policy 2023 (230531080451)
- ii. Public Consultation Plan (230531080462)

2. **RECOMMENDATION**

THAT the Council:

- (a) **Receives** Report No. 230531080420
- (b) **Supports** the recommendation of the Property Portfolio Working Group to in principle adopt the Housing Policy 2023 (230531080451) subject to public consultation, as provided for with the attached consultation plan (230531080462)
- (c) **Delegates** to the Chair of the PP-WG, and two Councillor members, the role of hearing any submissions to the proposed Housing Policy and providing recommendations to Council on any further amendments to the Policy as a result of feedback received.
- (d) **Notes** that the attached public consultation plan allows for specific engagement with the existing residents of Council's housing portfolio, Ngāi Tūāhuriri hapū and the other partners within the Greater Christchurch Partnership Committee (GCP)
- (e) **Notes** that the GCP intends to develop a Kāinga Nohoanga Strategy and that some preliminary inputs for that work stream have been taken into account in drafting the proposed Housing Policy.

3. **BACKGROUND**

- 3.1. In May 2021 Council appointed a Housing Working Group (HWG) to undertake a review of Council's role in relation to supporting positive housing outcomes for the district.
- 3.2. In context, the Council's 2021-31 Long Term Plan includes a comprehensive set of community outcomes as 'strategic objectives for the District' it seeks to achieve in exercising its various roles as provider, funder, advocate, and regulator. Its key stated housing related outcomes are:
 - ✓ *There are wide ranging opportunities to support people's physical health, social and cultural wellbeing*
 - ✓ *Housing is available to match the changing needs and aspirations of our community*
- 3.3. At present the only direct statement of Council policy in relation to housing relates to its 'provider' role in Elderly Persons Housing (EPH). That was adopted by Council on 2 February 2016, on a six-year review cycle, to guide the eligibility for and tenancy management of the stock of 112 units for elderly persons.

https://www.waimakariri.govt.nz/_data/assets/pdf_file/0015/33162/S-CP-3810-Housing-for-the-Elderly-Policy.pdf

In a more indirect manner, the Council is party to policy in relation to its 'regulator' role, through the District Plan and the GCP but it lacks an overall statement to guide both Council and other parties on the scope of how the Council intends to give effect to its stated housing outcomes.

This need was identified by the HWG in its Interim Report to the Council on 1 March 2022 and the Council resolved to:

"Request the Housing Working Group draft for consideration by the Council a statement of intent to guide both Council and other parties on the scope of how the Council intends to give effect to its stated housing outcome in exercising its roles as provider, funder, advocate and regulator".

For this report see pp125-250 at:

https://www.waimakariri.govt.nz/_data/assets/pdf_file/0023/109526/20220301-Agenda-Council-meeting-part-1.pdf

- 3.4. It is relevant to note that in parallel with the work of the HWG, the GCP has been giving consideration to progressing a social and affordable housing plan (as discussed in the 1 March report referenced above). In September 2022 a draft plan was presented to the GCP and alongside it a proposal to develop a Greater Christchurch Kāinga Nohoanga Strategy (GCKN Strategy).
- 3.5. Following consideration of information from a variety of sources, including the GCP work-stream, and after extensive liaison with stakeholder groups the HWG developed an initial draft housing policy statement. This was reported to Council October 2022 just prior to the local authority elections. That report recommended that the incoming Council review the draft policy and consider the next steps.
- 3.6. In February 2023 the new Council merged the functions of the HWG and the Property Acquisition & Disposal Working Group to form a new Working Group known as the Property Portfolio Working Group (PP-WG). One of the tasks this group was delegated was to further the work commenced by the HWG and in particular to review and update the draft Housing Policy with any relevant amendments considered appropriate.
- 3.7. Further information supporting the development of the GCKN strategy has been considered by the PP-WG and taken into account in the revised Housing Policy presented in this current report to Council however, at this date the Kāinga Nohoanga Strategy development remains a work in progress. Ongoing liaison will be required to obtain the benefit from a shared housing strategy for Greater Christchurch.
- 3.8. The PP-WG has further refined the previous Housing Policy document to guide both Council and other parties on the scope of how the Council intends to give effect to its stated housing outcomes - in exercising its roles as provider, funder, advocate, and regulator. The outcome of that is the proposed Housing Policy now under consideration.

4. ISSUES AND OPTIONS

Historic focus on provider role

- 4.1. Council is a long standing EPH provider (Elderly Person Housing) and this is commonly seen as Councils contribution to Housing related issues in the district. The existing housing policy document is focused just on the provider role. The wider role and contributions as a regulator, funder and facilitator are not well understood or articulated.
- 4.2. Under the current asset management and rental regime, Council's EPH Activity is over the full lifecycle of the assets sustainable without recourse to rates funding. Rentals are assisted by eligible tenants being able to access the Accommodation Supplement. Rents are below market rates but are reviewed annually and can be adjusted upward where long term operational and capital costs exceed inflation, including provision for replacing the assets. However, with only 112 units across the district the activity is operating at only a modest scale.
- 4.3. Local Councils as housing providers are not acknowledged under current Government policy settings and are therefore treated the same way as a private landlord. This approach is unlikely to change unless the Government assistance regime changes – such as extending IRRS assistance to local Councils changes.

The lack of direct capital assistance over the last 30 years from Government for the expansion of council housing stock has been a constraint on most councils responding to growing waiting lists and forecast demand.

Current & forecast demand (& supply issues)

- 4.4. A number of growing and unmet housing needs exist in the district and there is a growing wait-listed and evident 'demographic' demand for assisted EPH. The presence of a significant number of particularly older persons in motor camp accommodation has been subject to recent study and from a health and wellbeing perspective is not seen as being desirable or sustainable over the long term.
- 4.5. The total supply of one bedroom housing stock in the district has historically been modest and only a small portion of these available to rent. The number of one bedroom tenancies on a 6 month basis is too low for the Bond Centre to report. This limits the options for affordable rentals for small one or two person households.
- 4.6. There is a modest new supply of one bedroom housing being built, but set alongside the significant forecast growth in one and two person households suggest the price point required to activate the private sector is high and therefore the affordability issues with rental housing in the private sector are likely to continue and be further exacerbated.
- 4.7. Social service agencies report a lack of emergency and transitional housing in the district. Census data evidences a degree of overcrowding, and there is a lack of social housing stock generally, evidenced by a growing public housing waiting list, especially among small households.
- 4.8. Long held aspirations by Ngāi Tūāhuriri whānau to exercise development rights in Māori Reserves in the district stemming from undertakings to original grantees have been frustrated by restrictive planning provisions and lack of provision of infrastructure. This inability to establish housing on ancestral land has contributed to whānau housing stress locally and further afield.
- 4.9. **Other providers of targeted housing assistance**
- 4.10. Kāinga Ora is recognised as the lead public housing provider across New Zealand, followed by Community Housing Providers able to access the Government's Income Related Rents Scheme (IRRS) as 'providers of first resort'.
- 4.11. In many instances the high cost of land has been a constraint on the expansion of additional rental stock by these providers.

Benefits of providing an overarching Housing Policy

- 4.12. While Council has operated for a long time without an overarching Housing Policy the PP-WG believe that the provision of such a Policy will enable Council to be more proactive in this space and clarify to other interested and invested stakeholders how Council can support and contribute to better housing outcomes in the district.
- 4.13. The proposed Policy includes Schedule 1 which provides a list of six identified key priority areas that are important to accomplishing the purpose of Council's housing policy. This is not intended to be a fully developed housing strategy however, for the policy to be given effect to and reliably monitored, it is important that anticipated actions are signalled and these will need to be identified under each of the priority area, and included in the Council's Activity planning.

- 4.14. The extent to which the policy is implemented will depend on decisions made in the Council's Long-Term Plan and Annual Plan processes, as balanced against other Council projects and services.
- 4.15. The PP-WG has signalled its support, in principle, via the Policy for Council to invest in additional housing stock, either by itself or via partnership. For example, proceeds from the sale of houses previously used for a Council owned affordable housing scheme amount to approximately \$2.5M, and at the time of preparing this policy these funds are available to invest. In addition, Council has also received \$1M for housing initiatives from the Better Off Funding grant from central Government.
- 4.16. The Policy signals that as part of its deliberations on how to use such funds, WDC will consider improved economies of scale that may be achieved through the expansion of the existing EPH portfolio, as well as noting that this also aligns with the increased current and future demand for EPH housing, in particular for one and two person households and for people over the age of 65. Council will actively consider investment of land and limited funds available to it to address these projected demands.
- 4.17. The Policy also signals that WDC is also prepared to consider contributing land it owns, in partnership with housing providers, towards meeting the other above mentioned housing needs. Depending on circumstances this may be via long term land lease arrangements or in some cases via the sale of land. This would generally be associated with land no longer required for other operational purposes. In some cases internal transfers may be required.
- 4.18. The adoption of the Policy enables Council to more actively develop a Housing Strategy to address the above as well as the other mechanisms signalled in Schedule 1 of the Policy to support improved housing outcomes in the district.
- 4.19. Developing this Housing Strategy is considered an important step for Council to take. When that occurs it will need, among other things, to be considered in the context of:
- 4.19.1. Ongoing discussions with and feedback from Ngāi Tūāhuriri hapū.
- 4.19.2. Liaison with the GCP in developing a broader Kāinga Nohoanga Strategy for Greater Christchurch and for "Greater Christchurch Councils, working in partnership with central government and other partners, to take forward a collective approach and to agree the specific actions where collective effort will accelerate the provision of affordable housing.
- 4.19.3. The involvement and activity levels of other housing providers in the district.

Implications for Community Wellbeing

There are implications on community wellbeing by the issues and options that are the subject matter of this report.

It is now widely understood that housing plays a significant role in health outcomes, especially for those on limited incomes. In addition, stable housing also contributes strongly to the social and ultimately cultural wellbeing of communities and to the sense of identity that communities forge over time.

Dry, warm, safe, secure, and affordable housing for all is fundamental to individuals, whanau and community wellbeing and overall social cohesion.

- 4.6 The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū are likely to be affected in part by or have an interest in the subject matter of this report.

As indicated above, discussion with and feedback from Ngāi Tūāhuriri hapū on the draft Statement has not yet taken place.

The Council as a member of the GCP has also been party to collaboration with Ngāi Tahu and Ngāi Tūāhuriri representatives in developing a Draft Greater Christchurch Social & Affordable Housing Action Plan that addresses unmet housing need. This has resulted in resolve to develop a Greater Christchurch Kāinga Nohoanga Strategy.

5.2. **Groups and Organisations**

There are a number of groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

In developing the proposed Housing Policy HWG has considered the views of a number of organisations and groups including housing developers and providers of targeted housing, as well as social services providers, through various communications and meetings, including the Housing Forum held in August 2021.

5.3. **Wider Community**

The wider community is likely to have an interest in the subject matter of this report and some individuals may be affected by specific developments implied by the Report.

As and when there are specific Project proposals in relation to the purpose and objectives of the HWG then targeted community consultation would need to be considered.

6. **OTHER IMPLICATIONS AND RISK MANAGEMENT**

6.1. **Financial Implications**

There are no immediate financial implications associated with the decisions sought by this report.

6.2. **Sustainability and Climate Change Impacts**

The recommendations in this report do not have direct sustainability and/or climate change impacts but future projects may. In a broader sense, the availability of sufficient, good quality housing that meets the needs of the community is fundamental to individual and whānau wellbeing and so the social sustainability of communities.

6.3 **Risk Management**

There are no risks arising from the adoption/implementation of the recommendations in this report.

6.3 **Health and Safety**

There are no health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. **CONTEXT**

7.1. **Consistency with Policy**

This matter in itself is not a matter of significance in terms of the Council's Significance and Engagement Policy. It is possible that future housing-related actions by the Council in accordance with its policy may involve potentially significant decisions to be considered as such at that time.

7.2. **Authorising Legislation**

S10 of the Local Government Act 2002 confers on Councils a broad mandate to promote community wellbeing.

7.3. **Consistency with Community Outcomes**

The Council's community outcomes are relevant to the actions arising from recommendations in this report. The following outcomes are relevant:

People's needs for mental and physical health and social services are met

- *Housing is available to match the changing needs and aspirations of our community*
- *There are wide ranging opportunities to support people's physical health, social and cultural wellbeing.*

7.4. **Authorising Delegations**

In taking up the responsibilities of the former Housing Working Group, the PP-WG has been tasked to progress a Housing Policy as directed by Council on 1 March 2022.

Housing Policy, 2023

1. Purpose

The purpose of this policy is to guide both Waimakariri District Council (WDC) and other parties on how it will contribute to the provision of adequate housing for all its residents.

This policy sets out broad parameters within which Council will operate as it exercises the various roles it will undertake in delivering on the community's housing aspirations.

The policy will also serve as a guide against which targeted housing related strategies and implementation plans will be developed.

2. Scope

The scope covers initiatives that enhance the quality, quantity, affordability and accessibility of housing across the district and across the full housing continuum depicted below. While Council cannot by itself meet every single community housing need, through the continuum, it is able to identify where housing barriers exist and what options, resources and or agencies are best placed to help resolve them.

The focus of Council's efforts will be on initiatives that help address housing needs of families and individuals on lower incomes and to those that otherwise face barriers to finding appropriate housing.

The Housing Policy will guide the Council's decisions and support collaborative action across the continuum of social, affordable and market housing to achieve the policy's purpose.



Figure 1 Housing Needs Continuum

3. Statement

3.1. Background

- 3.1.1. The Waimakariri District has historically had one of the highest levels of private home ownership of any local council area in New Zealand. But like elsewhere in recent years, there is increasing evidence of housing related stress that requires a shift in approach. Council acknowledges that housing supply and demand is a complex ever-changing system that is impacted by wider national and regional markets, as well as the influence of various Central Government and partner agency initiatives.
- 3.1.2. Many local Councils, including WDC, have traditionally provided of a subset of social/assisted rental housing in the form of Elderly Persons Housing (EPH). This has been the focus of WDC's housing policy to date and the main 'housing specific' practice historically engaged in by the WDC, outside of the Council's regulatory role in building control and land use planning.
- 3.1.3. In 2020, Council commissioned independent research into future housing needs over the next 30 years. The research findings clearly identified that despite a relatively high home ownership rate, the number of households facing 'housing stress' had increased in recent years and was likely to continue to steadily increase over time. The research also highlighted unmet housing needs which were likely to create significant hardship if left unaddressed. These are unlikely to be fulfilled by the private property market without some level of targeted intervention by the Central Government and Council.

3.1.4. Findings from Council's commissioned research has shown a need to consider:

- a. reports about a lack of emergency and transitional housing in the district,
- b. census data that implies a degree of overcrowding, and
- c. the lack of social / public housing stock which is evidenced by a growing public housing waiting list, especially among small households and a significant forecast increase in the elderly population.

~~3.1.4.3.1.5. In response to this, Council established a working group to consider housing needs and suggest possible Council-led interventions more closely. This policy statement is the outcome of the working group's deliberations. It leverages on Council's experience in the provision of elderly persons housing and how this puts Council in a strong position to contribute to the discussion on future housing needs and strategy both within the district and across the Greater Christchurch area.~~

3.2. Te Rūnanga o Ngāi Tūāhuriri

- 3.2.1. Council will continue to partner with Te Rūnanga o Ngāi Tūāhuriri in working to fulfil iwi and hapū housing aspirations. Focus will be on assuring related development rights for 'original grantee' descendants to be exercised across the Māori Reserves in the District, and Kaiapoi Māori Reserve 873 in particular.
- 3.2.2. Council will also work as a lead partner with the Greater Christchurch Partnership on its Kāinga Nohoanga Strategy on Māori land reserves and traditional Pā sites.

3.3. Other external partnerships

- 3.3.1. Housing needs across the district are diverse, and Council cannot meet these needs alone. We are partnering with others, including neighbouring councils, government

agencies, Māori, infrastructure providers, private developers, and community housing providers. We will enable and complement, rather than compete with, the private market.

3.3.2. Council is a part of the Greater Christchurch Partnership (GCP), a voluntary coalition of local government, mana whenua and central government agencies working collaboratively to address strategic challenges like housing across the region. We are committed to using this forum to leverage resources and interventions that exceed what we are able to deliver alone.

3.3.3. Kāinga Ora is the lead public housing provider across New Zealand. It is supported in this work by Community Housing Providers who are also able to access the Government's Income-Related Rent Subsidy (IRRS) as 'providers of first resort'.

3.3.3.3.4. Council is in discussions with Kāinga Ora on how best we can support them in meeting their mandate to provide affordable, decent accommodation good quality, warm dry and healthy homes for our local communities. The exact shape ~~and~~ nature of this partnership will evolve in the coming years but will be underpinned by a desire for meaningful and enduring partnership that delivers the best outcomes for our communities.

3.3.4.3.3.5. Council is also committed to engaging with Community Housing Providers (CHP) with a view to helping expand their presence across the district and supporting them in providing complementary services to our communities.

4. Responsibilities - Council's Role in support of Housing Outcomes

4.1. The Council has the following key roles:



Figure 2 The various roles of Council in delivering on the housing policy.

4.2. Council as a Provider

4.2.1. ~~Kāinga Ora is the lead public housing provider across New Zealand. They are supported in this work by Community Housing Providers who are also able to access the Government's Income-Related Rent Subsidy (IRRS) as 'providers of first resort'.~~

4.2.2.4.2.1. Many councils are providers of assisted rentals, in WDC's case this is targeted on Elderly Persons Housing (EPH). This service is self-sustaining without recourse to rates funding. Council's ability to expand its role as a provider has historically been constrained by its decision to keep rents as low as possible, and it is not currently eligible for the IRRS funding from the Government.

~~4.2.3.4.2.2.~~ Where WDC has access to existing or new sources of capital funding, including Government capital grants, it may consider expanding its portfolio, where financially sustainable without recourse to rates.

~~4.2.4.1.1.1.~~ Findings from Council's commissioned research has shown a need to consider:

- ~~a.~~ reports about a lack of emergency and transitional housing in the district,
- ~~b.a.~~ census data that implies a degree of overcrowding, and
- ~~c.a.~~ the lack of social / public housing stock which is evidenced by a growing public housing waiting list, especially among small households and a significant forecast increase in the elderly population.

~~4.2.5.4.2.3.~~ As part of its response, Council will actively consider operational and management approaches that enable the continued and future development of efficient, fit-for-purpose and quality housing stock. Emphasis will be on achieving improved economies of scale as part of any expansion of its existing EPH housing portfolio which may include utilising Council owned land towards meeting the above-mentioned housing needs.

~~4.2.6.4.2.4.~~ There is scope for the Council to expand its service delivery role to a wider segment of the population beyond elderly persons. This may involve ongoing consideration of other partnering or management arrangements.

4.3. Council as a Regulator

- 4.3.1. Through implementing its district planning responsibilities under resource management legislation and its function as a building control authority, Council has the ability to enable the provision of quality housing in a range of typologies and densities to meet the needs of its community.
- 4.3.2. Council will seek to ensure that housing typologies are consistent with overall projected demand and the changing characteristics towards smaller and/or older households. In so doing it will ensure the location of infrastructural services are as appropriate and economical as possible.
- 4.3.3. Council will, in developing and implementing the District Plan and through its building control mechanisms, actively seek to:
- a. reduce impediments to the supply of land available for housing.
 - b. closely monitor housing demand and supply.
 - c. closely manage and monitor its performance in terms of timeliness of processing and issuing of consents.
 - d. where practical and appropriate make the processes involved in developing land and constructing housing as easy and cost efficient for others to deal with, as possible; and,
 - e. balance the above by retaining minimum [regulatory](#) standards that support the construction of safe, good quality housing and living environments in new subdivisions and with housing intensification and redevelopments.

4.4. Council as an Enabler / Incentiviser

- 4.4.1. Council has over many years been a credible source of housing related information and advice. Its research and monitoring of housing trends and changes along with forecasts have contributed to improved awareness and understanding of local and regional challenges associated with housing supply.

- 4.4.2. Council will continue to provide housing related information and advice in an ‘honest broker’ role – for local groups, agencies and developers seeking to provide for housing needs and support ‘housing stressed’ parts of the community.
- 4.4.3. Council is prepared to consider contributing land it owns, either by itself or in partnership with housing providers, towards meeting the other above mentioned housing needs. Depending on circumstances this may be via long term land lease arrangements or in some cases via the sale of land.
- 4.4.4. Council will seek to stimulate the Community Housing Provider sector in the district and will be open to approaches for support by registered CHPs in expanding their presence in/into the district.
- 4.5. Council as an Advocate of Change**
- 4.5.1. Council will continue to research and monitor housing trends and changes. With its Greater Christchurch Partner Councils, organisations and agencies, it will continue to review and analyse future long term housing needs and demand and promote policy and strategies that support and enhance the quality, quantity, affordability and accessibility of housing across the district and across the full housing continuum.
- 4.5.2. Council will encourage more public housing in appropriate locations in the district and work with Kāinga Ora around the siting of public housing within the district and engage with them to consider partnering opportunities as they arise in response to the growth in the Public Housing Register.
- 4.5.3. Council will ~~work with~~[encourage](#) CHPs ~~in ensuring that~~[and other housing providers, such as Abbeyfield, to deliver](#) their service interventions ~~are delivered~~ in appropriate locations across the district.
- 4.5.4. Council will continue to be an advocate to Government on behalf of the community to support unmet housing needs and affordability are addressed and is open ~~to~~ partnering with community groups in this regard.
- 4.5.5. Council will be a strong advocate for the provision of wider wrap-around services to households accessing social and assisted housing support. Where appropriate, these services will be targeted to specific needs and complement the nature of existing support provided, with the aim of being locally based and readily available in the district.

5. Definitions

Accommodation supplement – *a weekly payment which helps people with their rents, board or with the costs of owning a home.*

Adequate housing – Housing that takes account of security of tenure, affordability, habitability, availability and location of services, accessibility, and cultural considerations.

Appropriate location – Locations that provide for physical safety, are away from threats to the health of occupants and allows access to services.

Assisted ownership – Household income-related pathways to home ownership including rent-to-buy, affordable equity, and shared equity programmes. Models can include below market price point mechanisms to ensure longer term 'Retained Affordable Housing'.

Assisted rental – Subsidized rental accommodation only. Rents usually partially funded by the Income Related Rent Subsidy or the Accommodation Supplement, or from a capital subsidy that allows the setting of rents at below market rates.

Community Housing Provider (CHP) – typically not-for-profit organizations who provide

housing to those most in need. CHPs are registered with the Community Housing Regulatory Authority (which is part of the Ministry for Housing and Urban Development).

Emergency housing – Temporary accommodation for people who have an urgent need for accommodation because they have nowhere else to stay, or are unable to remain in their usual place of residence.

Income-Related Rent Subsidy (IRRS) - Subsidy paid by Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (HUD) to public housing landlords, to cover the balance between what a public housing tenant pays in rent and the market rent for the property.

Private ownership – Housing that is privately owned without any form of direct ~~external~~public assistance.

Private rental – Households in private rental accommodation which is not directly subsidized (although some households may receive the Accommodation Supplement).

Public housing – Not-for-profit housing programmes that are supported and/or delivered by central or local government, or community housing providers, to help low income households and other disadvantaged groups to access appropriate, secure and affordable housing (on the Housing Continuum, includes Emergency Housing, [Transitional Housing](#) and Supported Rental).

6. Questions

Any questions regarding this policy should be directed to both the Property Manager and Strategy and Business Manager in the first instance.

7. Relevant documents and legislation

Council direction

- Long-Term Plan
- Property Asset Management Plan
- District Plan
- Community Outcomes on housing
- Development Contributions Policy

Strategic direction

- Waimakariri District Growth and Development Strategy
- Community Development Strategy

Legislative direction

- Local Government Act
- National Policy Statement on Urban Development
- Resource Management Act
- Building Act

8. Effective date

Date Month Year

9. Review date

Six years after effective date

10. Policy owned by

Manager, Strategy and Business

11. Approval

Adopted by Waimakariri District Council on Date Month Year

Draft - May 2023

Schedule One – Proposed list of key priority areas

Below is a list of six identified key priority areas that are critical to accomplishing the purpose of Council's housing policy.

For this policy to be given effect to and reliably monitored, detailed actions will need to be identified under each priority area and included in the Council's activity planning.

The extent to which the policy is implemented will depend on decisions made in the Council's Long-Term Plan and Annual Plan processes, as balanced against other Council projects and services.

- Priority area 1:** Maintain demand analysis and building knowledge information.
- Priority area 2:** Support and promote developments that are responsive to changing housing needs.
- Priority area 3:** Identify and pursue opportunities, including working and partnering with others, to deliver housing developments on Council owned land.
- Priority area 4:** Safeguard the retention of existing affordable housing and social housing stock.
- Priority area 5:** Advocate for new investments to secure and improve housing supply.
- Priority area 6:** Support and partner with iwi on the provision of papakāinga and housing for Māori

Schedule Two – Elderly Persons Housing Criteria

1. Eligibility Criteria

- a) Single applicants must be over the age of 65 years. Where the applicants are a couple, one of the applicants must be over the age of 65 years and the other over 60 years.
- b) The applicant(s) must have assets valued at less than \$10,000 (single applicant) or \$16,000 (couple). Assets exclude furniture, motor vehicle and personal effects.
- c) The applicant(s) must be receiving a benefit (e.g. superannuation, etc) or a comparable level of income but not exceeding 20% of the Gross Superannuation income current at the time the tenancy commences.
- d) Must not own or have owned property within the last two years
- e) The applicant(s) must be New Zealand citizens or have New Zealand permanent residency
- f) Priority allocation of applicant(s) to the units will take into consideration, but not be limited to, the following criteria:
 - a. Whether the applicant is adequately housed;
 - b. The applicants ability to be housed in the private rental market bearing in mind their eligibility for the Accommodation Supplement or availability of income related rental options with an approved Community Housing Provider;
 - c. All applicants must either be able to care for themselves or require minimum supervision and support from community support providers. Prior to unit allocation and where appropriate, WDC shall require written confirmation, by way of a completed Independent Living Form, from a health professional to ensure tenants are able to live independently;
 - d. All applicants must demonstrate a willingness to adapt to living harmoniously in a close community environment, either through providing appropriate referees that can be verified and contacted by Council or through the interview process or, during any tenancy, active behaviors that evidence the individual's intent in line with this criteria.
 - e. All applications, at WDC's discretion, shall be subject to a criminal records and credit rating check.
- g) Eligibility in relation to 1 c) and 1f) c & d may be reviewed every 2 years. Where an appreciable change or deterioration is considered to have occurred the tenant is expected to work with Council staff and other support agencies to explore more appropriate, alternate housing options.

2. Rental

- a) The rental structure of the Elderly Persons Housing (EPH) will be set between a level that covers the long term operational and capital costs of owning and operating the service in perpetuity and the market rent.
- b) This may be reviewed annually in line with Council's financial year. However, where a new tenancy commences during Council's financial year, Council may take into account the anticipated rent increase due in the following financial year and apply that anticipated rental rate to the tenancy agreement. However, this will be discounted to the current years

published rental rates from the commencement of the tenancy through to the end of that current financial year.

- c) The rental structure is based on accommodation considered by Council as being equivalent across the district. The definition of equivalent accommodation is at Council's discretion alone however, this is broadly based around smaller unrenovated units with no separate bedroom space being charged at the lowest rent by comparison with larger renovated units with a separate bedroom being charged at the highest rent. For example rent for equivalent accommodation is no higher in Rangiora than Oxford.
- d) Council reserves the right to make exceptions to the rental structure based around particularly high amenity features present at a site, such as for Ranui Mews in Kaiapoi, or other considerations as it considers at its own discretion as being appropriate.
- e) Where a single person is occupying a double unit then the rental shall be the single rate plus half the difference between the double and single rental costs.

3. Application

- a) Application forms shall show criteria for eligibility, current rental and location of units and be available from the WDC website and all WDC service centres.
- b) Information from applicants proven to be false, will immediately result in the termination of the application and eligibility.
- c) It is the responsibility of the applicant to advise Council of any salient change in circumstances.
- d) Where a unit is offered and subsequently declined by the applicant without justifiable reason, the applicant may at Council's discretion be removed from the list depending on their circumstances.

4. Allocation

- a) Council will maintain a waiting list of eligible applicants. The waiting list shall be audited on
- b) an annual basis.
- c) Housing for the units will be allocated by Council staff nominated by the Property Unit Manager.
- d) Units are broadly allocated on a "needs basis" and not in date order of applications. Council will seek to take into account the circumstances of applicants but reserves the right to make allocation decisions at its own discretion.
- e) A Queen unit will only be offered to a single person if there are no couples on the existing waiting list. Any single person in a Queen unit may be required to vacate the Queen unit when a couple is allocated it and after a single unit becomes available.
- f) No pets other than fish, birds, cats (limited to one per resident) and service animals are to be kept at the units.
- g) No boarders are permitted.
- h) On-site parking for most sites is limited to one vehicle per unit.

5. Tenancy Agreement

- a) A tenancy agreement will be signed. Couples will jointly sign the tenancy agreement.
- b) At the commencement of the tenancy, WDC will require two weeks rental in advance.
- c) At the commencement of the tenancy, WDC will require a bond of two weeks rental in advance.
- d) Chattels provided by WDC will be listed in the tenancy agreement.

6. Cessation of tenancy

WDC requires written notification to cease the tenancy and the last day of tenancy is taken as being the day the keys are handed back to the WDC.

At this time the unit shall be inspected, including drug/methamphetamine testing, to ensure compliance with tenancy conditions.

7. Eviction of tenants

The WDC may end the tenancy if:

- a) Rent is 21 days in arrears
- b) The tenant has assaulted or threatened the landlord, contractor working on the WDC's behalf or another resident of the unit complex. In this situation, the common law definition of "assault" applies: *"the act of creating apprehension of an imminent harmful or offensive contact with a person. As assault is carried out by a threat of bodily harm coupled with an apparent, present ability to cause the harm."* Any allegation of such an assault or threat needs to be accompanied by a police report in relation to the incident and Council reserves the right to seek advice from the Police with regard to the seriousness of the alleged assault or threat.
- c) The tenant, or a third party invited onto the premises by the tenant, has caused substantial damage to the premises. This needs to be supported by photographic evidence and/or witnesses' statements.
- d) The tenant has seriously breached any conditions of their tenancy agreement conditions.
- e) The tenant exhibits repetitive behaviors that negatively impacts on others or significantly increases the risk of harm or damage to others or the premises.

8. Utility charges

All tenants shall be responsible for their own use charges relating to electricity, internet and telephone, or other utilities when or, if, these are charged on a consumption basis.

9. Other

- a) All flats are supplied with the option of WDC's curbside collection service
- b) ~~The timing of installation for upgrading of units and fittings supplied by Council~~ Council is required to provide housing that meets regulation standards. Where possible, the timing of these upgrades shall be on a mutually agreed basis.

10. Links to legislation, other policies and community outcomes

- a) Local Government Act 2002 Part 2 s10 and s14
- b) Residential Tenancies Act 1986
- c) The Waimakariri District Council Disability Strategy 2011
- d) Long Term Plan? i.e. community outcomes
- e) The Residential Tenancies (Healthy Homes Standards) Regulations 2019

Draft - May 2023

Housing Policy, 2023

1. Purpose

The purpose of this policy is to guide both Waimakariri District Council (WDC) and other parties on how it will contribute to the provision of adequate housing for all its residents.

This policy sets out broad parameters within which Council will operate as it exercises the various roles it will undertake in delivering on the community's housing aspirations.

The policy will also serve as a guide against which targeted housing related strategies and implementation plans will be developed.

2. Scope

The scope covers initiatives that enhance the quality, quantity, affordability and accessibility of housing across the district and across the full housing continuum depicted below. While Council cannot by itself meet every single community housing need, through the continuum, it is able to identify where housing barriers exist and what options, resources and or agencies are best placed to help resolve them.

The focus of Council's efforts will be on initiatives that help address housing needs of families and individuals on lower incomes and to those that otherwise face barriers to finding appropriate housing.

The Housing Policy will guide the Council's decisions and support collaborative action across the continuum of social, affordable and market housing to achieve the policy's purpose.



Figure 1 Housing Needs Continuum

3. Statement

3.1. Background

- 3.1.1. The Waimakariri District has historically had one of the highest levels of private home ownership of any local council area in New Zealand. But like elsewhere in recent years, there is increasing evidence of housing related stress that requires a shift in approach. Council acknowledges that housing supply and demand is a complex ever-changing system that is impacted by wider national and regional markets, as well as the influence of various Central Government and partner agency initiatives.
- 3.1.2. Many local Councils, including WDC, have traditionally provided of a subset of social/assisted rental housing in the form of Elderly Persons Housing (EPH). This has been the focus of WDC's housing policy to date and the main 'housing specific' practice historically engaged in by the WDC, outside of the Council's regulatory role in building control and land use planning.
- 3.1.3. In 2020, Council commissioned independent research into future housing needs over the next 30 years. The research findings clearly identified that despite a relatively high home ownership rate, the number of households facing 'housing stress' had increased in recent years and was likely to continue to steadily increase over time. The research also highlighted unmet housing needs which were likely to create significant hardship if left unaddressed. These are unlikely to be fulfilled by the private property market without some level of targeted intervention by the Central Government and Council.
- 3.1.4. Findings from Council's commissioned research has shown a need to consider:
- a. reports about a lack of emergency and transitional housing in the district,
 - b. census data that implies a degree of overcrowding, and
 - c. the lack of social / public housing stock which is evidenced by a growing public housing waiting list, especially among small households and a significant forecast increase in the elderly population.
- 3.1.5. In response to this, Council established a working group to consider housing needs and suggest possible Council-led interventions more closely. This policy statement is the outcome of the working group's deliberations. It leverages on Council's experience in the provision of elderly persons housing.

3.2. Te Rūnanga o Ngāi Tūāhuriri

- 3.2.1. Council will continue to partner with Te Rūnanga o Ngāi Tūāhuriri in working to fulfil iwi and hapū housing aspirations. Focus will be on assuring related development rights for 'original grantee' descendants to be exercised across the Māori Reserves in the District, and Kaiapoi Māori Reserve 873 in particular.
- 3.2.2. Council will also work as a lead partner with the Greater Christchurch Partnership on its Kāinga Nohoanga Strategy on Māori land reserves and traditional Pā sites.

3.3. Other external partnerships

- 3.3.1. Housing needs across the district are diverse, and Council cannot meet these needs alone. We are partnering with others, including neighbouring councils, government agencies, Māori, infrastructure providers, private developers, and community housing providers. We will enable and complement, rather than compete with, the private market.

- 3.3.2. Council is a part of the Greater Christchurch Partnership (GCP), a voluntary coalition of local government, mana whenua and central government agencies working collaboratively to address strategic challenges like housing across the region. We are committed to using this forum to leverage resources and interventions that exceed what we are able to deliver alone.
- 3.3.3. Kāinga Ora is the lead public housing provider across New Zealand. It is supported in this work by Community Housing Providers who are also able to access the Government's Income-Related Rent Subsidy (IRRS) as 'providers of first resort'.
- 3.3.4. Council is in discussions with Kāinga Ora on how best we can support them in meeting their mandate to provide good quality, warm dry and healthy homes for our local communities. The exact shape and nature of this partnership will evolve in the coming years but will be underpinned by a desire for meaningful and enduring partnership that delivers the best outcomes for our communities.
- 3.3.5. Council is also committed to engaging with Community Housing Providers (CHP) with a view to helping expand their presence across the district and supporting them in providing complementary services to our communities.

4. Responsibilities - Council's Role in support of Housing Outcomes

- 4.1. The Council has the following key roles:



Figure 2 The various roles of Council in delivering on the housing policy.

4.2. Council as a Provider

- 4.2.1. Many councils are providers of assisted rentals, in WDC's case this is targeted on Elderly Persons Housing (EPH). This service is self-sustaining without recourse to rates funding. Council's ability to expand its role as a provider has historically been constrained by its decision to keep rents as low as possible, and it is not currently eligible for the IRRS funding from the Government.
- 4.2.2. Where WDC has access to existing or new sources of capital funding, including Government capital grants, it may consider expanding its portfolio, where financially sustainable without recourse to rates.
- 4.2.3. As part of its response, Council will actively consider operational and management approaches that enable the continued and future development of efficient, fit-for-purpose and quality housing stock. Emphasis will be on achieving improved economies of scale as

part of any expansion of its existing EPH housing portfolio which may include utilising Council owned land towards meeting the above-mentioned housing needs.

- 4.2.4. There is scope for the Council to expand its service delivery role to a wider segment of the population beyond elderly persons. This may involve ongoing consideration of other partnering or management arrangements.

4.3. Council as a Regulator

- 4.3.1. Through implementing its district planning responsibilities under resource management legislation and its function as a building control authority, Council has the ability to enable the provision of quality housing in a range of typologies and densities to meet the needs of its community.
- 4.3.2. Council will seek to ensure that housing typologies are consistent with overall projected demand and the changing characteristics towards smaller and/or older households. In so doing it will ensure the location of infrastructural services are as appropriate and economical as possible.
- 4.3.3. Council will, in developing and implementing the District Plan and through its building control mechanisms, actively seek to:
- a. reduce impediments to the supply of land available for housing.
 - b. closely monitor housing demand and supply.
 - c. closely manage and monitor its performance in terms of timeliness of processing and issuing of consents.
 - d. where practical and appropriate make the processes involved in developing land and constructing housing as easy and cost efficient for others to deal with, as possible; and,
 - e. balance the above by retaining minimum regulatory standards that support the construction of safe, good quality housing and living environments in new subdivisions and with housing intensification and redevelopments.

4.4. Council as an Enabler / Incentiviser

- 4.4.1. Council has over many years been a credible source of housing related information and advice. Its research and monitoring of housing trends and changes along with forecasts have contributed to improved awareness and understanding of local and regional challenges associated with housing supply.
- 4.4.2. Council will continue to provide housing related information and advice in an 'honest broker' role – for local groups, agencies and developers seeking to provide for housing needs and support 'housing stressed' parts of the community.
- 4.4.3. Council is prepared to consider contributing land it owns, either by itself or in partnership with housing providers, towards meeting the other above mentioned housing needs. Depending on circumstances this may be via long term land lease arrangements or in some cases via the sale of land.
- 4.4.4. Council will seek to stimulate the Community Housing Provider sector in the district and will be open to approaches for support by registered CHPs in expanding their presence in/into the district.

4.5. Council as an Advocate of Change

- 4.5.1. Council will continue to research and monitor housing trends and changes. With its

Greater Christchurch Partner Councils, organisations and agencies, it will continue to review and analyse future long term housing needs and demand and promote policy and strategies that support and enhance the quality, quantity, affordability and accessibility of housing across the district and across the full housing continuum.

- 4.5.2. Council will encourage more public housing in appropriate locations in the district and work with Kāinga Ora around the siting of public housing within the district and engage with them to consider partnering opportunities as they arise in response to the growth in the Public Housing Register.
- 4.5.3. Council will encourage CHPs and other housing providers, such as Abbeyfield, to deliver their service interventions in appropriate locations across the district
- 4.5.4. Council will continue to be an advocate to Government on behalf of the community to support unmet housing needs and affordability are addressed and is open to partnering with community groups in this regard.
- 4.5.5. Council will be a strong advocate for the provision of wider wrap-around services to households accessing social and assisted housing support. Where appropriate, these services will be targeted to specific needs and complement the nature of existing support provided, with the aim of being locally based and readily available in the district.

5. Definitions

Accommodation supplement – a weekly payment which helps people with their rents, board or with the costs of owning a home.

Adequate housing – Housing that takes account of security of tenure, affordability, habitability, availability and location of services, accessibility, and cultural considerations.

Appropriate location – Locations that provide for physical safety, are away from threats to the health of occupants and allows access to services.

Assisted ownership – Household income-related pathways to home ownership including rent-to-buy, affordable equity, and shared equity programmes. Models can include below market price point mechanisms to ensure longer term 'Retained Affordable Housing'.

Assisted rental – Subsidized rental accommodation only. Rents usually partially funded by the Income Related Rent Subsidy or the Accommodation Supplement, or from a capital subsidy that allows the setting of rents at below market rates.

Community Housing Provider (CHP) – typically not-for-profit organizations who provide housing to those most in need. CHPs are registered with the Community Housing Regulatory Authority (which is part of the Ministry for Housing and Urban Development).

Emergency housing – Temporary accommodation for people who have an urgent need for accommodation because they have nowhere else to stay or are unable to remain in their usual place of residence.

Income-Related Rent Subsidy (IRRS) - Subsidy paid by Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development (HUD) to public housing landlords, to cover the balance between what a public housing tenant pays in rent and the market rent for the property.

Private ownership – Housing that is privately owned without any form of direct public assistance.

Private rental – Households in private rental accommodation which is not directly subsidized (although some households may receive the Accommodation Supplement).

Public housing – Not-for-profit housing programmes that are supported and/or delivered by central or local government, or community housing providers, to help low income households and other disadvantaged groups to access appropriate, secure and affordable housing (on the Housing Continuum, includes Emergency Housing, Transitional Housing and Supported Rental).

6. Questions

Any questions regarding this policy should be directed to both the Property Manager and Strategy and Business Manager in the first instance.

7. Relevant documents and legislation

Council direction

- Long-Term Plan
- Property Asset Management Plan
- District Plan
- Community Outcomes on housing
- Development Contributions Policy

Strategic direction

- Waimakariri District Growth and Development Strategy
- Community Development Strategy

Legislative direction

- Local Government Act
- National Policy Statement on Urban Development
- Resource Management Act
- Building Act

8. Effective date

Date Month Year

9. Review date

Six years after effective date

10. Policy owned by

Manager, Strategy and Business

11. Approval

Adopted by Waimakariri District Council on Date Month Year

Schedule One – Proposed list of key priority areas

Below is a list of six identified key priority areas that are critical to accomplishing the purpose of Council's housing policy.

For this policy to be given effect to and reliably monitored, detailed actions will need to be identified under each priority area and included in the Council's activity planning.

The extent to which the policy is implemented will depend on decisions made in the Council's Long-Term Plan and Annual Plan processes, as balanced against other Council projects and services.

- Priority area 1:** Maintain demand analysis and building knowledge information.
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- Priority area 5:** Advocate for new investments to secure and improve housing supply.
- Priority area 6:** Support and partner with iwi on the provision of papakāinga and housing for Māori

Schedule Two – Elderly Persons Housing Criteria

1. Eligibility Criteria

- a) Single applicants must be over the age of 65 years. Where the applicants are a couple, one of the applicants must be over the age of 65 years and the other over 60 years.
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- c) The applicant(s) must be receiving a benefit (e.g. superannuation, etc) or a comparable level of income but not exceeding 20% of the Gross Superannuation income current at the time the tenancy commences.
- d) Must not own or have owned property within the last two years
- e) The applicant(s) must be New Zealand citizens or have New Zealand permanent residency
- f) Priority allocation of applicant(s) to the units will take into consideration, but not be limited to, the following criteria:
 - a. Whether the applicant is adequately housed;
 - b. The applicants ability to be housed in the private rental market bearing in mind their eligibility for the Accommodation Supplement or availability of income related rental options with an approved Community Housing Provider;
 - c. All applicants must either be able to care for themselves or require minimum supervision and support from community support providers. Prior to unit allocation and where appropriate, WDC shall require written confirmation, by way of a completed Independent Living Form, from a health professional to ensure tenants are able to live independently;
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 - e. All applications, at WDC's discretion, shall be subject to a criminal records and credit rating check.
- g) Eligibility in relation to 1 c) and 1f) c & d may be reviewed every 2 years. Where an appreciable change or deterioration is considered to have occurred the tenant is expected to work with Council staff and other support agencies to explore more appropriate, alternate housing options.

2. Rental

- a) The rental structure of the Elderly Persons Housing (EPH) will be set between a level that covers the long term operational and capital costs of owning and operating the service in perpetuity and the market rent.
- b) This may be reviewed annually in line with Councils financial year. However, where a new tenancy commences during Council's financial year, Council may take into account the anticipated rent increase due in the following financial year and apply that anticipated rental rate to the tenancy agreement. However, this will be discounted to the current years

published rental rates from the commencement of the tenancy through to the end of that current financial year.

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- b) Information from applicants proven to be false, will immediately result in the termination of the application and eligibility.
- c) It is the responsibility of the applicant to advise Council of any salient change in circumstances.
- d) Where a unit is offered and subsequently declined by the applicant without justifiable reason, the applicant may at Council's discretion be removed from the list depending on their circumstances.

4. Allocation

- a) Council will maintain a waiting list of eligible applicants. The waiting list shall be audited on
 - b) an annual basis.
- c) Housing for the units will be allocated by Council staff nominated by the Property Unit Manager.
- d) Units are broadly allocated on a "needs basis" and not in date order of applications. Council will seek to take into account the circumstances of applicants but reserves the right to make allocation decisions at its own discretion.
- e) A Queen unit will only be offered to a single person if there are no couples on the existing waiting list. Any single person in a Queen unit may be required to vacate the Queen unit when a couple is allocated it and after a single unit becomes available.
- f) No pets other than fish, birds, cats (limited to one per resident) and service animals are to be kept at the units.
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- b) At the commencement of the tenancy, WDC will require two weeks rental in advance.
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- c) The tenant, or a third party invited onto the premises by the tenant, has caused substantial damage to the premises. This needs to be supported by photographic evidence and/or witnesses' statements.
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- a) All flats are supplied with the option of WDC's curbside collection service
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- b) Residential Tenancies Act 1986
- c) The Waimakariri District Council Disability Strategy 2011
- d) Long Term Plan? i.e. community outcomes
- e) The Residential Tenancies (Healthy Homes Standards) Regulations 2019

Draft - May 2023

Survey Responses

01 June 2023 - 19 July 2023

Housing Survey

Let's Talk Waimakariri

Project: Housing



| | | | | | |
|--------------|------------|-----------|------------|------------|-----------|
| VISITORS | | | | | |
| 17 | | | | | |
| CONTRIBUTORS | | | RESPONSES | | |
| 7 | | | 15 | | |
| 7 | 0 | 0 | 15 | 0 | 0 |
| Registered | Unverified | Anonymous | Registered | Unverified | Anonymous |



Respondent No: 1

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jul 06, 2023 13:44:14 pm

Last Seen: Jul 19, 2023 04:05:00 am

IP Address: [REDACTED]

- Q1. **Name** Charlotte Sadler
-
- Q2. **Email** [REDACTED]
-
- Q3. **How old are you?** 65+
-
- Q4. **What is your current living situation?** Renting – from Council, Kainga Ora or a Community Housing Provider
-
- Q5. **Who do you live with?** Just myself
-
- Q6. **What area do you live in?** not answered
-
- Q7. **Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator?** No
-
- Q8. **Please explain.**
not answered
-
- Q9. **Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles?** Yes
-
- Q10. **Please explain.**
not answered
-
- Q11. **Do you think we have identified the right functions to help us adequately fulfil these roles?** Yes
-
- Q12. **Please explain.**
not answered
-
- Q13. **Do you agree that we have identified the right priority areas?** Yes
-
- Q14. **Please explain.**
not answered
-
- Q15. **Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ?** No
-

Q16. Please explain.

not answered

Q17. Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments?

Yes

Q18. Please explain.

not answered

Q19. Any other thoughts for how Council can improve housing outcomes in the district?

not answered

Q20. Supporting Documents

not answered



Respondent No: 2

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jun 16, 2023 17:52:29 pm

Last Seen: Jun 16, 2023 05:43:34 am

IP Address: [REDACTED]

| | |
|--|--|
| Q1. Name | Samuel |
| Q2. Email | [REDACTED] |
| Q3. How old are you? | 35-44 |
| Q4. What is your current living situation? | Own my own home |
| Q5. Who do you live with? | Other (please specify) Myself and 3 children 50/50 care |
| Q6. What area do you live in? | not answered |
| Q7. Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator? | Yes |
| Q8. Please explain. | If the council blocks land from being made available and limits builds on the land that is available then there is inevitable part played in it's regulation, the opposite is the same. |
| Q9. Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles? | Yes |
| Q10. Please explain. | I agree |
| Q11. Do you think we have identified the right functions to help us adequately fulfil these roles? | Yes |
| Q12. Please explain. | In general the idea is reasonable |
| Q13. Do you agree that we have identified the right priority areas? | Yes |
| Q14. Please explain. | Yes however I would personally be supportive of 4-5 story buildings for housing nearer the center of Rangiora where growth outward is wanting to be balanced. At some point upwards needs to be an option for the future. Why not start now to build towards the future. |

Q15. **Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ?** No

Q16. **Please explain.**

not answered

Q17. **Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments?** Yes

Q18. **Please explain.**

I don't know enough, but a balance between the two is important. Neither one to be solo in this matter.

Q19. **Any other thoughts for how Council can improve housing outcomes in the district?**

As above, there should be a start towards building upwards in the main town center of Rangiora so it can really look towards the future. However roadingnis also important to be improved in and out of Rangiora. Other towns seem to be doing well so far, to suit the ideology behind those that would live there.. pegasus and ravenwood for instance

Q20. **Supporting Documents** not answered



Respondent No: 3

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jun 19, 2023 12:22:29 pm

Last Seen: Jun 18, 2023 23:56:57 pm

IP Address: [REDACTED]

| | |
|---|--|
| Q1. Name | Andrew Fisher |
| Q2. Email | [REDACTED] |
| Q3. How old are you? | 35-44 |
| Q4. What is your current living situation? | Own my own home |
| Q5. Who do you live with? | With my immediate family |
| Q6. What area do you live in? | Rangiora |
| Q7. Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator? | No |
| Q8. Please explain. | I can't see how the council needs to get involved apart from land use and regulations - aside from providing the obvious utility services etc? Providing community housing doesn't alter housing affordability - it is catering to a particular sector who have particular needs. IMO |
| Q9. Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles? | Yes |
| Q10. Please explain. | Yes - except deciding how people can live and at which density is not the role of local government. Council should be able to cater to a wide base of needs from the elderly, low-income, middle/developing-income households - and the opposite end of the scale who want and can afford larger homes on larger parcels of land (not lifestyle blocks) WDC should be looking for ways to incentivise people with higher disposable incomes to invest in the town to help pump the economy along. Rangiora in particular needs a few 'Fendalton / Merivale' suburbs. |
| Q11. Do you think we have identified the right functions to help us adequately fulfil these roles? | No |
| Q12. Please explain. | No offence but if decisions are left to the council only - they won't float. It needs to be a much more consultative and inclusive approach. Involve the people that invest in the region - give them scope to influence the outcome. |
| Q13. Do you agree that we have identified the right priority areas? | No |

Q14. Please explain.

Yes - up to point #6, the Maori race are Kiwis like all Kiwis and don't need nor expect any preferential treatment for housing - nor anything else.

Q15. Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ? Yes

Q16. Please explain.

You are not supplying this housing for free - they are still paying rent? - Increase the assets valuation to 40,000 and 60,000 respectively. 10K is cruel low threshold - The elderly deserve to live and be treated with dignity, their circumstances can change quickly - why should the fact they owned property in the last 2 years make any difference? There needs to be some wide scope for discretion here. - Criminal records should be limited to at least 30 years prior, if a 65 year old is still robbing banks, they wont need council housing :)

Q17. Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments? Yes

Q18. Please explain.

As long as it doesn't eat into public rec spaces - and is in consultation with the general neighbourhood. Build some 15-story apartments with lifts and good views - in Pegasus so they can see the see and lakes and mountains.

Q19. Any other thoughts for how Council can improve housing outcomes in the district?

Expand the town boundaries and re-zone vast sections of land to residential - and remove the high-density zones altogether, we don't want any more developments with houses 2m apart. They may as well be apartments. Build a by-pass and 4 lane roads to get traffic in and out of the region Set aside pockets of land for large section developments - big substantial homes that will bring value to the region.

Q20. Supporting Documents not answered



Respondent No: 4

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jun 22, 2023 19:13:37 pm

Last Seen: Jul 07, 2023 20:55:54 pm

IP Address: [REDACTED]

- Q1. **Name** Heather
-
- Q2. **Email** [REDACTED]
-
- Q3. **How old are you?** 65+
-
- Q4. **What is your current living situation?** Renting – from Council, Kainga Ora or a Community Housing Provider
-
- Q5. **Who do you live with?** Just myself
-
- Q6. **What area do you live in?** Kaiapoi
-
- Q7. **Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator?** Yes

Q8. Please explain.

You say your job is to ENABLE PRIVATE COMPANIES TO PROVIDE AFFORDABLE HOUSING. This should include enabling Transportable Homes Parks to be developed, to put affordable transportable homes onto! But we have found WDC very resistant to this idea, even though demand is extremely strong, and they do nothing about affordable housing themselves. Even red zoned land could be leased to such a company, because the homes are easily transported should the need arise. Staff need to open their minds, be practical, and actually learn the wisdom of these homes! And apply their rules in such a way that is consistent throughout NZ, & used by Central Govt. also. Transportable/Tiny Homes are here to stay, traditional housing is too big, and too expensive, especially for retired people, single people, and disabled people. Transportable homes are made to suit the needs of the people who buy them, at a price they can afford, in a short timeframe. They are built to the Building Code, have all the features required such as insulation, ventilation, longevity, affordability, durability, and comfort. Why does WDC not embrace them, especially when you offer no affordable alternative! Riverlands Motor camp is a wonderful example: go and have a look, talk to the people, LEARN TO BE HELPFUL!

- Q9. **Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles?** No

Q10. Please explain.

You do not need to be a provider, as you say there are companies out there already doing a great job. And you do not need to judge what "right houses in right places" means: the market will decide that. Just provide for Transportable Homes Parks, anywhere you like! The main thing you urgently need to do is be AN ENABLER, AND ADVOCATE FOR CHANGE TOWARDS AFFORDABLE TRANSPORTABLE HOMES. A Transportable Homes Park can easily be run by a Community Agency specifically for a Supported Accommodation venue, to help people sustain a tenancy, recover from an illness, adapt to a disability, learn how to function successfully in the Community. We have 30 years experience in providing supported accommodation which changes lives. We need WDC to support such initiatives. We have the land, we have the transportable housing, we have the skills. Its only WDC holding us back. WHY???

Q11. **Do you think we have identified the right functions to help us adequately fulfil these roles?** No

Q12. **Please explain.**

WDC has been doing the same thing, in the same way, for many years, to no avail. The result is that the need for affordable housing becomes larger, more urgent, and more frustrating. It has caused homelessness and poor health, even death. Introduce "alternative housing" into your vocabulary, embrace the idea of Transportable homes. Only then can we the public trust you to genuinely have our best interests at heart, rather than forcing your unfounded ideas and opinions onto us so you can "win" an argument, and avoid needing to open your minds and consider new ideas. Be COMMITTED TO SUPPORTING AFFORDABLE HOUSING. And affordable means cost to buy less than \$180,00 for a warm, strong, 2 BR home. Nothing over \$180,000. And nothing over \$350 pw to rent, including the land it sits on, for a new home!

Q13. **Do you agree that we have identified the right priority areas?** Yes

Q14. **Please explain.**

If WDC did all these things, in an open minded and enthusiastic way, with no prejudice towards out dated "traditional" housing, then you might get somewhere. Be brave, be adventurous, be practical, be sensible, above all be empathetic towards the many people who SUFFER because affordable, comfortable, transportable homes are not available to them. Transportable Homes Parks have been successfully established for many many years overseas: give developers credit for knowing how to do a good job of establishing this perfectly adequate solution. What are you afraid of??

Q15. **Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ?** No

Q16. **Please explain.**

not answered

Q17. **Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments?** Yes

Q18. **Please explain.**

WDC could be much more productive in leasing their land to developers or Community Organizations for the purposes of providing affordable comfortable Transportable Homes/Communities/Facilities. Especially in some parts of the Red Zone, which has shown no return for many years. Also this concept could enable Cluster Housing for everyone, not just Maori. It is a very successful concept for affordable housing.

Q19. **Any other thoughts for how Council can improve housing outcomes in the district?**

Make Affordable Housing your top priority, and seriously consider where you are going to permit at least ten Transportable Homes Parks in Waimakariri. With half of them being on suitable Red Zoned land in Kaiapoi, leased from WDC by a developer or Community Organization. Karaki Beach is a great example of this successful concept.

Q20. **Supporting Documents** not answered


Respondent No: 5

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jun 24, 2023 04:44:08 am

Last Seen: Jun 23, 2023 10:12:04 am

IP Address: [REDACTED]

| | |
|---|---|
| Q1. Name | Heather Thomson |
| Q2. Email | [REDACTED] |
| Q3. How old are you? | 65+ |
| Q4. What is your current living situation? | Own my own home |
| Q5. Who do you live with? | With my spouse/ partner only |
| Q6. What area do you live in? | Rangiora |
| Q7. Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator? | Yes |
| Q8. Please explain. | <p>Pensioners as single, /partners affordable housing allows locals to remain independent, healthy safe, lifestyle. A criteria for allocation depends on physical and mental abilities to live in a condensed community. Waimakariri is a wonderful community to live in, we want to encourage independency, contribution, without over generous rest homes. Rangiora Hub is invaluable. Public transport is invaluable to encourage independent mobilisation, shopping, family lifestyle, excellent schools, positive attitudes. Our family has connections here for nearly 90yrs. That's how I measure living standards in Waimakariri.</p> |
| Q9. Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles? | Yes |
| Q10. Please explain. | <p>Community stabilisation is important, climate changes, employment changes, have to be affordable, physically and mentally. My favourite is walking, from Elm Green to Rangiora town centre, or the bus to surrounding areas.</p> |
| Q11. Do you think we have identified the right functions to help us adequately fulfil these roles? | Yes |
| Q12. Please explain. | <p>Keeping communications open for progress in living standards, parks, walkways is almost unpredictable. I think Waimakariri is observing awareness to accommodate a pleasurable environment as lifestyle changes for young, and older persons.</p> |
| Q13. Do you agree that we have identified the right priority areas? | Yes |

Q14. Please explain.

Modern independent units are important as an option for pensioners to continue living independently. Freeing up family homes for young families to live well in Waimakariri.

Q15. Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ? No

Q16. Please explain.

Pensioners know when they want to down size their living arrangements. My consideration would be small clusters of independent units throughout central Waimakariri

Q17. Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments? Yes

Q18. Please explain.

Small units blending in, like a village.

Q19. Any other thoughts for how Council can improve housing outcomes in the district?

Look and listen as more retired persons have special needs. Direct entry into the open plan unit, no ramps, steps, wider doorways, safety assessments are already known to council. My experience in visiting an Ashburton villa had these points. Higher toilet, flat floor non slip shower was excellent. As a retired Nurse/Midwife I have seen many older person living well in the right setting. Good communications with Medical Centres is helpful to continue supporting pensioners. Keep the new housing user friendly. Rangiora has so much to offer in all aspects of family living. Peace of mind is a valuable resource. Keep Rangiora Hospital/Hub open it is a vital future need. Thankyou.

Q20. Supporting Documents not answered



Respondent No: 6

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jun 30, 2023 09:43:11 am

Last Seen: Jun 29, 2023 21:38:11 pm

IP Address: [REDACTED]

| | |
|---|--|
| Q1. Name | Michelle Anne Hickey |
| Q2. Email | [REDACTED] |
| Q3. How old are you? | 45-54 |
| Q4. What is your current living situation? | Own my own home |
| Q5. Who do you live with? | With my immediate family |
| Q6. What area do you live in? | Ohoka/ Swannanoa |
| Q7. Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator? | Yes |
| Q8. Please explain. | I work for IHC Group as the CHCH and North Canterbury Area Manager. We can never get a rental property and are having to move people to CHCH away from family and friends. There is a danger if we cannot access affordable rental properties that we may need to exit services from the North Canterbury area in a time where our services in North Canterbury are growing. |
| Q9. Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles? | Yes |
| Q10. Please explain. | We need to continue to grow housing opportunities in North Canterbury |
| Q11. Do you think we have identified the right functions to help us adequately fulfil these roles? | Yes |
| Q12. Please explain. | You are saying you will develop properties and make these more accessible to all. |
| Q13. Do you agree that we have identified the right priority areas? | Yes |
| Q14. Please explain. | By remaining up to date with what the need in the community is. |

Q15. **Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ?** No

Q16. **Please explain.**

Nil comment

Q17. **Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments?** Yes

Q18. **Please explain.**

As long as these do not impact other important opportunities

Q19. **Any other thoughts for how Council can improve housing outcomes in the district?**

As above

Q20. **Supporting Documents** not answered



Respondent No: 7

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jul 04, 2023 13:48:35 pm

Last Seen: Jul 04, 2023 01:44:41 am

IP Address: [REDACTED]

| | |
|---|---|
| Q1. Name | Nicki Carter |
| Q2. Email | [REDACTED] |
| Q3. How old are you? | 45-54 |
| Q4. What is your current living situation? | Own my own home |
| Q5. Who do you live with? | Just myself |
| Q6. What area do you live in? | not answered |
| Q7. Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator? | Yes |
| Q8. Please explain. | not answered |
| Q9. Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles? | Yes |
| Q10. Please explain. | Council have a regulatory role but also a stakeholder role in social housing as a contributor to collaborations |
| Q11. Do you think we have identified the right functions to help us adequately fulfil these roles? | Yes |
| Q12. Please explain. | not answered |
| Q13. Do you agree that we have identified the right priority areas? | Yes |
| Q14. Please explain. | not answered |
| Q15. Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ? | No |

Q16. Please explain.

sorry I dont know

Q17. Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments?

Yes

Q18. Please explain.

not answered

Q19. Any other thoughts for how Council can improve housing outcomes in the district?

improve relationships with Kainga Ora and other housing stakeholders

Q20. Supporting Documents

not answered



Respondent No: 8

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jul 06, 2023 13:47:05 pm

Last Seen: Jul 19, 2023 04:05:00 am

IP Address: [REDACTED]

- Q1. **Name** anonymous
-
- Q2. **Email** [REDACTED]
-
- Q3. **How old are you?** 65+
-
- Q4. **What is your current living situation?** Renting – from Council, Kainga Ora or a Community Housing Provider
-
- Q5. **Who do you live with?** Just myself
-
- Q6. **What area do you live in?** not answered
-
- Q7. **Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator?** Yes
-
- Q8. **Please explain.**
us oldies have paid taxes all our lives, surely we deserve some assistance in life
-
- Q9. **Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles?** No
-
- Q10. **Please explain.**
not answered
-
- Q11. **Do you think we have identified the right functions to help us adequately fulfil these roles?** No
-
- Q12. **Please explain.**
not answered
-
- Q13. **Do you agree that we have identified the right priority areas?** No
-
- Q14. **Please explain.**
not answered
-
- Q15. **Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ?** No
-

Q16. Please explain.

not answered

Q17. Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments?

No

Q18. Please explain.

not answered

Q19. Any other thoughts for how Council can improve housing outcomes in the district?

not answered

Q20. Supporting Documents

not answered



Respondent No: 9

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jul 06, 2023 13:52:20 pm

Last Seen: Jul 19, 2023 04:05:00 am

IP Address: [REDACTED]

| | |
|---|--|
| Q1. Name | Ian Cruickshank & Lesley Stevenson |
| Q2. Email | [REDACTED] |
| Q3. How old are you? | 65+ |
| Q4. What is your current living situation? | Renting – from Council, Kainga Ora or a Community Housing Provider |
| Q5. Who do you live with? | With my spouse/ partner only |
| Q6. What area do you live in? | not answered |
| Q7. Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator? | Yes |
| Q8. Please explain. | Having couples living together till later in life good for couple's/pressure off hospitals & welfare groups so win/win |
| Q9. Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles? | Yes |
| Q10. Please explain. | as explained does good for communal: relieving pressure off couple who have paid taxes all of life. One of first to have granny flat in Amberley it has gone ahead up there! |
| Q11. Do you think we have identified the right functions to help us adequately fulfil these roles? | Yes |
| Q12. Please explain. | The flat now needs more emphasis on heating. They're cold & damp for elderly |
| Q13. Do you agree that we have identified the right priority areas? | Yes |
| Q14. Please explain. | Couples: Should be first in line with right criteria |
| Q15. Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ? | Yes |

Q16. **Please explain.**

Make heating & double glazing a priority

Q17. **Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments?**

Yes

Q18. **Please explain.**

More units NOT concrete floors with central heating

Q19. **Any other thoughts for how Council can improve housing outcomes in the district?**

U have criteria right: but perhaps we're just living up in the cemetery que

Q20. **Supporting Documents**

not answered



Respondent No: 10

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jul 07, 2023 09:51:40 am

Last Seen: Jul 19, 2023 04:05:00 am

IP Address: [REDACTED]

- | | |
|--|--|
| Q1. Name | Anon |
| Q2. Email | [REDACTED] |
| Q3. How old are you? | 65+ |
| Q4. What is your current living situation? | Renting – from Council, Kainga Ora or a Community Housing Provider |
| Q5. Who do you live with? | Just myself |
| Q6. What area do you live in? | not answered |
| Q7. Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator? | Yes |
| Q8. Please explain. | not answered |
| Q9. Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles? | No |
| Q10. Please explain. | not answered |
| Q11. Do you think we have identified the right functions to help us adequately fulfil these roles? | No |
| Q12. Please explain. | not answered |
| Q13. Do you agree that we have identified the right priority areas? | Yes |
| Q14. Please explain. | not answered |
| Q15. Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ? | No |

Q16. **Please explain.**

not answered

Q17. **Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments?**

Yes

Q18. **Please explain.**

Remain away Tram SH1 Council Housing is important for security - safety & access to amenities

Q19. **Any other thoughts for how Council can improve housing outcomes in the district?**

not answered

Q20. **Supporting Documents**

not answered



Respondent No: 11

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jul 10, 2023 11:44:02 am

Last Seen: Jul 19, 2023 04:05:00 am

IP Address: [REDACTED]

- Q1. **Name** Barbara Smith
-
- Q2. **Email** [REDACTED]
-
- Q3. **How old are you?** 65+
-
- Q4. **What is your current living situation?** Renting – from Council, Kainga Ora or a Community Housing Provider
-
- Q5. **Who do you live with?** Just myself
-
- Q6. **What area do you live in?** Rangiora
-
- Q7. **Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator?** not answered
-
- Q8. **Please explain.**
not answered
-
- Q9. **Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles?** not answered
-
- Q10. **Please explain.**
not answered
-
- Q11. **Do you think we have identified the right functions to help us adequately fulfil these roles?** not answered
-
- Q12. **Please explain.**
not answered
-
- Q13. **Do you agree that we have identified the right priority areas?** not answered
-
- Q14. **Please explain.**
not answered
-
- Q15. **Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ?** not answered
-

Q16. **Please explain.**

not answered

Q17. **Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments?**

not answered

Q18. **Please explain.**

not answered

Q19. **Any other thoughts for how Council can improve housing outcomes in the district?**

Hello to the Staff, My name is Barbara Smith. I live at [REDACTED] rangiora. Thanks for your Housing Survey about the complex. Some people have told me they don't understand the questions you have given them to fill in, including myself. Some of the heating in the units is not that great. Some people want to know when the Renovation will go ahead. I think if someone has time to go around maybe some units to talk to people themselves about the way things are being dealt with some people around here would probably prefer a face to face meeting questions & maybe like to ask other questions themselves. I didn't understand your questions so I thought I would give you feedback by writing this down. I'm 66 years old & live on my own in unit 20. I've only lived here for a year and a half. I've heard people talk about the complex and some people are not too happy about some things. Anyway, I'm being honest here. I'm just speaking up. thanks for taking the time to read this message. Kind regards, Barbara Smith PS the rent goes up & nothing happens to the units in the renovation way. It's not fare. it doesn't seem very fare to us. people don't seem happy about things

Q20. **Supporting Documents**

not answered



Respondent No: 12

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jul 12, 2023 11:06:18 am

Last Seen: Jul 19, 2023 04:05:00 am

IP Address: [REDACTED]

| | |
|---|-------------------------|
| Q1. Name | Beverly Shepherd Wright |
| Q2. Email | [REDACTED] |
| Q3. How old are you? | 65+ |
| Q4. What is your current living situation? | not answered |
| Q5. Who do you live with? | not answered |
| Q6. What area do you live in? | not answered |
| Q7. Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator? | not answered |
| Q8. Please explain. | not answered |
| Q9. Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles? | not answered |
| Q10. Please explain. | not answered |
| Q11. Do you think we have identified the right functions to help us adequately fulfil these roles? | not answered |
| Q12. Please explain. | not answered |
| Q13. Do you agree that we have identified the right priority areas? | not answered |
| Q14. Please explain. | not answered |
| Q15. Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ? | not answered |

Q16. Please explain.

not answered

Q17. Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments?

not answered

Q18. Please explain.

not answered

Q19. Any other thoughts for how Council can improve housing outcomes in the district?

Thank you for the opportunity of making this submission. To set the parameters of where this submission is coming from, you may find some personal background information helpful and my personal experience of working with many seniors on a daily basis. I have lived in this community for over 40 years. For the majority of that time, I have also worked in the District. Prior to taking on a role as a District Councillor in the early 1990's, I operated and taught as a Tutor my own Customer Service Training Company, a company I operated for in the city for 10 years. My time on Council was spent in the main on the development of the new District Plan and I Chaired the Planning Committee for over 6 years. After stepping away from Council I started work as a Real Estate Agent and continue in that role to this day. I work full time, continue my community involvement but making assisting my submissions on a range of matters, and as an JP often see people in need of help and assistance plus I will always try and provide some advocacy for those most vulnerable who do not seem to have a voice or struggle to be heard. Speaking up for them is an important role in my life. One of the areas that continues to exercise my mind is the fact that we do need to acknowledge and recognize the great contributions that the Seniors in our Community make to our District. We are after all one of the fastest growing areas in NZ and one that is home to more Seniors than any other Region in NZ bar one, I believe. Not all seniors are poor and require Housing Assistance – they are often quite well off, but they too suffer from inappropriate policies from Councils when they look at parking and quality of space issues to name just two. When it comes to Housing, I believe Council needs to be involved in many aspects of this matter, not just in providing social housing for those in most need (Pensioner Housing) but in a broader way, by providing combined solutions with other providers and enabling developments that best suit our Senior Community better. Councils Role in Pensioner Housing: I do support Council in its role as a provide of social housing, as there are many folk who simply cannot afford market rents and unfortunately many do not have families who can support them or take them in. I would like to add I believe that Council also has a responsibility to ensure that these units meet the Healthy Homes criteria, or any other government criteria that it expects the great private sector to meet. I am not sure that all of the properties do currently meet these standards. Working In Partnership with other Agencies: Absolutely, work with other agencies to provide this kind of housing for our elderly, but please don't put our most vulnerable in amongst other people who need social housing that is not sympathetic to a senior's need. Frankly they don't need noisy neighbors, loud music and to feel intimidated or threatened every time they go out of their homes. I appreciate, we can't all choose our neighbors, however, starting from a good starting point is important. The need for such housing is increasing – many folks simply do not have the funds to go into a Lifestyle village and they cannot afford open market rentals. They have very limited funds and so Social Housing needs to be there to cover that gap. We do not want people living on the streets. By working with other agencies and Developers/Private Parties a number and a range of complexes can be built, whether they be single story villas (like Northbrook) or multi story apartments, close in the choice is up to the developers and the parties involved and we should spread the load amongst all of the social agencies and business partners to make and indeed encourage these kinds of developments for those over 65. This is not an exclusive club – everyone needs a place to call home. Why should it not be warm, dry, comfortable and affordable and located close to services. Those who don't have a lot of money will still spend what they have here, those with more, will also spend here, if we provide the right framework for that to happen and so far we are doing fairly well in that region, however we should not get complacent, and we should look at this as an opportunity to stand out from the crowd and celebrate our Seniors and what they can contribute to the community both financially and by way of community input, making it an even better place to live. Working with Agencies to Provide alternative housing options: The biggest increase in need is by those who have a property, but when they sell it they will not be able to afford to go into a lifestyle village, nor can they buy

a smaller property. Many of these are almost the same price as the one they are in and by the time they pay fees etc., they are often worse off. For too many that I have visited, the reality is that they cannot afford to sell what they have and buy something else. They are trapped. Instead of freeing up a family home, for another family, they continue to live or rather exist, trying to pay rates, power, insurance (and they are old school and will pay these first). Sometimes a Gardner for an hour or so and even someone to help in the house, social services provide a generous 1 hour per week. Sorry, but that is ridiculous, and they have to put money aside for rates and their car expenses. That is before they buy any food or pay for heating etc. It is very sad. Compounding this is when they need to provide half of the proceeds to family members who may be the beneficiaries of a previous marriage and once that family home is sold, they are to be paid out. Thankfully some of this is changing now with the lawyers taking a view that the surviving partner can downsize without having to payout the family, but they often must leave their community of interest and move to something that is much further away and often not on a bus route. Sometimes, they end up living in very poor accommodation, a room at the back of a garage for instance, in a house bus etc. Having funds to buy something that is modest, but centrally located, warm dry and comfortable is all they want. Alternatives to Council: Must be a legal entity. Prefer a Govt Agency or similar. Companies are risky unless a good Resource Consent process is in place that binds future company owners to the same terms and conditions and therefore providing security for the owners or the units etc. So, while we look at Seniors Housing, I believe we need to be looking at working with developers and agencies as a team to provide these complexes. They are usually run by Body Corps, but I would like to see one or more of the law firms in the District get involved in helping to write decent Body Corp rules and then help the residents maintain those rules and the compliance issues going forward. They also need to ensure that these complexes cannot be sold out to a new developer or business partner without first ensuring that there is a continuum of care and that the existing residents' needs and expectations will be protected. For example – existing residents cannot have a substantive increase in body corp fees, when the complex is sold and the new owner wants to change the body corp rules to allow students to occupy the units. There need to be some safety nets around these complexes for the owners as well as the body corps. Often dealt with in a Resource Consent, it should also provide for the neighbors to be informed if there is to be any change to the terms and conditions of occupancy rules, such as a reduction in age of occupants. The only way these rules should be modified is if all the owners agree and or there is a change in government standards that increase the standards and the Body Corp or Council or Agency is obliged under law to upgrade these rules. I raise this matter as it can and does happen, and for all the things Seniors worry about, its unexpected change and not being able to control that environment and have some certainty about their safety and tenure of their home they worry about most. Many agencies can help spread the load of responsibility and developers need firm and fair guidelines on what they can do and have councils support in developing such areas. We should have proactive approach rather than a rule based approach and based on a can do attitude. Seniors Housing going forward: I envisage that Council will work with agencies and developers to speed up the process of acquiring suitable centrally located land to build housing complexes that meet the needs of our Senior Community. By allowing multi units to be built as a matter of course rather than a Plan Change etc. Due notification to neighbours, but these units and occupants are unlikely to cause disruption to the neighbourhood. That a Task Force be set up to move this matter on and include other members of the community, such as lawyers, people working in property, developers, Citizens Advice, and the Social Service agencies, Grey Power, Lions, Rotary etc. Ensuring that we cater for all our citizens. I know that this Policy paper was probably sent to those agencies that normally work with Seniors, but I think the issue is bigger than that group. It's not about providing FREE HOUSING – its about this Community supporting its every growing Seniors Community, celebrating their input and providing for their ongoing needs. Financial Aspects of Seniors Housing: Over the years, I have struggled to see the justification for the amount of rates that are attributed to the small units such as North Brook Villas and Villas on Victoria as examples. They pay the same amount of rates as someone living on a 600sm plus section in most parts of the District. The seniors may use the library occasionally, or indeed the tennis courts, or parks, but when they engage in an activity with others to play golf for example, they pay a sub, so they are contributing like everyone else. When you consider that a single senior person is paying that amount of a very limited income along with all the other increases in household living, they are indeed suffering – they often turn the heating off and go without meals to make sure they can cover their rates, body corp fees and keep their car on the road. Most concerning: The number of elderly that cannot afford to leave the family home. We as a District need to look at a Seniors Rate (I know there is a govt rebate, but realistically its nonsense) and makes little difference. We can do better. Let's start from the other end and say over 65's living in a Seniors Housing Complex pay a reduced rate by 30% of the normal household rate. I would like to see the figures on that, because I don't believe that a reduction would have a significant impact on the total rate, but I can tell you it would make a significant difference to the senior person paying that rate. Their quality of life would increase substantially. Thank you for allowing me to put these thoughts forward. I would be happy to be part of any Task Force or working committee going

forward.

Q20. Supporting Documents

not answered



Respondent No: 13

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jul 12, 2023 11:15:03 am

Last Seen: Jul 19, 2023 04:05:00 am

IP Address: [REDACTED]

- Q1. **Name** Valda Reveley on behalf of Abbeyfield Waimakariri Inc
- Q2. **Email** [REDACTED]
- Q3. **How old are you?** not answered
- Q4. **What is your current living situation?** not answered
- Q5. **Who do you live with?** not answered
- Q6. **What area do you live in?** not answered
- Q7. **Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator?** not answered
- Q8. **Please explain.**
not answered
- Q9. **Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles?** not answered
- Q10. **Please explain.**
not answered
- Q11. **Do you think we have identified the right functions to help us adequately fulfil these roles?** not answered
- Q12. **Please explain.**
not answered
- Q13. **Do you agree that we have identified the right priority areas?** not answered
- Q14. **Please explain.**
not answered
- Q15. **Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ?** not answered

Q16. Please explain.

not answered

Q17. Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments?

not answered

Q18. Please explain.

not answered

Q19. Any other thoughts for how Council can improve housing outcomes in the district?

Thank you for this opportunity to submit. The scope: Reading the priority areas and the intentions of WDC to have a role in providing affordable house is very encouraging, especially in the case of Older Persons which is where Abbeyfield Waimakariri has lobbied in the past, Priority 3 talks of opportunity and Partnerships, Abbeyfield Waimakariri seeks to be part of that it is an Incorporated Charity dedicated to providing independent, affordable housing for older people living in the Waimakariri Community but who may struggle to thrive through personal circumstances; this may include failure eat well, be socially isolated or be unable to control their housing situation. Independence, eating well and in company, social interaction, low cost and having choices promotes positive aging. Abbeyfield Is a Community Housing Provider (CHP), Houses cater for 12 to 14 Independent Resident Studio units, each with their own outdoor patio, garden and access. In most cases there is also accommodation for a live in housekeeper. Apart from the land which we hope to be granted through this submission, fundraising and costs are managed through both Abbeyfield Properties NZ the Parent group and the local committee who work hard at fundraising through activities within this community and through applications to aligned Charities, the cost of building does not fall on Rate payers. Members of the Abbeyfield Waimakariri team are all Volunteers, known, highly and diversely skilled and reside in this community; they are dedicated to the creation of an Abbeyfield House for vulnerable older people wishing to live well and independently, in affordable housing in their community. Submission to Housing Waimakariri from Abbeyfield Waimakariri What is needed – Investment Total to raise: \$3,5 to \$4.000000 Gift or Peppercorn rent: Waimakariri District Council Mortgage/ Grant raising – commercial lender: These will be identified once land is confirmed. Local funding: Robust small scale fundraising is being undertaken by the local committee resulting in successful promotion and an increasing bank balance. Abbeyfield NZ/Abbeyfield Properties initial Support: They umbrella the establishment of ground suitability and House design. Local voluntary input to establish and support the house: Grounds, goods & chattels 3.1 Refers to unmet needs and hardship, this is an issue for many older people living in the Waimakariri area, some with unmanageable rents, many with homes they are able not able to manage, either through upkeep or financially, some living in Camps. So few have income beyond National Super and possibly benefits which may be gained through Work and Income. What do we need? We are asking for consideration of land which may be available for lease through the Waimakariri District Council land stock, with additional assistance in the form of the waiver of the Council Resource Consent and Building Consent charges. Partnerships have proven positive in building relationships and Facilities in the past and this too fits with 3.3 Why it's important? An Abbeyfield House offer s independent living to older people for whom choice has diminished at a vulnerable time of their lives. It provides a low cost housing option in the district at no cost to the rate payers. The intention for an Abbeyfield House is that it is ideally situated close to Shops or on a reliable bus route. Access to the Library, Churches, Medical Services and Cinema's empowers them to continue to access their own networks. Fund raising: The local Committee are enthusiastic and have concentrated on establishing relationships while working together to grow the local funding. Once land has been confirmed, wider grants will be sought and activities widened. RATA have indicated their interest in supporting this model How a house is managed once built: Abbeyfield Houses once established are locally run by a committee of Volunteers, the only paid employee are the Housekeepers who provide meals for Residents each day. More information can be found at www.abbeyfield.co.nz or as attached.

Q20. Supporting Documents

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/05814a7faec385a5618924eef41fc5c9e0595f80/original/1689117289/bd992c7cde565e8e9c659ea4c1d7d6f5_WDC_Submission_from_Abbeyfield_Waimakariri_Inc.docx?1689117289



Respondent No: 14

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jul 12, 2023 11:17:02 am

Last Seen: Jul 19, 2023 04:05:00 am

IP Address: [REDACTED]

- Q1. **Name** Cassie Welch on behalf of Te Mana Ora | National Public Health Service
- Q2. **Email** [REDACTED]
- Q3. **How old are you?** not answered
- Q4. **What is your current living situation?** not answered
- Q5. **Who do you live with?** not answered
- Q6. **What area do you live in?** not answered
- Q7. **Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator?** not answered
- Q8. **Please explain.**
not answered
- Q9. **Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles?** not answered
- Q10. **Please explain.**
not answered
- Q11. **Do you think we have identified the right functions to help us adequately fulfil these roles?** not answered
- Q12. **Please explain.**
not answered
- Q13. **Do you agree that we have identified the right priority areas?** not answered
- Q14. **Please explain.**
not answered
- Q15. **Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ?** not answered

Q16. Please explain.

not answered

Q17. Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments?

not answered

Q18. Please explain.

not answered

Q19. Any other thoughts for how Council can improve housing outcomes in the district?

Te Mana Ora does support the direction that Waimakariri District Council is taking in this Housing Policy. We are very pleased to see the Council engaging and recognising all the different ways that they can influence housing. We are also pleased to see the Waimakariri District Council choosing to proactively take on a bigger role in affordable housing – good quality, affordable housing is critical for the health and wellbeing of our communities. We're keen to connect with you more around this mahi, and support the work that you are doing however we can. We do want to discuss this policy with you but we're also keen to just meet with you in person and establish how we can more broadly support one another in the community housing and health kaupapa.

Q20. Supporting Documents

not answered



Respondent No: 15

Login: [REDACTED]

Email: [REDACTED]

Responded At: Jul 19, 2023 13:45:03 pm

Last Seen: Jul 19, 2023 04:05:00 am

IP Address: [REDACTED]

- | | |
|---|--------------|
| Q1. Name | Mary Sparrow |
| Q2. Email | [REDACTED] |
| Q3. How old are you? | not answered |
| Q4. What is your current living situation? | not answered |
| Q5. Who do you live with? | not answered |
| Q6. What area do you live in? | Rangiora |
| Q7. Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator? | not answered |
| Q8. Please explain. | not answered |
| Q9. Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles? | not answered |
| Q10. Please explain. | not answered |
| Q11. Do you think we have identified the right functions to help us adequately fulfil these roles? | not answered |
| Q12. Please explain. | not answered |
| Q13. Do you agree that we have identified the right priority areas? | not answered |
| Q14. Please explain. | not answered |
| Q15. Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ? | not answered |

Q16. Please explain.

not answered

Q17. Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments?

not answered

Q18. Please explain.

not answered

Q19. Any other thoughts for how Council can improve housing outcomes in the district?

My submission covers a number of substantive issues, and also some concerns that I have from a policy analyst's perspective. 1 Consider moving paragraph 4.2.4 to follow paragraph 3.1.3. The points identified in 4.2.4 a) to c) come from the research document and would fit into the background section of the Policy. Point 4.2.4 c) should be split into two points, and d) should state: "the projected increase in the number of older people in the district unable to afford to live in a retirement village" or similar. The following graph shows the cumulative effect of the increasing number of people 65 years and over by age group projected for the 2023 to 2038. Statement d) could be intended to focus on the developing need for older people to need social housing, affordable rental housing or affordable home ownership, particularly the group that can be referred to as the "missing middle" in terms of the range of housing options available for the ageing population. 2 Consider deleting the last sentence of paragraph 3.1.4 This sentence pre-empts Section 3.3 and does not contribute to the overall structure of the policy document. 3 Other external partnerships Amend 3.3.1 by adding to the first sentence "and we are partnering with others:" and then deal with each of the potential partners identified in a series of paragraphs and add a new paragraph 3.3.5 addressing the Council's relationship with the private sector, as there is scope for it to have a proactive collaboration with private developers that are interested in developing housing in the priority spectrum. 4. Discussion of relationship with Kainga Ora Include recognition of the role of Kainga Ora as the government's social housing provider in 4.2.1 in paragraph 3.3.3. Reference in 3.3.3 to Kainga Ora's role in the provision of social housing could see the term "affordable, decent accommodation" replaced with the words "suitable affordable accommodation". The Council's relationship with Kainga Ora is crucial to allowing its play the oversight role foreshadowed in the Policy. It could well focus on trying to establish a collegial relationship that means the Council is apprised of its long term intentions with respect to the management of its properties in the district. Kainga Ora is a substantial property owner in this area, and it would be good if the Council was advised of not only the ones that it intends to develop but what configuration of dwellings are to be construct, to replace its current housing stock. 5 Relationship for CHPs As for the section dealing with Kainga Ora, the second sentence in 4.2.1 dealing with the roles of CHPs could be the preface to section 3.3.4 6. Relationship with the private sector There is scope to add a new point 3.3.5 dealing with the Council's relationship with the private sector, and it could signal a more proactive cooperation, particularly if there is a proposal to provide housing in the "affordable rental" or "affordable home ownership" sectors. 7. Suggestion to add new point following 4.2.5 The jump from its role as a provider of EPH to a wider segment of the population beyond elderly person is abrupt. Consideration could be given to adding an additional point which acknowledges that there could be opportunities to provide a service delivery role in the provision of housing for elderly people who do not necessarily qualify for its EPH but at the same time are unable to access retirement villages or purchase small units offered in lifestyle developments such as Rivertown Villas or Northbrook Villas. 8. Change to the wording of 4.3.3. (e) requested 4.3.3. refers to "retaining minimum standards". It could be more appropriate to reword (e) to read "balance the above by retaining appropriate baseline plan standard so as to ensure the development of safe, good quality housing and living environments in new subdivisions and for redevelopment involving intensification." 9. Amend 4.4.3, and delete the definition "Appropriate location". The definition for "appropriate location" raises other issues which are of concern. What is meant by providing for physical safety, and are away from threats to health of occupants? It could be taken to imply that the Council will allow housing to be located in areas where there are threats to the health and safety of the occupants. To overcome this problem 4.5.3 could read: "Council with work with CHPs in ensuring their housing developments are located across the district and ensure access to services including transport." 10. The definition of Private ownership could cause some concern. "External assistance" could be taken to include private dwellings owned with a mortgage. This definition if it is considered necessary could be termed "public assistance", or if the term external assistance is retained then the following caveat should be added, "including housing owned with a mortgage". The alternative is to delete the definition altogether. 11. Transitional housing not included in the definition of Social Housing Consider adding "transitional housing" along with Emergency Housing and Supported Rental Accommodation. 12. Priority area 4 Safeguarding the retention of existing affordable housing and social housing stock should be extended to read "and/or upgrading of this housing stock." Some of the existing social housing stock is in need of replacement and it is therefore important to encourage the upgrading of this housing stock, not just its retention.

Q20. Supporting Documents

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/42614bebda59412265df0a0c6e57b5f28ffb6d96/original/1689731102/8cd150adc24c9dcb4a8b6b91f76565a3_SUBMISSION_TO_THE_WAIMAKARIRI_DISTRICT_COUNCIL'S_HOUSING_POLICY.docx?1689731102

Housing Survey

SURVEY RESPONSE REPORT

01 June 2023 - 19 July 2023

PROJECT NAME:

Housing



SURVEY QUESTIONS

Housing Survey : Survey Report for 01 June 2023 to 19 July 2023

Q1 | Name

| | |
|---|---|
|  7/06/2023 01:44 PM | Charlotte Sadler |
|  6/16/2023 05:52 PM | Samuel |
|  6/19/2023 12:22 PM | Andrew Fisher |
|  6/22/2023 07:13 PM | Heather |
|  6/24/2023 04:44 AM | Heather Thomson |
|  6/30/2023 09:43 AM | Michelle Anne Hickey |
|  7/04/2023 01:48 PM | Nicki Carter |
|  7/06/2023 01:47 PM | anonymous |
|  7/06/2023 01:52 PM | Ian Cruickshank & Lesley Stevenson |
|  7/07/2023 09:51 AM | Anon |
|  7/10/2023 11:44 AM | Barbara Smith |
|  7/12/2023 11:06 AM | Beverly Shepherd Wright |
|  7/12/2023 11:15 AM | Valda Reveley on behalf of Abbeyfield Waimakariri Inc |

Housing Survey : Survey Report for 01 June 2023 to 19 July 2023

webmaster
7/12/2023 11:17 AM

Cassie Welch on behalf of Te Mana Ora | National Public Health Service

webmaster
7/19/2023 01:45 PM

Mary Sparrow

Mandatory Question (15 response(s))

Question type: Single Line Question

Q2 | Email

[Redacted]
7/06/2023 01:44 PM

[Redacted]

[Redacted]
6/16/2023 05:52 PM

[Redacted]

[Redacted]
6/19/2023 12:22 PM

[Redacted]

[Redacted]
6/22/2023 07:13 PM

[Redacted]

[Redacted]
6/24/2023 04:44 AM

[Redacted]

[Redacted]
6/30/2023 09:43 AM

[Redacted]

[Redacted]
7/04/2023 01:48 PM

[Redacted]

[Redacted]
7/06/2023 01:47 PM

[Redacted]

[Redacted]
7/06/2023 01:52 PM

[Redacted]

[Redacted]

[Redacted]

Housing Survey : Survey Report for **01 June 2023** to **19 July 2023**

7/07/2023 09:51 AM

[REDACTED]

[REDACTED]

7/10/2023 11:44 AM

[REDACTED]

[REDACTED]

7/12/2023 11:06 AM

[REDACTED]

v [REDACTED]

7/12/2023 11:15 AM

[REDACTED]

[REDACTED]

7/12/2023 11:17 AM

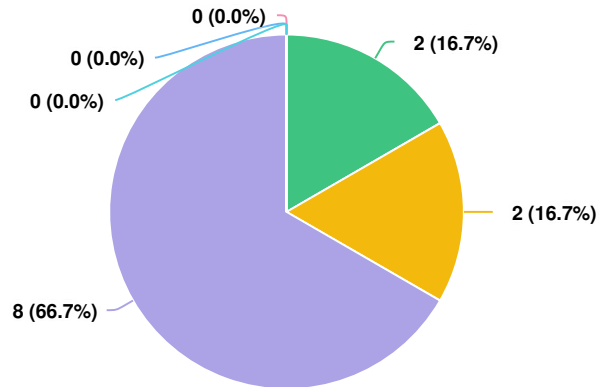
[REDACTED]

[REDACTED]

7/19/2023 01:45 PM

Mandatory Question (15 response(s))

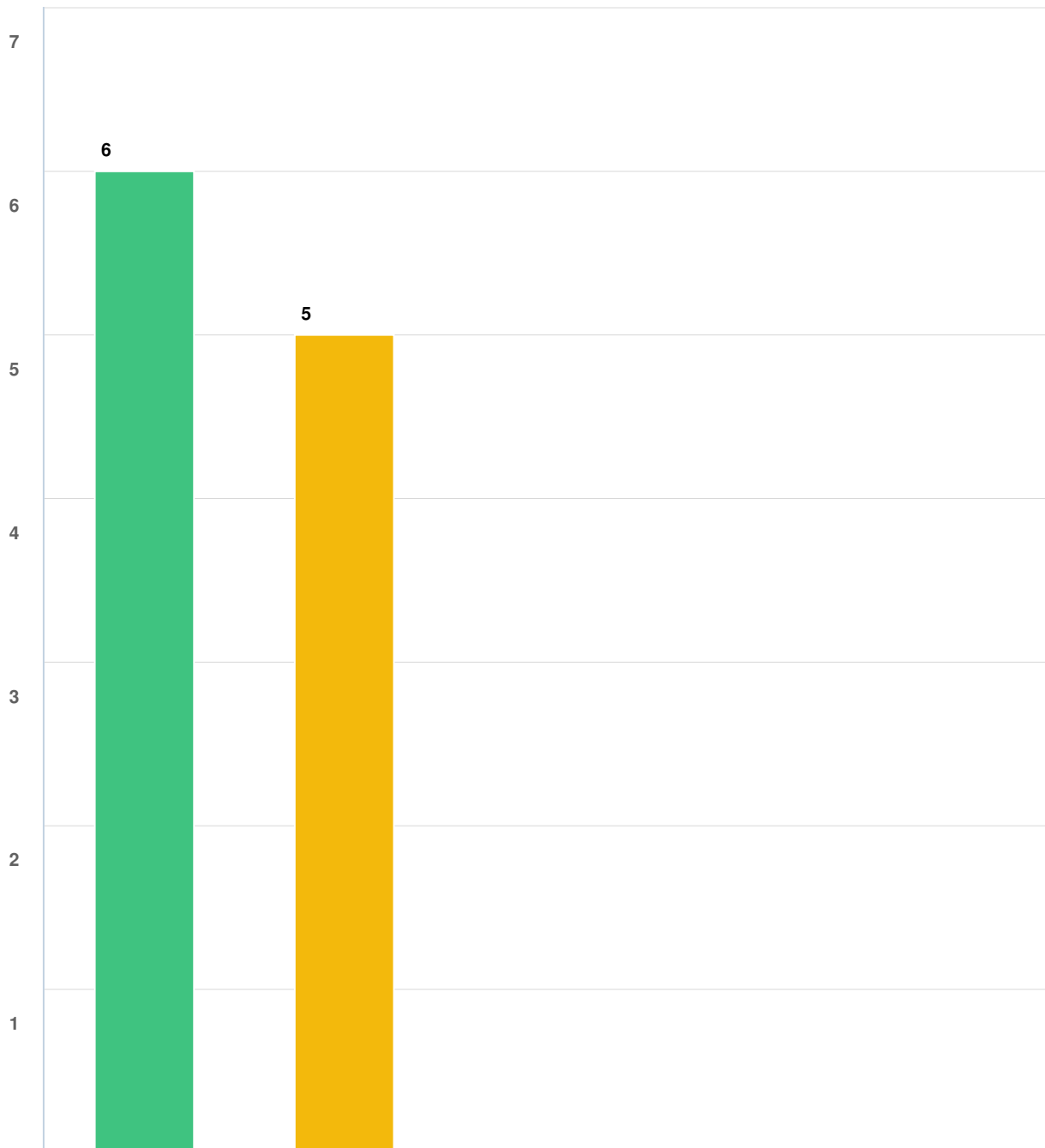
Question type: Email Question

Q3 How old are you?**Question options**

● 35-44 ● 45-54 ● 65+ ● 18-24 ● 25-34 ● 55-64

Optional question (12 response(s), 3 skipped)

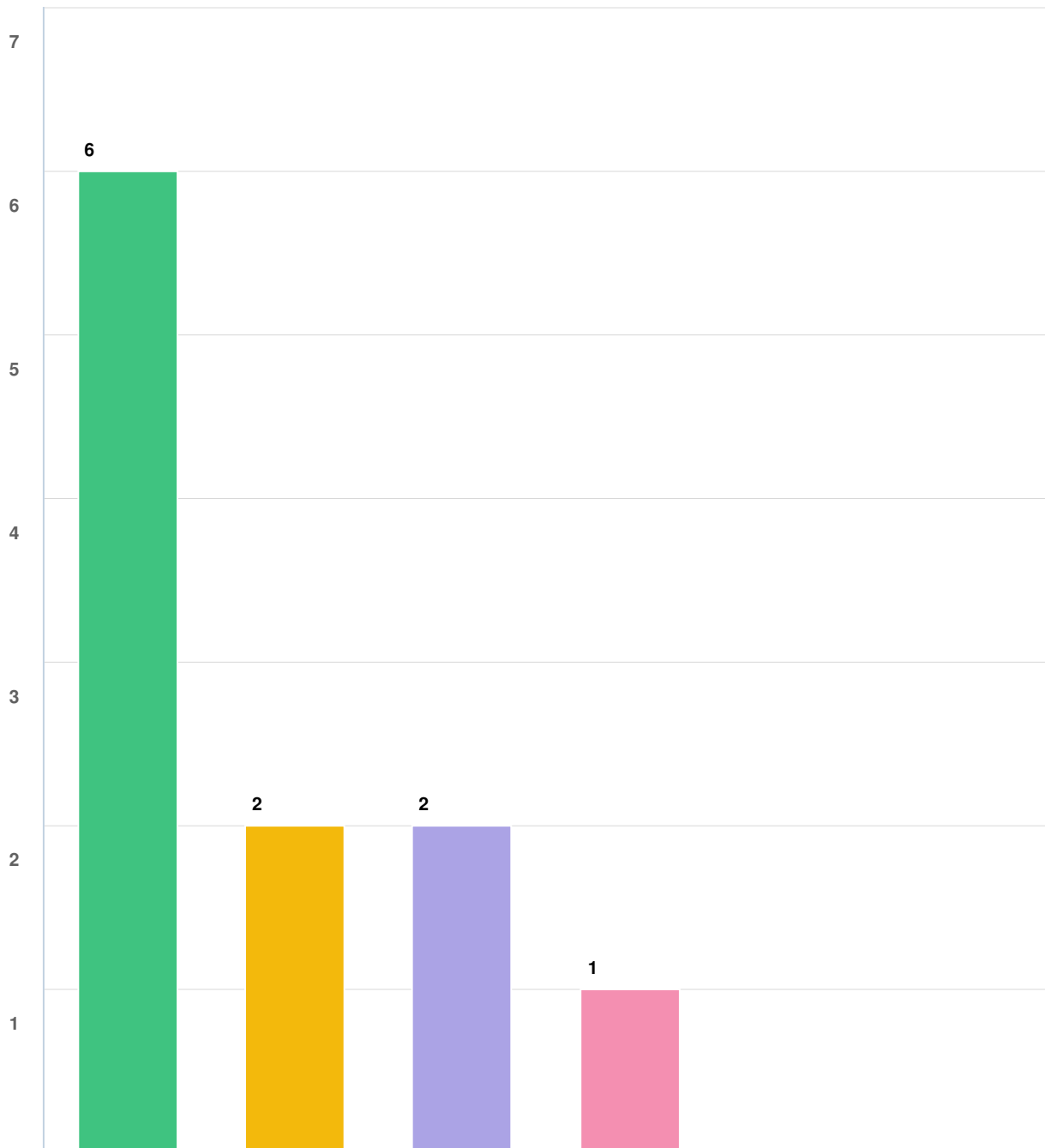
Question type: Radio Button Question

Q4 What is your current living situation?**Question options**

- Renting – from Council, Kainga Ora or a Community Housing Provider Own my own home Renting – privately
 Living with relatives Other (please specify)

Optional question (11 response(s), 4 skipped)

Question type: Checkbox Question

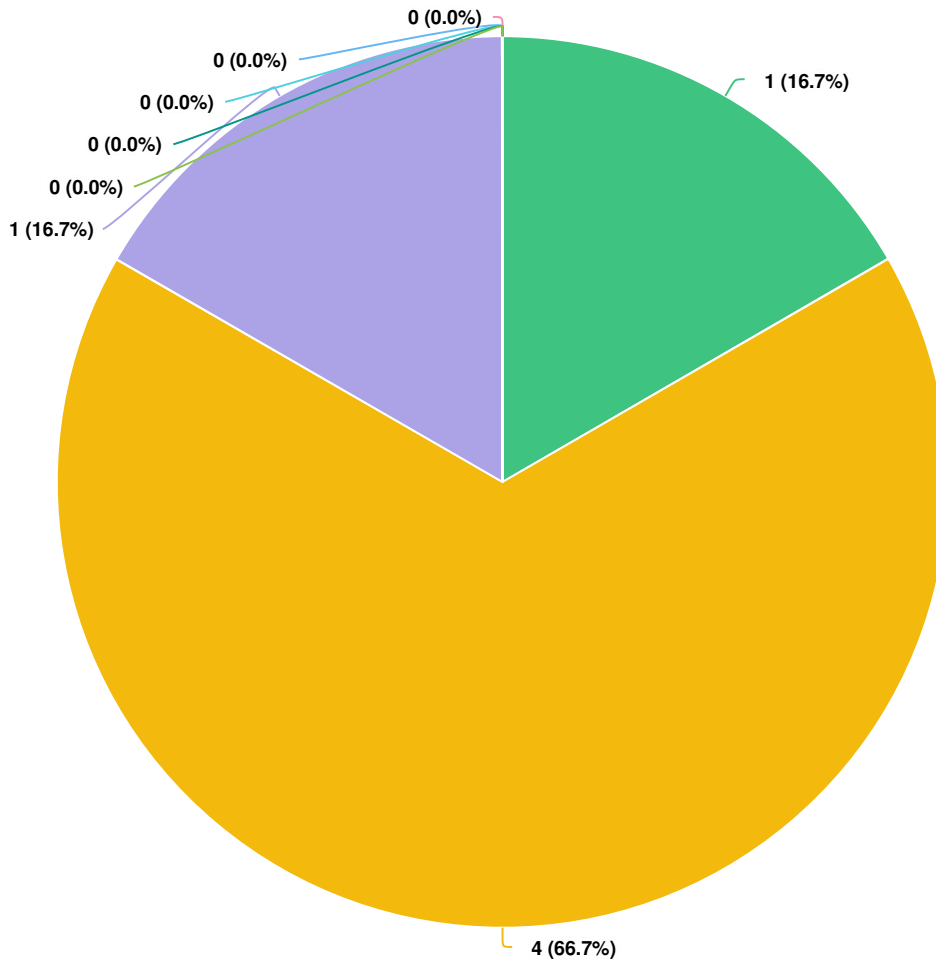
Q5 Who do you live with?**Question options**

- Just myself
- With my spouse/ partner only
- With my immediate family
- Other (please specify)
- With my extended family/ relatives
- With flatmates

Optional question (11 response(s), 4 skipped)

Question type: Checkbox Question

Q6 What area do you live in?



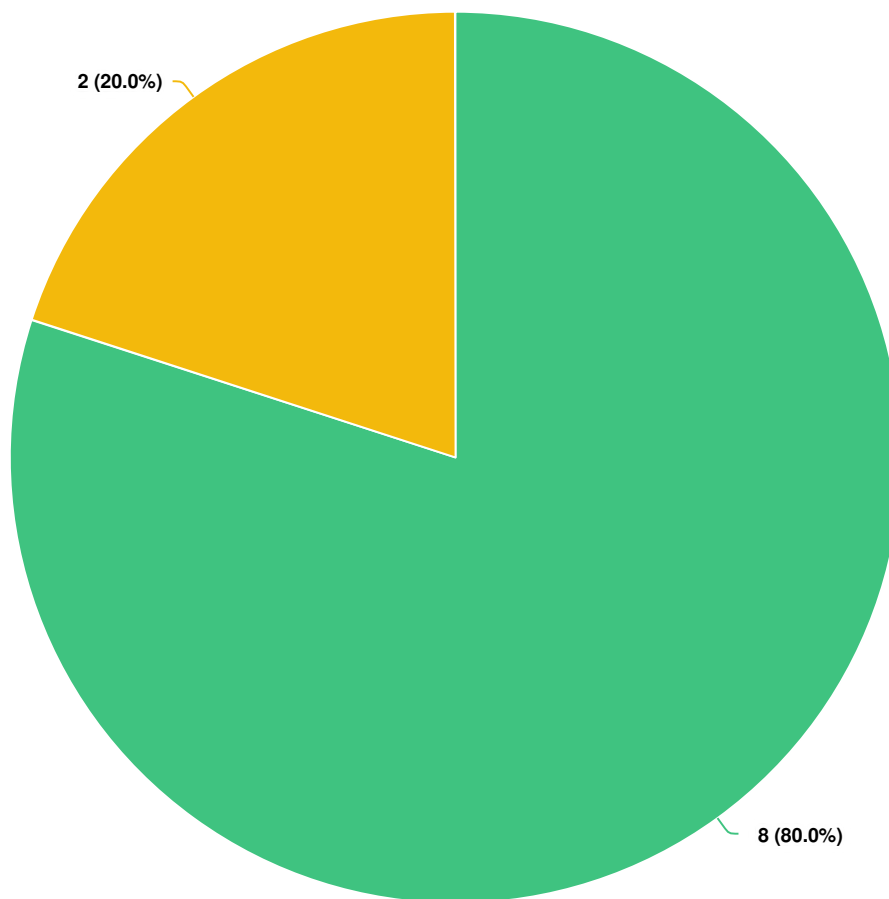
Question options

- Ohoka/ Swannanoa
- Rangiora
- Kaiapoi
- Oxford
- Cust
- Woodend/ Pegasus
- Ashley/ Sefton
- Other (please specify)

Optional question (6 response(s), 9 skipped)

Question type: Dropdown Question

Q7 | Do you think Council has a role to play in enabling more affordable housing, beyond its duty as a land use and building regulator?



Question options

Yes No

*Optional question (10 response(s), 5 skipped)
Question type: Radio Button Question*

Q8 Please explain.

[REDACTED]
6/16/2023 05:52 PM

If the council blocks land from being made available and limits builds on the land that is available then there is inevitable part played in it's regulation, the opposite is the same.

[REDACTED]
6/19/2023 12:22 PM

I can't see how the council needs to get involved apart from land use and regulations - aside from providing the obvious utility services etc? Providing community housing doesn't alter housing affordability - it is catering to a particular sector who have particular needs. IMO

[REDACTED]
6/22/2023 07:13 PM

You say your job is to ENABLE PRIVATE COMPANIES TO PROVIDE AFFORDABLE HOUSING. This should include enabling Transportable Homes Parks to be developed, to put affordable transportable homes onto! But we have found WDC very resistant to this idea, even though demand is extremely strong, and they do nothing about affordable housing themselves. Even red zoned land could be leased to such a company, because the homes are easily transported should the need arise. Staff need to open their minds, be practical, and actually learn the wisdom of these homes! And apply their rules in such a way that is consistent throughout NZ, & used by Central Govt. also. Transportable/Tiny Homes are here to stay, traditional housing is too big, and too expensive, especially for retired people, single people, and disabled people. Transportable homes are made to suit the needs of the people who buy them, at a price they can afford, in a short timeframe. They are built to the Building Code, have all the features required such as insulation, ventilation, longevity, affordability, durability, and comfort. Why does WDC not embrace them, especially when you offer no affordable alternative! Riverlands Motor camp is a wonderful example: go and have a look, talk to the people, LEARN TO BE HELPFUL!

[REDACTED]
6/24/2023 04:44 AM

Pensioners as single, /partners affordable housing allows locals to remain independent, healthy safe, lifestyle. A criteria for allocation depends on physical and mental abilities to live in a condensed community. Waimakariri is a wonderful community to live in, we want to encourage independency, contribution, without over generous rest homes. Rangiora Hub is invaluable. Public transport is invaluable to encourage independent mobilisation, shopping, family lifestyle, excellent schools, positive attitudes. Our family has connections here for nearly 90yrs. That's how I measure living standards in Waimakariri.

Housing Survey : Survey Report for **01 June 2023** to **19 July 2023**

[REDACTED]
6/30/2023 09:43 AM

I work for IHC Group as the CHCH and North Canterbury Area Manager. We can never get a rental property and are having to move people to CHCH away from family and friends. There is a danger if we cannot access affordable rental properties that we may need to exit services from the North Canterbury area in a time where our services in North Canterbury are growing.

[REDACTED]
7/06/2023 01:47 PM

us oldies have paid taxes all our lives, surely we deserve some assistance in life

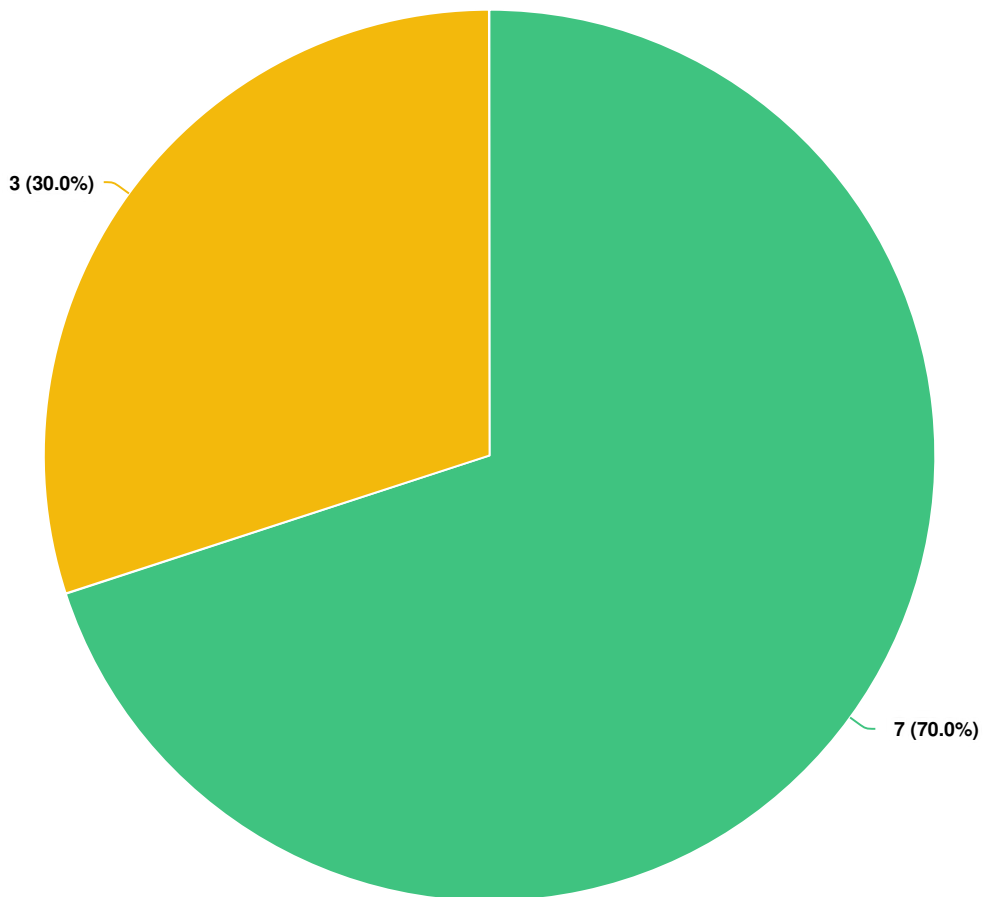
[REDACTED]
7/06/2023 01:52 PM

Having couples living together till later in life good for couple's/pressure off hospitals & welfare groups so win/win

Optional question (7 response(s), 8 skipped)

Question type: Essay Question

Q9 Council has identified broad roles it could fulfil if it does decide to play a more hands on role in housing, do you agree with these broad roles?



Question options

Yes No

*Optional question (10 response(s), 5 skipped)
Question type: Radio Button Question*

Q10 | Please explain.

6/16/2023 05:52 PM

I agree



6/19/2023 12:22 PM

Yes - except deciding how people can live and at which density is not the role of local government. Council should be able to cater to a wide base of needs from the elderly, low-income, middle/developing-income households - and the opposite end of the scale who want and can afford larger homes on larger parcels of land (not lifestyle blocks) WDC should be looking for ways to incentivise people with higher disposable incomes to invest in the town to help pump the economy along. Rangiora in particular needs a few 'Fendalton / Merivale' suburbs.



6/22/2023 07:13 PM

You do not need to be a provider, as you say there are companies out there already doing a great job. And you do not need to judge what "right houses in right places" means: the market will decide that. Just provide for Transportable Homes Parks, anywhere you like! The main thing you urgently need to do is be AN ENABLER, AND ADVOCATE FOR CHANGE TOWARDS AFFORDABLE TRANSPORTABLE HOMES. A Transportable Homes Park can easily be run by a Community Agency specifically for a Supported Accommodation venue, to help people sustain a tenancy, recover from an illness, adapt to a disability, learn how to function successfully in the Community. We have 30 years experience in providing supported accommodation which changes lives. We need WDC to support such initiatives. We have the land, we have the transportable housing, we have the skills. Its only WDC holding us back. WHY???



6/24/2023 04:44 AM

Community stabilisation is important, climate changes, employment changes, have to be affordable, physically and mentally. My favourite is walking, from Elm Green to Rangiora town centre, or the bus to surrounding areas.



6/30/2023 09:43 AM

We need to continue to grow housing opportunities in North Canterbury



7/04/2023 01:48 PM

Council have a regulatory role but also a stakeholder role in social housing as a contributor to collaborations

Housing Survey : Survey Report for **01 June 2023** to **19 July 2023**



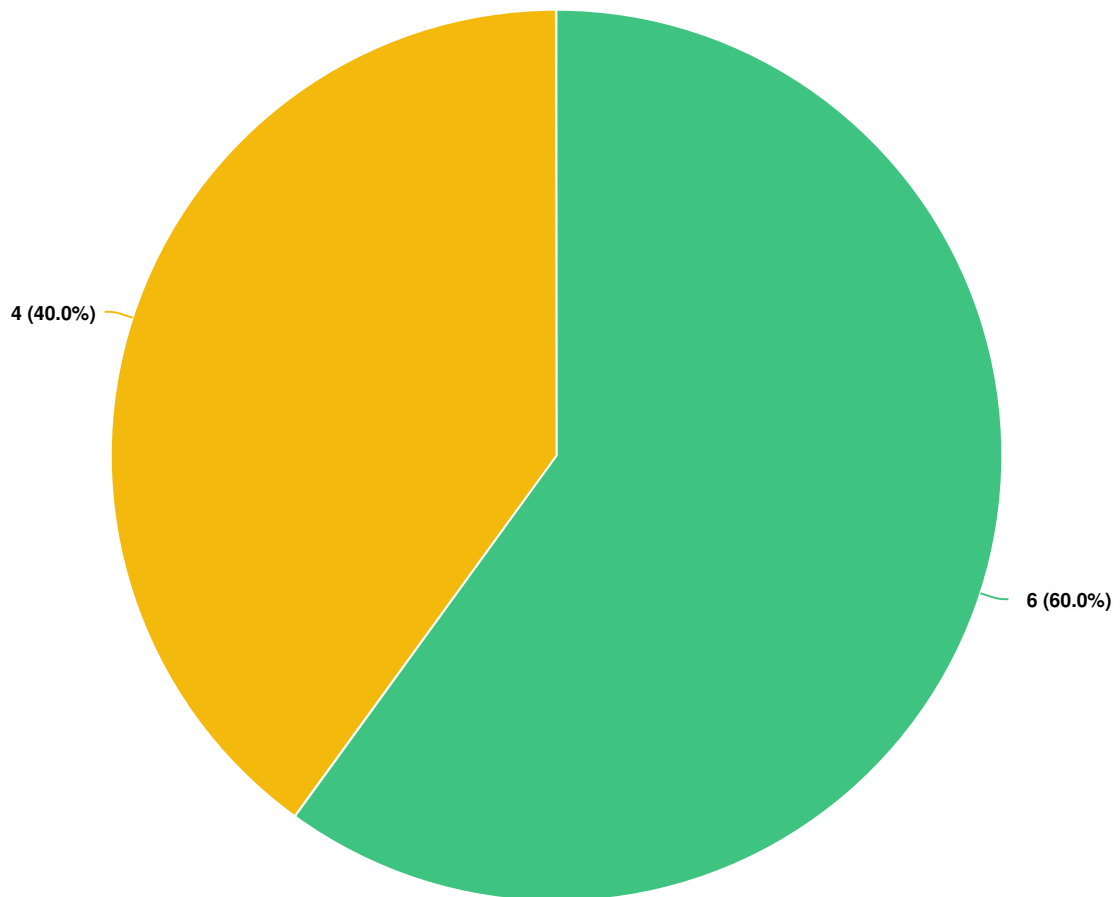
7/06/2023 01:52 PM

as explained does good for communal: relieving pressure off couple who have paid taxes all of life. One of first to have granny flat in Amberley it has gone ahead up there!

Optional question (7 response(s), 8 skipped)

Question type: Essay Question

Q11 | Do you think we have identified the right functions to help us adequately fulfil these roles?



Question options

Yes No

*Optional question (10 response(s), 5 skipped)
Question type: Radio Button Question*

Q12 Please explain.

[REDACTED]

6/16/2023 05:52 PM

In general the idea is reasonable

[REDACTED]

6/19/2023 12:22 PM

No offence but if decisions are left to the council only - they won't float. It needs to be a much more consultative and inclusive approach. Involve the people that invest in the region - give them scope to influence the outcome.

[REDACTED]

6/22/2023 07:13 PM

WDC has been doing the same thing, in the same way, for many years, to no avail. The result is that the need for affordable housing becomes larger, more urgent, and more frustrating. It has caused homelessness and poor health, even death. Introduce "alternative housing" into your vocabulary, embrace the idea of Transportable homes. Only then can we the public trust you to genuinely have our best interests at heart, rather than forcing your unfounded ideas and opinions onto us so you can "win" an argument, and avoid needing to open your minds and consider new ideas. Be COMMITTED TO SUPPORTING AFFORDABLE HOUSING. And affordable means cost to buy less than \$180,00 for a warm, strong, 2 BR home. Nothing over \$180,000. And nothing over \$350 pw to rent, including the land it sits on, for a new home!

[REDACTED]

6/24/2023 04:44 AM

Keeping communications open for progress in living standards, parks, walkways is almost unpredictable. I think Waimakariri is observing awareness to accommodate a pleasurable environment as lifestyle changes for young, and older persons.

[REDACTED]

6/30/2023 09:43 AM

You are saying you will develop properties and make these more accessible to all.

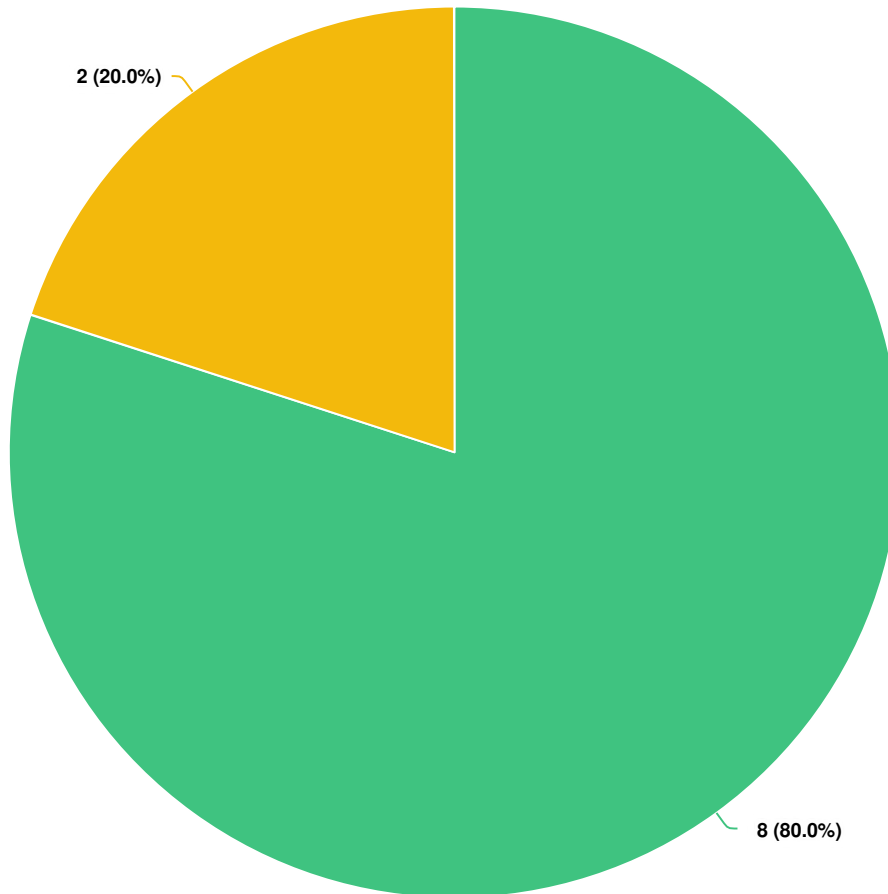
[REDACTED]

7/06/2023 01:52 PM

The flat now needs more emphasis on heating. They're cold & damp for elderly

Optional question (6 response(s), 9 skipped)

Question type: Essay Question

Q13 Do you agree that we have identified the right priority areas?**Question options**

Yes No

Optional question (10 response(s), 5 skipped)
Question type: Radio Button Question

Q14 Please explain.

[REDACTED]

6/16/2023 05:52 PM

Yes however I would personally be supportive of 4-5 story buildings for housing nearer the center of Rangiora where growth outward is wanting to be balanced. At some point upwards needs to be an option for the future. Why not start now to build towards the future.

[REDACTED]

6/19/2023 12:22 PM

Yes - up to point #6, the Maori race are Kiwis like all Kiwis and don't need nor expect any preferential treatment for housing - nor anything else.

[REDACTED]

6/22/2023 07:13 PM

If WDC did all these things, in an open minded and enthusiastic way, with no prejudice towards out dated "traditional" housing, then you might get somewhere. Be brave, be adventurous, be practical, be sensible, above all be empathetic towards the many people who SUFFER because affordable, comfortable, transportable homes are not available to them. Transportable Homes Parks have been successfully established for many many years overseas: give developers credit for knowing how to do a good job of establishing this perfectly adequate solution. What are you afraid of??

[REDACTED]

6/24/2023 04:44 AM

Modern independent units are important as an option for pensioners to continue living independently. Freeing up family homes for young families to live well in Waimakariri.

[REDACTED]

6/30/2023 09:43 AM

By remaining up to date with what the need in the community is.

[REDACTED]

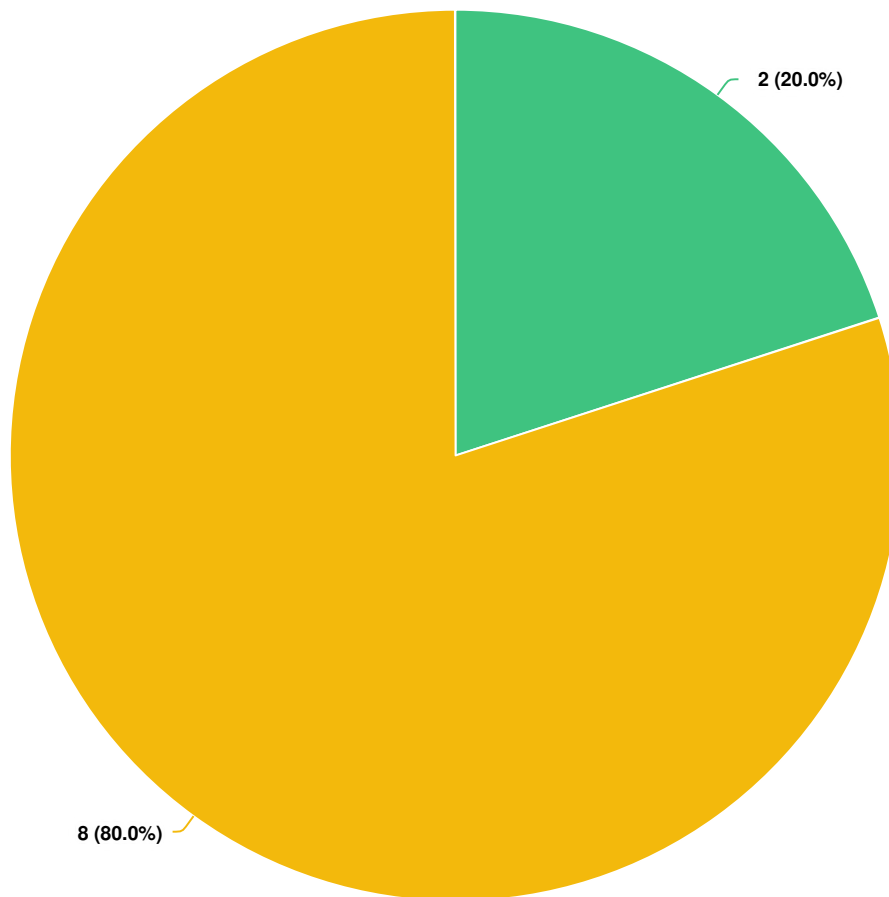
7/06/2023 01:52 PM

Couples: Should be first in line with right criteria

Optional question (6 response(s), 9 skipped)

Question type: Essay Question

Q15 | Would you make any changes to our criteria for accessing elderly housing units as outlined in Schedule Two of the draft Housing Policy ?



Question options

- Yes No

*Optional question (10 response(s), 5 skipped)
Question type: Radio Button Question*

Q16 Please explain.

6/19/2023 12:22 PM

You are not supplying this housing for free - they are still paying rent?
- Increase the assets valuation to 40,000 and 60,000 respectively.
10K is cruel low threshold - The elderly deserve to live and be treated with dignity, their circumstances can change quickly - why should the fact they owned property in the last 2 years make any difference?
There needs to be some wide scope for discretion here. - Criminal records should be limited to at least 30 years prior, if a 65 year old is still robbing banks, they wont need council housing :)

6/24/2023 04:44 AM

Pensioners know when they want to down size their living arrangements. My consideration would be small clusters of independent units throughout central Waimakariri

6/30/2023 09:43 AM

Nil comment

7/04/2023 01:48 PM

sorry I dont know

7/06/2023 01:52 PM

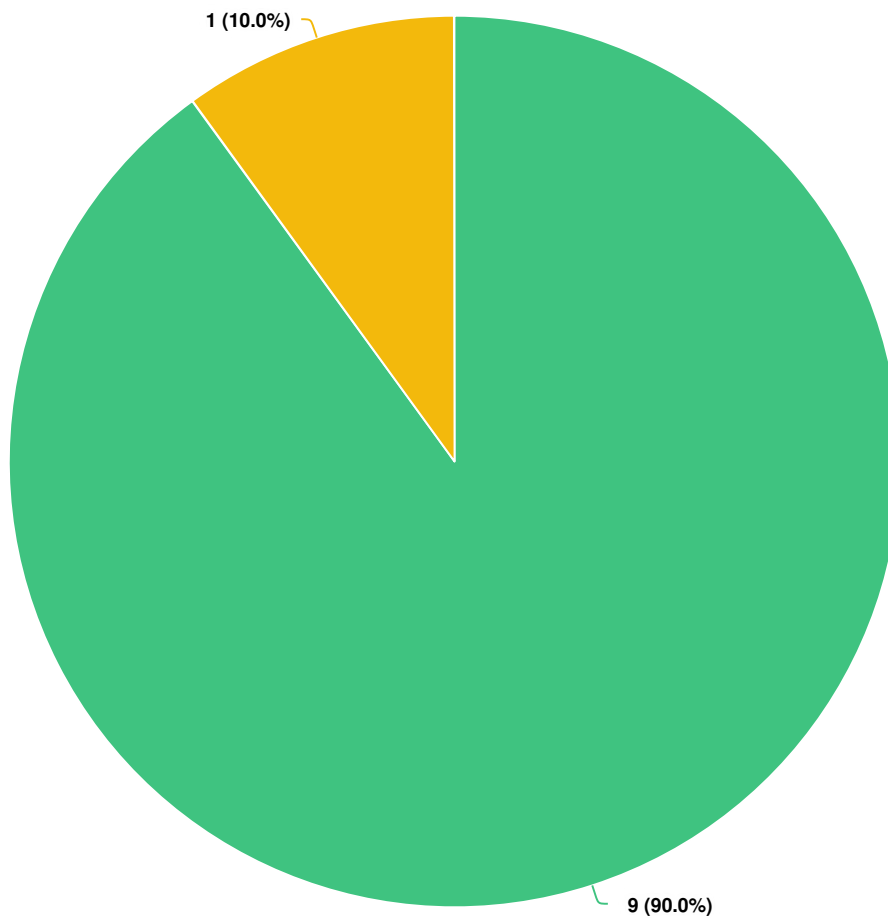
Make heating & double glazing a priority

7/12/2023 11:06 AM

Optional question (6 response(s), 9 skipped)

Question type: Essay Question

Q17 | Do you agree with using existing Council assets, such as land, to expand Council's housing portfolio or to partner on other social housing developments?



Question options

- Yes No

*Optional question (10 response(s), 5 skipped)
Question type: Radio Button Question*

Q18 | Please explain.

[REDACTED]
6/16/2023 05:52 PM

I don't know enough, but a balance between the two is important.
Neither one to be solo in this matter.

[REDACTED]
6/19/2023 12:22 PM

As long as it doesn't eat into public rec spaces - and is in consultation with the general neighbourhood. Build some 15-story apartments with lifts and good views - in Pegasus so they can see the see and lakes and mountains.

[REDACTED]
6/22/2023 07:13 PM

WDC could be much more productive in leasing their land to developers or Community Organizations for the purposes of providing affordable comfortable Transportable Homes/Communities/Facilities. Especially in some parts of the Red Zone, which has shown no return for many years. Also this concept could enable Cluster Housing for everyone, not just Maori. It is a very successful concept for affordable housing.

[REDACTED]
6/24/2023 04:44 AM

Small units blending in, like a village.

[REDACTED]
6/30/2023 09:43 AM

As long as these do not impact other important opportunities

[REDACTED]
7/06/2023 01:52 PM

More units NOT concrete floors with central heating

webmaster
7/07/2023 09:51 AM

Remain away Tram SH1 Council Housing is important for security - safety & access to amenities

Optional question (7 response(s), 8 skipped)

Question type: Essay Question

Q19 | Any other thoughts for how Council can improve housing outcomes in the district?

[REDACTED]
6/16/2023 05:52 PM

As above, there should be a start towards building upwards in the main town center of Rangiora so it can really look towards the future. However roadingnis also important to be improved in and out of Rangiora. Other towns seem to be doing well so far, to suit the

Housing Survey : Survey Report for 01 June 2023 to 19 July 2023

ideology behind those that would live there.. pegasus and ravenwood for instance

██████████
6/19/2023 12:22 PM

Expand the town boundaries and re-zone vast sections of land to residential - and remove the high-density zones altogether, we don't want any more developments with houses 2m apart. They may as well be apartments. Build a by-pass and 4 lane roads to get traffic in and out of the region Set aside pockets of land for large section developments - big substantial homes that will bring value to the region.

██████████
6/22/2023 07:13 PM

Make Affordable Housing your top priority, and seriously consider where you are going to permit at least ten Transportable Homes Parks in Waimakariri. With half of them being on suitable Red Zoned land in Kaiapoi, leased from WDC by a developer or Community Organization. Karaki Beach is a great example of this successful concept.

██████████
6/24/2023 04:44 AM

Look and listen as more retired persons have special needs. Direct entry into the open plan unit, no ramps, steps, wider doorways, safety assessments are already known to council. My experience in visiting an Ashburton villa had these points. Higher toilet, flat floor non slip shower was excellent. As a retired Nurse/Midwife I have seen many older person living well in the right setting. Good communications with Medical Centres is helpful to continue supporting pensioners. Keep the new housing user friendly. Rangiora has so much to offer in all aspects of family living. Peace of mind is a valuable resource. Keep Rangiora Hospital/Hub open it is a vital future need. Thankyou.

██████████
6/30/2023 09:43 AM

As above

██████████
7/04/2023 01:48 PM

improve relationships with Kainga Ora and other housing stakeholders

██████████
7/06/2023 01:52 PM

U have criteria right: but perhaps we're just living up in the cemetery que

██████████
7/10/2023 11:44 AM

Hello to the Staff, My name is Barbara Smith. I live at ██████████
██████████ rangiora. Thanks for your Housing Survey about the complex. Some people have told me they don't understand the questions you have given them to fill in, including myself. Some of the

heating in the units is not that great. Some people want to know when the Renovation will go ahead. I think if someone has time to go around maybe some units to talk to people themselves about the way things are being dealt with some people around here would probably prefer a face to face meeting questions & maybe like to ask other questions themselves. I didn't understand your questions so I thought I would give you feedback by writing this down. I'm 66 years old & live on my own in unit 20. I've only lived here for a year and a half. I've heard people talk about the complex and some people are not too happy about some things. Anyway, I'm being honest here. I'm just speaking up. thanks for taking the time to read this message. Kind regards, Barbara Smith PS the rent goes up & nothing happens to the units in the renovation way. It's not fare. it doesn't seem very fare to us. people don't seem happy about things


7/12/2023 11:06 AM

Thank you for the opportunity of making this submission. To set the parameters of where this submission is coming from, you may find some personal background information helpful and my personal experience of working with many seniors on a daily basis. I have lived in this community for over 40 years. For the majority of that time, I have also worked in the District. Prior to taking on a role as a District Councillor in the early 1990's, I operated and taught as a Tutor my own Customer Service Training Company, a company I operated for in the city for 10 years. My time on Council was spent in the main on the development of the new District Plan and I Chaired the Planning Committee for over 6 years. After stepping away from Council I started work as a Real Estate Agent and continue in that role to this day. I work full time, continue my community involvement but making assisting my submissions on a range of matters, and as a JP often see people in need of help and assistance plus I will always try and provide some advocacy for those most vulnerable who do not seem to have a voice or struggle to be heard. Speaking up for them is an important role in my life. One of the areas that continues to exercise my mind is the fact that we do need to acknowledge and recognize the great contributions that the Seniors in our Community make to our District. We are after all one of the fastest growing areas in NZ and one that is home to more Seniors than any other Region in NZ bar one, I believe. Not all seniors are poor and require Housing Assistance – they are often quite well off, but they too suffer from inappropriate policies from Councils when they look at parking and quality of space issues to name just two. When it comes to Housing, I believe Council needs to be involved in many aspects of this matter, not just in providing social housing for those in most need (Pensioner Housing) but in a broader way, by providing combined solutions with other providers and enabling developments that best suit our Senior Community better. Councils Role in Pensioner Housing: I do support Council in its role as a provide of social

housing, as there are many folk who simply cannot afford market rents and unfortunately many do not have families who can support them or take them in. I would like to add I believe that Council also has a responsibility to ensure that these units meet the Healthy Homes criteria, or any other government criteria that it expects the great private sector to meet. I am not sure that all of the properties do currently meet these standards. Working In Partnership with other Agencies: Absolutely, work with other agencies to provide this kind of housing for our elderly, but please don't put our most vulnerable in amongst other people who need social housing that is not sympathetic to a senior's need. Frankly they don't need noisy neighbors, loud music and to feel intimidated or threatened every time they go out of their homes. I appreciate, we can't all choose our neighbors, however, starting from a good starting point is important. The need for such housing is increasing – many folks simply do not have the funds to go into a Lifestyle village and they cannot afford open market rentals. They have very limited funds and so Social Housing needs to be there to cover that gap. We do not want people living on the streets. By working with other agencies and Developers/Private Parties a number and a range of complexes can be built, whether they be single story villas (like Northbrook) or multi story apartments, close in the choice is up to the developers and the parties involved and we should spread the load amongst all of the social agencies and business partners to make and indeed encourage these kinds of developments for those over 65. This is not an exclusive club – everyone needs a place to call home. Why should it not be warm, dry, comfortable and affordable and located close to services. Those who don't have a lot of money will still spend what they have here, those with more, will also spend here, if we provide the right framework for that to happen and so far we are doing fairly well in that region, however we should not get complacent, and we should look at this as an opportunity to stand out from the crowd and celebrate our Seniors and what they can contribute to the community both financially and by way of community input, making it an even better place to live. Working with Agencies to Provide alternative housing options: The biggest increase in need is by those who have a property, but when they sell it they will not be able to afford to go into a lifestyle village, nor can they buy a smaller property. Many of these are almost the same price as the one they are in and by the time they pay fees etc., they are often worse off. For too many that I have visited, the reality is that they cannot afford to sell what they have and buy something else. They are trapped. Instead of freeing up a family home, for another family, they continue to live or rather exist, trying to pay rates, power, insurance (and they are old school and will pay these first). Sometimes a Gardner for an hour or so and even someone to help in the house, social services provide a generous 1 hour per week. Sorry, but that is ridiculous, and they have to put money aside for rates and there car expenses. That is before they

buy any food or pay for heating etc. It is very sad. Compounding this is when they need to provide half of the proceeds to family members who may be the beneficiaries of a previous marriage and once that family home is sold, they are to be paid out. Thankfully some of this is changing now with the lawyers taking a view that the surviving partner can downsize without having to payout the family, but they often must leave their community of interest and move to something that is much further away and often not on a bus route. Sometimes, they end up living in very poor accommodation, a room at the back of a garage for instance, in a house bus etc. Having funds to buy something that is modest, but centrally located, warm dry and comfortable is all they want. Alternatives to Council: Must be a legal entity. Prefer a Govt Agency or similar. Companies are risky unless a good Resource Consent process is in place that binds future company owners to the same terms and conditions and therefore providing security for the owners or the units etc. So, while we look at Seniors Housing, I believe we need to be looking at working with developers and agencies as a team to provide these complexes. They are usually run by Body Corps, but I would like to see one or more of the law firms in the District get involved in helping to write decent Body Corp rules and then help the residents maintain those rules and the compliance issues going forward. They also need to ensure that these complexes cannot be sold out to a new developer or business partner without first ensuring that there is a continuum of care and that the existing residents' needs and expectations will be protected. For example – existing residents cannot have a substantive increase in body corp fees, when the complex is sold and the new owner wants to change the body corp rules to allow students to occupy the units. There need to be some safety nets around these complexes for the owners as well as the body corps. Often dealt with in a Resource Consent, it should also provide for the neighbors to be informed if there is to be any change to the terms and conditions of occupancy rules, such as a reduction in age of occupants. The only way these rules should be modified is if all the owners agree and or there is a change in government standards that increase the standards and the Body Corp or Council or Agency is obliged under law to upgrade these rules. I raise this matter as it can and does happen, and for all the things Seniors worry about, its unexpected change and not being able to control that environment and have some certainty about their safety and tenure of their home they worry about most. Many agencies can help spread the load of responsibility and developers need firm and fair guidelines on what they can do and have councils support in developing such areas. We should have proactive approach rather than a rule based approach and based on a can do attitude. Seniors Housing going forward: I envisage that Council will work with agencies and developers to speed up the process of acquiring suitable centrally located land to build housing complexes that meet the needs of our Senior Community. By allowing multi units to be built

as a matter of course rather than a Plan Change etc. Due notification to neighbours, but these units and occupants are unlikely to cause disruption to the neighbourhood. That a Task Force be set up to move this matter on and include other members of the community, such as lawyers, people working in property, developers, Citizens Advice, and the Social Service agencies, Grey Power, Lions, Rotary etc. Ensuring that we cater for all our citizens. I know that this Policy paper was probably sent to those agencies that normally work with Seniors, but I think the issue is bigger than that group. It's not about providing FREE HOUSING – its about this Community supporting its every growing Seniors Community, celebrating their input and providing for their ongoing needs. Financial Aspects of Seniors Housing: Over the years, I have struggled to see the justification for the amount of rates that are attributed to the small units such as North Brook Villas and Villas on Victoria as examples. They pay the same amount of rates as someone living on a 600sm plus section in most parts of the District. The seniors may use the library occasionally, or indeed the tennis courts, or parks, but when they engage in an activity with others to play golf for example, they pay a sub, so they are contributing like everyone else. When you consider that a single senior person is paying that amount of a very limited income along with all the other increases in household living, they are indeed suffering – they often turn the heating off and go with out meals to make sure they can cover their rates, body corp fees and keep their car on the road. Most concerning: The number of elderly that cannot afford to leave the family home. We as a District need to look at a Seniors Rate (I know there is a govt rebate, but realistically its nonsense) and makes little difference. We can do better. Let's start from the other end and say over 65's living in a Seniors Housing Complex pay a reduced rate by 30% of the normal household rate. I would like to see the figures on that, because I don't believe that a reduction would have a significant impact on the total rate, but I can tell you it would make a significant difference to the senior person paying that rate. Their quality of life would increase substantially. Thank you for allowing me to put these thoughts forward. I would be happy to be part of any Task Force or working committee going forward.

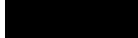

7/12/2023 11:15 AM

Thank you for this opportunity to submit. The scope: Reading the priority areas and the intentions of WDC to have a role in providing affordable house is very encouraging, especially in the case of Older Persons which is where Abbeyfield Waimakariri has lobbied in the past, Priority 3 talks of opportunity and Partnerships, Abbeyfield Waimakariri seeks to be part of that it is an Incorporated Charity dedicated to providing independent, affordable housing for older people living in the Waimakariri Community but who may struggle to thrive through personal circumstances; this may include failure eat


well, be socially isolated or be unable to control their housing situation. Independence, eating well and in company, social interaction, low cost and having choices promotes positive aging.

Abbeyfield is a Community Housing Provider (CHP), Houses cater for 12 to 14 Independent Resident Studio units, each with their own outdoor patio, garden and access. In most cases there is also accommodation for a live in housekeeper. Apart from the land which we hope to be granted through this submission, fundraising and costs are managed through both Abbeyfield Properties NZ the Parent group and the local committee who work hard at fundraising through activities within this community and through applications to aligned Charities, the cost of building does not fall on Rate payers. Members of the Abbeyfield Waimakariri team are all Volunteers, known, highly and diversely skilled and reside in this community; they are dedicated to the creation of an Abbeyfield House for vulnerable older people wishing to live well and independently, in affordable housing in their community. Submission to Housing Waimakariri from Abbeyfield Waimakariri What is needed – Investment Total to raise: \$3,5 to \$4.000000 Gift or Peppercorn rent: Waimakariri District Council Mortgage/ Grant raising – commercial lender: These will be identified once land is confirmed. Local funding: Robust small scale fundraising is being undertaken by the local committee resulting in successful promotion and an increasing bank balance. Abbeyfield NZ/Abbeyfield Properties initial Support: They umbrella the establishment of ground suitability and House design. Local voluntary input to establish and support the house: Grounds, goods & chattels 3.1 Refers to unmet needs and hardship, this is an issue for many older people living in the Waimakariri area, some with unmanageable rents, many with homes they are able not able to manage, either through upkeep or financially, some living in Camps. So few have income beyond National Super and possibly benefits which may be gained through Work and Income. What do we need? We are asking for consideration of land which may be available for lease through the Waimakariri District Council land stock, with additional assistance in the form of the waiver of the Council Resource Consent and Building Consent charges. Partnerships have proven positive in building relationships and Facilities in the past and this too fits with 3.3 Why it's important? An Abbeyfield House offer s independent living to older people for whom choice has diminished at a vulnerable time of their lives. It provides a low cost housing option in the district at no cost to the rate payers. The intention for an Abbeyfield House is that it is ideally situated close to Shops or on a reliable bus route. Access to the Library, Churches, Medical Services and Cinema's empowers them to continue to access their own networks. Fund raising: The local Committee are enthusiastic and have concentrated on establishing relationships while working together to grow the local funding. Once land has been confirmed, wider grants will be sought and activities widened. RATA have indicated their interest in

supporting this model How a house is managed once built: Abbeyfield Houses once established are locally run by a committee of Volunteers, the only paid employee are the Housekeepers who provide meals for Residents each day. More information can be found at www.abbeyfield.co.nz or as attached.


7/12/2023 11:17 AM

Te Mana Ora does support the direction that Waimakariri District Council is taking in this Housing Policy. We are very pleased to see the Council engaging and recognising all the different ways that they can influence housing. We are also pleased to see the Waimakariri District Council choosing to proactively take on a bigger role in affordable housing – good quality, affordable housing is critical for the health and wellbeing of our communities. We're keen to connect with you more around this mahi, and support the work that you are doing however we can. We do want to discuss this policy with you but we're also keen to just meet with you in person and establish how we can more broadly support one another in the community housing and health kaupapa.


7/19/2023 01:45 PM

My submission covers a number of substantive issues, and also some concerns that I have from a policy analyst's perspective. 1 Consider moving paragraph 4.2.4 to follow paragraph 3.1.3. The points identified in 4.2.4 a) to c) come from the research document and would fit into the background section of the Policy. Point 4.2.4 c) should be split into two points, and d) should state: "the projected increase in the number of older people in the district unable to afford to live in a retirement village" or similar. The following graph shows the cumulative effect of the increasing number of people 65 years and over by age group projected for the 2023 to 2038. Statement d) could be intended to focus on the developing need for older people to need social housing, affordable rental housing or affordable home ownership, particularly the group that can be referred to as the "missing middle" in terms of the range of housing options available for the ageing population. 2 Consider deleting the last sentence of paragraph 3.1.4 This sentence pre-empts Section 3.3 and does not contribute to the overall structure of the policy document. 3 Other external partnerships Amend 3.3.1 by adding to the first sentence "and we are partnering with others:" and then deal with each of the potential partners identified in a series of paragraphs and add a new paragraph 3.3.5 addressing the Council's relationship with the private sector, as there is scope for it to have a pro-active collaboration with private developers that are interested in developing housing in the priority spectrum. 4. Discussion of relationship with Kainga Ora Include recognition of the role of Kainga Ora as the government's social housing provider in 4.2.1 in paragraph 3.3.3. Reference in 3.3.3 to Kainga Ora's role in the provision of social housing could see

the term “affordable, decent accommodation” replaced with the words “suitable affordable accommodation”. The Council’s relationship with Kainga Ora is crucial to allowing its play the oversight role foreshadowed in the Policy. It could well focus on trying to establish a collegial relationship that means the Council is apprised of its long term intentions with respect to the management of its properties in the district. Kainga Ora is a substantial property owner in this area, and it would be good if the Council was advised of not only the ones that it intends to develop but what configuration of dwellings are to be construct, to replace its current housing stock. 5 Relationship for CHPs As for the section dealing with Kainga Ora, the second sentence in 4.2.1 dealing with the roles of CHPs could be the preface to section 3.3.4 6. Relationship with the private sector There is scope to add a new point 3.3.5 dealing with the Council’s relationship with the private sector, and it could signal a more proactive cooperation, particularly if there is a proposal to provide housing in the “affordable rental” or “affordable home ownership” sectors. 7. Suggestion to add new point following 4.2.5 The jump from its role as a provider of EPH to a wider segment of the population beyond elderly person is abrupt. Consideration could be given to adding an additional point which acknowledges that there could be opportunities to provide a service delivery role in the provision of housing for elderly people who do not necessarily qualify for its EPH but at the same time are unable to access retirement villages or purchase small units offered in lifestyle developments such as Rivertown Villas or Northbrook Villas. 8. Change to the wording of 4.3.3. (e) requested 4.3.3. refers to “retaining minimum standards”. It could be more appropriate to reword (e) to read “balance the above by retaining appropriate baseline plan standard so as to ensure the development of safe, good quality housing and living environments in new subdivisions and for redevelopment involving intensification.” 9. Amend 4.4.3, and delete the definition “Appropriate location”. The definition for “appropriate location” raises other issues which are of concern. What is meant by providing for physical safety, and are away from threats to health of occupants? It could be taken to imply that the Council will allow housing to be located in areas where there are threats to the health and safety of the occupants. To overcome this problem 4.5.3 could read: “Council with work with CHPs in ensuring their housing developments are located across the district and ensure access to services including transport.” 10. The definition of Private ownership could cause some concern. “External assistance” could be taken to include private dwellings owned with a mortgage. This definition if it is considered necessary could be termed “public assistance”, or if the term external assistance is retained then the following caveat should be added, “including housing owned with a mortgage”. The alternative is to delete the definition altogether. 11. Transitional housing not included in the definition of Social Housing Consider adding “transitional housing” along with Emergency Housing and Supported

Housing Survey : Survey Report for **01 June 2023** to **19 July 2023**

Rental Accommodation. 12. Priority area 4 Safeguarding the retention of existing affordable housing and social housing stock should be extended to read “and/or upgrading of this housing stock.” Some of the existing social housing stock is in need of replacement and it is therefore important to encourage the upgrading of this housing stock, not just its retention.

Optional question (12 response(s), 3 skipped)

Question type: Essay Question

Q20 | Supporting Documents

7/12/2023 11:15 AM

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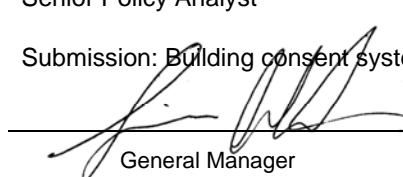


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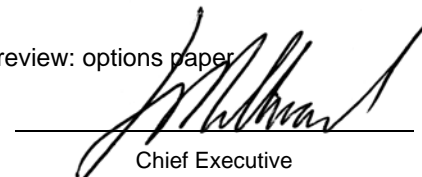
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Optional question (2 response(s), 13 skipped)

Question type: File Question

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR INFORMATION****FILE NO and TRIM NO:** EXT-39 / 230720109139**REPORT TO:** COUNCIL**DATE OF MEETING:** 1 August 2023**AUTHOR(S):** Témi Allinson
Senior Policy Analyst**SUBJECT:** Submission: Building consent system review: options paper**ENDORSED BY:**
(for Reports to Council,
Committees or Boards)


General Manager



Chief Executive
1. SUMMARY

- 1.1 The purpose of this report is to provide Council with the basis for a submission to the Building Consent System Review. The consultation closes on 7 August.
- 1.2 The submission has been reviewed by the Management Team. This submission has been subject of two workshops with Councillors on July 11 and 24. The draft responses were also circulated via email to Councillors for their review prior to being finalised by staff.

Attachments:

- i. Document 230718107746 – WDC Submission on Building Consent System review
- ii. Document 230613087163 – Consultation Document - Options paper review of the building consent system

2. RECOMMENDATION**THAT** the Council:

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

3. BACKGROUND

- 3.1. The Government is undertaking a substantive review to modernise the building consent system to better reflect how we build today. The objective is for a system that gets building work right first time to produce buildings that are well-made, healthy, durable and safe.
- 3.2. The review is a three-stage process that undertakes an end-to-end review of the building consent system - from the building design phase through to the issuing of a code compliance certificate. The first stage was in July 2022, and the second stage is now underway until 7 August. The options paper for the second stage is attached to this report (Trim: 230613087163).

- 3.3. As part of the first stage, MBIE released an issues discussion document in July 2022, alongside a policy position statement on risk, liability and insurance in the building sector, to better understand the desirable outcomes for the system, and the barriers to achieving those outcomes.
- 3.4. Stage one identified the following key issues as impeding the achievement of desirable building consent system outcomes:
 - 3.4.1. Roles and responsibilities across the building system are not well understood. Building consent authorities hold too much responsibility for providing assurance of compliance with the Building Code and there are weak incentives on other system participants to get it right first time.
 - 3.4.2. Capacity and capability constraints within the sector and building consent authorities are affecting the performance of the consent system and building outcomes.
 - 3.4.3. The consent process is not sufficiently agile for the way we design, procure and build. Rigidity in the building consent system is stifling innovation. The system is not sufficiently responsive to Māori needs and aspirations.
 - 3.4.4. Differences in application requirements, processes, systems and interpretation, both between and within building consent authorities, creates confusion, frustration and uncertainty for owners, designers and builders.
 - 3.4.5. System monitoring is too focused on detailed auditing of building consent authorities rather than monitoring the performance of system outcomes.
- 3.5. Feedback received from stage one has been used to design and identify high-level options for the second stage.
- 3.6. The purpose of this consultation is to test potential options and how they could improve the building consent system. This will in turn inform advice to Ministers on a package of preferred options for system change and the detailed design of options the Government chooses to progress.
- 3.7. Some options, or packages of options, in the options document have been identified as 'preferred'. Preferred options have been identified where policy work is sufficiently advanced and there has been previous discussion of these options. In other areas, the issues are more complex and further consultation, policy and design work is required before preferred options can be identified.
- 3.8. The potential reform options also address some of the recommendations made by the Commerce Commission in its market study on competition for residential building supplies.

| Potential reform options | | | | |
|---|--|---|--|--|
| Promoting competition in the building regulatory system | Include competition as a purpose in the Building Act | Include competition as a principle under the Building Act (Preferred) | Include competition as a procedural requirement | Non-regulatory options, such as issuing guidance and incorporating into regulatory stewardship framework (Preferred) |
| Removing impediments to product substitution and variations | Recent MBIE guidance on product substitution (Preferred) | Modify the building consent forms (Preferred) | Modify the definition of a minor variation under regulations (Preferred) | |
| Multiproof scheme | Issue guidance on the MultiProof scheme (Preferred) | Make new regulations to define 'minor customisation' for MultiProof (Preferred) | | |
| Strengthening roles and responsibilities | Publish further guidance to address identified gaps in participants' understanding (Preferred) | Require all designers to provide a design declaration of compliance with the application for a building consent (Preferred) | On-site coordination and sequencing of building work | Clarify the purpose, status and use of producer statements (Preferred) |
| New pathways for providing assurance | Take a more risk-based approach under current regulatory settings (Preferred) | Certification by accredited companies and approved professionals (Preferred) | A new commercial building consent (Preferred) | Repeal the Building Amendment Act 2012 risk-based consenting regime (Preferred) |
| Better delivery of building consent services | Provide greater national direction and consistency within the current structure | Boost capacity and capability for building consent authorities | Achieve greater economies of scale using existing legislative provisions | |
| Better system stewardship and performance monitoring | Better understand sector issues and performance | Be more responsive to problems, risks and vulnerabilities | Provide greater central direction, education and guidance | |
| Better responding to the needs and aspirations of Māori | Establish a new navigator role | Create a new centre of excellence | Publish MBIE guidance | |

4. **ISSUES AND OPTIONS**

- 4.1 Issues and options in relation to the topic and the subject of the submission have been canvassed as part of preparing the submissions.
- 4.2 There are no anticipated issues with this report. The Council has two options: it may receive the report and approve the submission or decide not to make a submission.

Implications for Community Wellbeing

There are no implications on community wellbeing by the issues and options that are the subject matter of this report.

- 4.3 The Management Team has reviewed this report and support the recommendations.

5 COMMUNITY VIEWS

5.1 Mana whenua

Te Ngāi Tūāhuriri hapū are not likely to be affected by Council's submission. The options paper has identified the need to provide additional support to Māori in navigating the building consent system as one of the areas for intervention. Our submission has indicated all building officers should be upskilled as required rather than having dedicated Navigator roles for Māori.

5.2 Groups and Organisations

There are groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

5.3 Wider Community

The wider community is unlikely to be affected by, or to have an interest in the subject matter of this report.

6 OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1 Financial Implications

There are no financial implications of the decisions sought by this report.

6.2 Sustainability and Climate Change Impacts

The recommendations in this report do not have sustainability and/or climate change impacts.

6.3 Risk Management

There are no risks arising from the adoption/implementation of the recommendations in this report.

6.3 Health and Safety

There are no health and safety risks arising from the adoption/implementation of the recommendations in this report.

7 CONTEXT

7.1 Consistency with Policy

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2 Authorising Legislation

Building Act 2004

7.3 Consistency with Community Outcomes

The Council's community outcomes are relevant to the actions arising from recommendations in this report.

There is a safe environment for all.

7.4 Authorising Delegations

The Chief Executive Officer holds delegated authority to make submissions on behalf of the Council.

**BUILDING
PERFORMANCE**

Consultation submission form

REVIEW OF THE BUILDING CONSENT SYSTEM: OPTIONS PAPER

June 2023

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How to make a submission

The Government is undertaking a substantive review of the building consent system. A better building consent system is a key priority of the Government and is necessary to support transformation of our housing market to unlock productivity growth and make houses more affordable.

The aim of the review of the building consent system is to modernise the system to provide assurance to building owners and users that building work will be done right the first time, thereby ensuring that buildings are well-made, healthy, durable and safe.

How to make a submission

MBIE seeks written submissions on this options paper by 7 August 2023.

Your submission may respond to any or all of the questions in this options paper. Please provide comments and reasons explaining your choices. Where possible, please include evidence to support your views, for example references to independent research, facts and figures, or relevant examples.

Your feedback will help to inform decisions on options that should be progressed in the next phase of the review, the detailed design of those options, and valuable feedback on options that require further consideration.

You can submit this form by 5pm, Monday 7th August 2023 by:

- Sending your submission as a **Microsoft Word document** to building@mbie.govt.nz
- Mailing your submission to:

Consultation: Review of the Building Consent System
 Building System Performance
 Building, Resources and Markets
 Ministry of Business, Innovation and Employment
 PO Box 1473

Wellington 6140
 New Zealand

Please include your contact details in the cover letter or e-mail accompanying your submission.

Alternatively, you can respond to the questions by using this [online survey form](#).

Please direct any questions that you have in relation to the submissions process to building@mbie.govt.nz.

Use of information

Use of information

The information provided in submissions will be used to inform MBIE's policy development process and will inform advice to Ministers on the review of the building consent system. We may contact submitters directly if we require clarification of any matters in submissions.

Release of submissions on MBIE website

MBIE may upload copies of submissions received to MBIE's website at www.mbie.govt.nz.

MBIE will consider you to have consented to uploading your submission unless you **clearly specify** otherwise in question E, below.

If there are *specific* pieces of information within your submission that you do not wish us to publish for privacy or commercial reasons, please **clearly mark** this in your submission.

Release of information under the Official Information Act

The *Official Information Act 1982* specifies that information is to be made available upon request unless there are sufficient grounds for withholding it. If we receive a request, we cannot guarantee that feedback you provide us will not be made public. Any decision to withhold information requested under the OIA is reviewable by the Ombudsman.

In addition to the instructions above on releasing submissions on the MBIE website, please explain clearly in question E which parts you consider should be withheld from official information act requests, and your reasons (for example, privacy or commercial sensitivity).

MBIE will take your reasons into account when responding to requests under the *Official Information Act 1982*.

Private information

The *Privacy Act 2020* establishes certain principles with respect to the collection, use and disclosure of information about individuals by various agencies, including MBIE. Any personal information you supply to MBIE in the course of making a submission will only be used for the purpose of assisting in the development of policy advice in relation to this review. Please clearly indicate if you do not wish your name, or any other personal information, to be included in any summary of submissions that MBIE may publish.

Submitter information

Submitter information

Please provide some information about yourself. If you choose to provide information in the “About you” section below it will be used to help MBIE understand the impact of our proposals on different occupational groups. Any information you provide will be stored securely.

A. About you

Name:

Organisation and role (if submitting on behalf of a company or organisation)

Email address:

B. Are you happy for MBIE to contact you if we have questions about your submission?

Yes No

C. Please clearly indicate if you are making this submission as an individual, or on behalf of a company or organisation.

Individual Company/Organisation

D. The best way to describe you or your organisation is:

- Designer/ Architect Builder
- Sub-contractor Engineer
- Building Consent Officer/Authority Developer
- Homeowner Business (please specify industry below)
- Industry organisation (please specify below)
- Other (please specify below)

Submitter information

E. Privacy and official information:

The *Privacy Act 2020* and the *Official Information Act 1982* apply to all submissions received by MBIE. Please note that submissions from public sector organisations cannot be treated as private submissions.

- Please tick the box if you do **not** wish your name or other personal information to be included in any information about submissions that MBIE may publish or release under the *Official Information Act 1982*.
- MBIE may publish or release your submission on MBIE's website or through an Official Information Act request. If you do **not** want your submission or specific parts of your submission to be released, please tick the box and provide an explanation below of which parts of your submission should be withheld from release:

Insert reasoning here and indicate which parts of your submission should be withheld:

[E.g. I do not wish for part/all of my submission to be release because of privacy or commercial sensitivity]

Consultation questions

Consultation questions

Chapter 2 – Promoting competition in the building regulatory system

The Commerce Commission recommends that promoting competition be included as an objective in the building regulatory system, to be evaluated alongside safety, health and durability—without compromising those essential objectives.

Chapter 2 presents potential regulatory and non-regulatory options that would promote and give competition more prominence in the building regulatory system.

MBIE's preferred option is to progress options 2 (**introduce competition as a regulatory principle**) and 4 (**issue guidance on promoting competition**) together as a package.

Questions about promoting competition:

1. What options are more likely to promote and give competition more prominence in the building regulatory system and its decision-making, given the costs and risks?

Option 4 is preferable as guidance notes will help to ensure standard practices across the regulatory field which assists in making informed and consistent decisions for all parties. One of the inherent risks to Councils are the compliance and insurance liabilities where generic substitution is allowed without proper appraisal or manufacturers' installation systems being followed which has the potential to allow a mismatch to occur and code requirements being compromised.

2. Are there other regulatory and non-regulatory options that would promote and give competition more prominence in the building regulatory system and its decision-making?

Competition is healthy and we encourage this if it is on a level playing field with all product manufacturers having gone through the same process to achieve compliance. Significant savings could be achieved for the end user with healthy competition.

We consider that these measures and upcoming proposed regulatory changes in November will work together to provide accurate information from manufacturers to ensure a level playing field.

More prolific use of code mark certifications and BRANZ appraisals will provide BCAs with greater assurance around the suitability of products.

3. What other options or potential combinations would work together to give effect to competition as an objective in the building regulatory system?

Consultation questions

Option 2 as outlined however when one starts doing a trade-off between the purpose of the Building Act (safe, healthy and durable) and competition which may result in savings in the short term but it's down the line that this may become a real issue.

4. Do you agree with MBIE's preferred approach to progress options 2 (introduce competition as a regulatory principle) and 4 (issue guidance on promoting competition) as a package?

Yes Somewhat No Not sure

Please explain your views.

For reasons mentioned in question 3

Our preferred option remains option 4 because we believe guidance notes provide greater flexibility and are able to be developed in a timely manner as required.

While we do not oppose regulatory measures in Option 2, we continue to be concerned about the length of time it will take to get such measures in place and the lack of appetite to enforce regulatory measures through prosecution which in turn renders them of little use if any.

Chapter 3 – Removing impediments to product substitution and variations

The Commerce Commission considered that making product substitution easier would promote competition by allowing more changes to products after consent had been granted.

Chapter 3 presents options to help make the process for product substitutions and variations to consented building work more effective and efficient, and to increase flexibility in the MultiProof scheme.

MBIE's preferred approach is to progress all of the following options:

Product Substitution:

- Update **guidance** on product substitution.
- Modify the **building consent forms** to expressly allow alternative brands or products.
- Modify the **definition of minor variations** under regulations.

MultiProof scheme:

- Issue **guidance** and/or educational material.
- Make new regulations to **define 'minor customisation'** for MultiProof.

Consultation questions

Questions about product substitutions, variations and MultiProof

5. Do you agree with MBIE's preferred approach to progress all the options to improve product substitutions and variations (including for MultiProof) together as a package?

Yes Somewhat No Not sure

Please explain your views.

Option 1 - providing guidance to industry is sensible and we support it.

Option 2 - limits the scope for variations to materials if stated on the application form as options could be provided within the consent application documents alone.

Option 3 – rather than modifying the definition of a variation, we think clarification would be more appropriate.

Multiproof options – the uptake of multiproof options remains very limited across our district, we have never had an MBIE approved multiproof application submitted to our Council. We however appreciate the philosophy that underpins the multiproof approach and support any efforts towards making them easier to apply for and use.

6. What impacts will the options regarding product substitution and variations to consents have? What are the risks with these options and how should these be managed?

Evaluation of products require both time and are typically expensive by the time that product approval is given. Where there are similar systems that have gone through the approval process, then product substitution is simpler and can be more cost effective.

The BCA would have to assess all product options being presented to ensure they are compliant which would increase processing time and additional consenting costs.

Another risk with allowing substitutions is the fact that materials used may end up being incompatible with other systems.

7. What impacts will the options regarding MultiProof have? What are the risks with these options and how should these be managed?

Product substitution is taking a known product out and replacing with another.

If the options are included in the Multi-proof assessment this may mitigate the time for processing however there does not seem to be any multi-proof consents having been granted in the district.

Consultation questions

8. Are there any other options to improve the system and make product substitutions and variations to consents, and MultiProof, more effective and efficient?

BCAs would benefit from a publicly available and updated database that lists all of the suitable materials and their substitutes. The database should be created and maintained by MBIE.

MBIE also needs to be monitoring imported material substitution and providing product control services right at the border to limit the importation and use of inferior products and subsequent failure.

Consultation questions

Chapter 4 – Strengthening roles and responsibilities

Chapter 4 presents options to improve participants' understanding of their roles and responsibilities, address regulatory gaps and ensure participants can be held to account, and clarify the role of producer statements. Together, these options will help ensure risks are appropriately identified and managed and that building work is done right first time.

MBIE's preferred approach is to progress the following options:

- Publish **guidance** to improve system participants' understanding of their roles and responsibilities.
- Require all designers to provide a **declaration of design compliance** to strengthen responsibilities of designers.

Questions about strengthening roles and responsibilities

9. Do you agree with MBIE's preferred approach to progress options 1 (guidance) and 2 (declaration of design compliance requirement) as a package?

Yes Somewhat No Not sure

Please explain your views.

Option 1 - We agree that it would be preferable for more parties to take accountability and ownership of this process. Councils have long been the entity left to ensure that the building consent complies with the building code and subsequently the building work complies with the building consent.

Option 2 provides no further assurance beyond the design memorandum already in place.

10. Should there be a requirement for a person to be responsible for managing the sequencing and coordination of building work on site (option 3)?

Yes No Not sure

Please explain your views.

In past times there has been a clerk of works who typically had this role. Typically, the lead builder takes on this role and arranges the subcontractors. There needs to be a clear leader and point of contact.

There also needs to be clarity on responsibilities and expectations of the role of the lead builder or project manager on larger developments.

This would likely bring about increased cost to both the building process and the end user.

Consultation questions

11. What are the risks with these options and how should these be managed?

Clear accountability and insurance which must stand for the minimum building code durability requirements.

There are many instances of infractions by LBPs where there are little to no punitive measures to serve as a deterrent. MBIE needs to step up its punitive regime so as to prevent them from being able to continue to practice.

12. Do you agree the declaration of design compliance should be submitted by a person subject to competency assessments and complaints and disciplinary processes?

Yes Somewhat No Not sure

Please explain your views.

As noted above, disciplinary processes deliver less than optimal outcomes that do not deter repeat offence or mandate improved behaviour. It is hard to see what new added measures are being proposed here against existing design memorandum practices which already do not deliver good outcomes.

The disciplinary process needs to be made sterner and rigorously upheld.

13. What information should be provided in a declaration of design compliance? Would the detail and type of information required in Form2A (Certificate of design work) be sufficient?

The current level of information and detail required in the declaration of design compliance is already sufficient. The problem remains with the level of detail and attention provided when completing them so as to make sure they provide required levels of information.

Applications received are often filled with errors and require multiple follow up by consenting officers. It is difficult to see how requiring more information will help over and above what currently obtains.

Where multiple design professionals work on a project, it would be beneficial to include a coordination statement which clearly indicates that each party has reviewed the documentation and all documents are aligned.

14. Should the declaration of design compliance replace the certificate of design work (for restricted building work)?

Yes No Not sure

Please explain your views.

Consultation questions

No, rather the scope of when a certificate of design work is required should be expanded to capture non-restricted building work.

15. When might a design coordination statement be required? What should be the responsibilities and accountabilities of the person providing the design coordination statement?

Where complex construction involves more than one professional a statement from both parties to ensure that they have both looked at the design and their documentation has been co-ordinated will hopefully ensure they review their documents before making consent applications.

16. Should there be restrictions on who can carry out the on-site sequencing and coordination role? Would the site licence be sufficient to fulfil this function?

Site licences under the LBP scheme should be elevated from the voluntary mark of competence they current perform to a mandatory requirement for all sites regardless of size.

The individual identified in the site licence will bear responsibility for site sequencing and coordination.

17. What other options should be considered to clarify responsibilities and strengthen accountability?

Nothing further beyond the suggestions we have raised above

Consultation questions

Questions about producer statements

MBIE's preferred approach is to progress the following option:

- Clarify the use of **producer statements** through non-prescriptive legislation and guidance.

18. Do you agree with MBIE's preferred approach to progress option 2 (non-prescriptive legislation and guidance)?

Yes Somewhat No Not sure

Please explain your views.

Option 2 is preferred because it provides a statutory framework to underpin producer statements. This will in turn help to ensure the statements of a good a standard and provide BCAs with confidence to accept them as a means of compliance.

19. What should be the purpose of producer statements and what weight should be given to them?

Producer statements give assurance that the building elements they refer to has been designed, installed and inspected to meet building code requirements that are apply to the building type.

The value of producer statements increases with the complexity of the design. Where complex designs are provided, producers statements are able to be given greater weight especially if the design is peer reviewed and is in line with the practice notes for engineers

20. Should there be restrictions on who can provide a producer statement?

Yes No Not sure

Please explain your views.

It should be restricted to design and construction industry professionals who have recognisable and relevant qualifications to ensure competence and validity.

21. What is the appropriate criteria to assess the reliability of producer statements?

At a minimum, we believe the following criteria should apply:

- Ensure that the person who has signed off on the producer statement is duly registered.
- Building code clauses that it relates to.
- The scope of the work that they are reviewing.
- Any inspections that will be carried out.
- Availability of professional indemnity insurance.

Consultation questions

- A statement of potential conflicts of interest.

Engineering NZ also have a standard producer statement template and code of practice for their use that helps to ensure consistency.

The southern BCA cluster group meets and reviews producer statements for consistency and validation.

22. What other risks need to be managed?

There is a risk that even with mandatory qualifications, professionals may operate outside of their area of expertise. Greater industry oversight could assist with preventing this issue.

Consultation questions

Chapter 5 – New assurance pathways

Chapter 5 identifies options that would assist building consent authorities to take a more risk-based approach. This includes two formal assurance pathways that would shift some of the building consent authority assurance role to other participants with the required expertise to manage risk appropriately: self-certification and commercial consent.

MBIE's preferred approach is to progress all of the following options:

- Provide guidance to building consent authorities to take a more **risk-based approach** under current regulatory settings.
- Create two new assurance pathways: certification by **accredited companies** or by **approved professionals**.
- **New commercial building consent** to provide an alternative regulated consent process for some commercial projects.
- **Repeal the Building Amendment Act 2012** consent regime to consider these new pathways.

Question about taking a more risk-based approach

23. To what extent would MBIE guidance assist building consent authorities to better take a risk-based approach under existing regulatory settings?

We do not think a risk-based approach is appropriate here, as councils have different thresholds for risk tolerance. At the end of the day, it's the BCA that assumes the risk when there is no one else left to assume responsibility.

Questions about self-certification

24. To what extent would self-certification align assurance with risk levels and sector skills?

Self-certification can work if the relevant insurance and claim period match durability requirements. However, there is always the potential for corners to be cut if there is no oversight.

Therefore, even if the option to self-certify is afforded to more building professions, BCAs will still be required to oversee the compliance of all aspects of work and ensure that one does not compromise the other.

Self-certification is already in place for drainlayers, plumbers, gas fitters and electricians; and performs well as these have professional bodies in place to monitor that appropriate standards are met and upheld.

Consultation questions

In addition to this, BCAs also undertake inspection to ensure that these self-certified tasks do not compromise the work of other building professionals.

25. MBIE has identified three desired outcomes for certification (high confidence that work complies with the Building Code, remedy for non-compliant work and that careless or incompetent certifiers are identified and held to account), Do you agree with the three proposed outcomes and the means to meet these outcomes?

Yes Somewhat No Not sure

Please explain your views.

While the proposals may be theoretically sound, as industry professionals, we know well that actual implementation differs from theory.

It is difficult to have high confidence in self-certified building work on its own when we already consider the LBP accreditation, complaint and disciplinary process to be flawed.

There need to be fundamental changes made to how LBPs and commercial builders are held to account before any self-certification trust is extended.

26. What are the potential risks for self-certification and how should these be managed? Is there any type of work that should not be able to be self-certified?

Already answered in a previous question

Questions about commercial consent

27. To what extent would the commercial consent process align assurance with risk levels, the respective skills of sector professionals and building consent authorities?

If the consent process is aligned to requiring and relying on a quality assurance system, without any added checks and balances, it is more likely to expose councils to greater levels of risk.

If the risk and assurance also has liability assurances included councils may be more amenable to agreeing to the pathway.

Reliance on a quality system with design co-ordination statements, and peer reviews could enable councils to limit the scope of consent review they carry out.

28. Would it enable a more agile and responsive approach to dealing with design changes as construction progresses?

Yes Somewhat No Not sure

Consultation questions

Please explain your views

Yes it would, depending on the complexity of the building.

29. What should be the scope of the commercial pathway? Should it be mandatory for Commercial 3 buildings and voluntary for Commercial 1 and 2 buildings?

Please explain your views.

The complexities of the classifications is not reflected in the consents applied for; some Com 1 buildings can be particularly challenging; the industry was not keen on taking responsibility and appreciate the review by BCAs; if implemented it would be better for it to be voluntary for any commercial building.

We believe Commercial 1 should be outside the scope of the QA option and continue to be processed as is currently done.

Commercial 2 and 3 should either have the option to retain status quo approach or the option to consider adopting a voluntary quality assurance process.

Any considerations around adopting a QA process (whether mandator or voluntary) needs to be discussed and agreed with the BCA prior to application. There also needs to be a prior agreement on how costs will be recovered.

30. Do you agree with the proposed roles, responsibilities and accountabilities?

Yes Somewhat No Not sure

Please explain your views

In principle it makes sense, although the responsibilities outlined don't appear to be any different from the current process.

For example, design memoranda declarations already state that they comply with the building code for residential applications. However, it's evident from number of requests for further information required to be issued, that the declarations are mere formality and cannot be relied upon.

For BCAs to be able to audit quality systems, staff would require additional training and an improved understanding of the limitations of the review process. Beyond merely relying on the QA system, there needs to be a way for BCAs to ensure compliance with the Building Code and resolve any identified issues before the consent is granted.

Furthermore, procedures for undertaking any audit will need to be approved by IANZ so as to ensure our accreditation remains valid.

Consultation questions

31. What would be the risks with the commercial consent pathway and how should they be managed? Please comment on entry requirements, site coordination, overall responsibility for the quality assurance system, third party review and what (if any) protections would be needed for owners of commercial buildings.

Complete reliance on a quality assurance system leaves the construction open to non-compliance.

There would need to be a high level of assurance and confidence in the experience of the professionals involved before proceeding to implement a quality system approach. A designated member of the construction team would have to take ownership of the quality system and therefore take overall responsibility for the project.

The complexity of the construction should determine whether third party reviews would be required, and this may need an agreement prior to submitting a quality assurance regime and could take additional time and negotiation with no means of the BCA recouping costs for time involved.

Site co-ordination continues to be challenging and is currently left to project managers who may have limited knowledge on compliance.

Question about new pathways to provide assurance

32. Do you agree with MBIE's preferred approach to progress policy work on the detailed design of the two new assurance pathways, repeal the inactive risk-based consenting provisions in the Building Amendment Act 2012 and issue guidance for building consent authorities?

Yes Somewhat No Not sure

Please explain your views

We support repealing the risk based consenting regime as there is little industry appetite for this to be pursued.

The inclusion of accepting a quality system would assist in accepting complex projects for BCAs / Councils that have limited in-house technical expertise.

As always with any changes to legislation guidance to be BCAs is welcome but has to be timely and provided in advance of the legislation coming in to force with BCAs also being involved in the development of the legislation and guidance.

Consultation questions

Chapter 6 – Better delivery of building consent services

Submissions on the issues discussion document indicated that stakeholders would like greater consistency across the country to promote economies of scale and reduce duplication and cost. There are also significant capacity and capability constraints in the sector.

Chapter 6 considers options to address inconsistency across the building consent system and capacity and capability issues, under the following themes:

- providing greater **national direction and consistency** to increase predictability and transparency for applicants across the country
- **boosting capacity and capability** across building consent authorities and building greater collective capability across the country
- supporting building consent authorities to **achieve economies of scale** by reducing duplication and costs for individual building consent authorities.

Questions about providing greater national direction and consistency

The options in this section seek to **increase the consistency, transparency and predictability** of the process for applicants across Aotearoa New Zealand:

- Ensure **nationally consistent processes and requirements**
- **Review building consent application and processing systems** to identify nationwide technology approaches
- Support uptake of **remote inspection technology**
- **Centralise training for building control officers.**

33. Which options would best support consistency and predictability given costs, risks and implementation timeframes? Please select one or more of the following:

- Ensure nationally consistent processes and requirements
- Review building consent application and processing systems
- Support uptake of remote inspection technology
- Centralise training for building control officers

Please explain your views

Consultation questions

Consistency is one of the often-mentioned complaints regarding both consent processing and building inspections either within BCAs or across the country with different levels of documentation being accepted and different levels of acceptance based on knowledge within the BCAs.

We agree that it would be beneficial to ensure standardization across BCAs. However, key constraints are access to the necessary training and costs associated with ensuring consistency of outcomes.

34. What other costs and risks need to be considered?

The use of sole source technology would likely result in monopoly that deters innovation, runs contrary to the Commerce Commission recommendations, and removes market competition. This could in turn raise the costs of consents and inspections.

35. Are there any other options that would support consistency and predictability?

Provide standardized responses to frequently asked questions and making those readily available.

Ready access to subject matter experts who are able to provide reliable, consistent and knowledgeable guidance in a timely manner. Referring the BCAs back to the legislation is unhelpful when they are asking for technical advice and do not need to go through the Determination process when a simple solution could be available on interpretation or clarification.

Questions about boosting capacity and capability

The options in this section seek to **alleviate capacity and capability constraints** across building consent authorities and build greater collective capability across the country:

- Establish **centres of excellence** or other central advisory function
- Identify opportunities for **shared workflows and services** between building consent authorities
- **Centralised resource of specialist expertise** or building consent officers to fill capability gaps.

36. Which options would most alleviate capacity and capability constraints given costs, risks and implementation timeframes? Please select one or more of the following:

- Establish centres of excellence
- Identify opportunities for shared workflows or services

Consultation questions

- Centralised resource of specialist expertise

Please explain your views

This is already in place in a less formal arrangement with most BCA's having a pool of contractors that are utilized; there is also a memoranda of agreement between clusters of BCAs that enables staff to discuss technical issues across the district.

37. What other costs and risks need to be considered?

Constraints in the number of adequately trained and competent staff continues to hamper the timely delivery of services across the entire industry. Although having shared service arrangements can go some ways towards alleviating this, the shortfall in required staffing levels is still problematic.

The availability of appropriate levels of funding to recruit and retain staff; and succession planning across BCAs is controlled by Councils who have competing demands for resources.

There have been times when councils shared resources but this was difficult to achieve in some instances with councils undertaking of liability and insurance implications despite being supported by the BCAs.

38. Are there any other options that would alleviate capacity and capability constraints?

Government funded training initiatives

Questions about achieving greater economies of scale

The options in this section support building consent authorities to **achieve economies of scale** by reducing duplication and costs:

- **Identify and address barriers to voluntary consolidation and transfer**
- Support a **voluntary pilot to consolidate or transfer** building consent authority functions
- Investigate the viability of establishing a **national body to operate alongside local building consent authorities.**

39. What are the biggest barriers to voluntary consolidation? How could these be overcome?

This idea has been considered many times in the past, there has been little to no appetite for it overall. Merging services will make no change to the overall number of staff serving an area.

There are also concerns around liability and maintaining appropriate levels of insurance.

Merging won't allow for local area knowledge that may be critical in making informed decisions.

Consultation questions

40. Which options would best support building consent authorities to achieve greater economies of scale given costs, risks and implementation timeframes? Please select one or more of the following:

- Identify and address barriers to voluntary consolidation and transfer
- Support a voluntary pilot
- Investigate the viability of establishing a national body

Please explain your views

Different districts have different local environments which have to be considered so the knowledge required by the BCOs would have to be more extensive and not limited to the specific factors within their own district.

41. What other costs and risks need to be considered?

Individual BCA/Councils not willing to consolidate

42. Are there any other options that would support building consent authorities to achieve greater economies of scale?

No

Consultation questions

Chapter 7 – Better performance monitoring and system stewardship

Chapter 7 presents a set of interrelated initiatives to fulfil our responsibility as steward of the building consent system.

MBIE acknowledges the need to take a more proactive role as central regulator and steward. This means taking a proactive and collaborative approach to monitoring and maintaining the regulatory system and keeping well informed of issues, risks and opportunities.

MBIE will focus on initiatives in the following areas:

- **Developing better systems to collect information** that will help to identify key issues, risks and opportunities.
- **Proactively responding to the issues, risks and opportunities** identified.
- Ensuring that **quality information, education and guidance** is provided to the sector.

Questions about system stewardship

43. Will these initiatives enable MBIE to become a better steward and central regulator and help achieve the desirable outcomes? Please explain your views.

Yes, we believe all three measures will help.

The industry needs more robust support from MBIE.

44. What initiatives should be prioritised and why?

All three initiatives are valid. If a prioritisation is required, we recommend the following order:

- 1- Providing quality information to the sector
- 2- Acting on available information
- 3- Obtaining better information about system issues.

45. What else does MBIE need to do to become a better steward and central regulator?

Opportunities for free and frank conversations need to be embedded into the system. BCAs as experts who deliver the day-to-day work have a wealth of experience and perspectives that need to be actively sought and considered in decision making.

Consultation questions

Chapter 8 – Better responding to the needs and aspirations of Māori

Chapter 8 focuses on options to address the capacity and capability and relationship issues that Māori face in the building consent system. The options also link to recommendation two of the Commerce Commission’s market study into residential building supplies, which states that Māori should be better served through the building regulatory system.

The options being considered are:

- Establish a **navigator role** within building consent authorities to guide Māori through the building consent system.
- Create a new **centre of excellence** for Māori-led building and construction projects.
- **Guidance and advice** for building consent authorities regarding building consent applications from Māori.

Questions about responding to the needs and aspirations of Māori

46. Will these options help address the issues that Māori face in the building consent system?

Yes Somewhat No Not sure

Please explain your views.

We acknowledge that there are differing levels of understanding and capability amongst all applicants. Our approach as a BCA recognises this and we already tailor our services to meeting these differing capabilities. We do not see the request to provide added support to Māori different from how we already operate.

We also note that the majority of issues faced by Māori in construction sits more with RMA and planning processes as the majority of building consent application assessments are around safety and weathertightness of buildings which we believe to be universal concerns regardless of the party.

47. Which of the three options identified would have the most impact for Māori? Please explain your views.

We believe a combination of all three options would have the most impact.

Rather than a dedicated Navigator role within BCAs, we believe it would be more appropriate to provide upskilling across all building officers. With staffing constraints and current high levels of staff turnover across the sector, there is the real risk that having a dedicated navigator role could be lost.

Consultation questions

The Centre of excellence needs to sit with MBIE and bear responsibility for providing access to publicly available guidance and advice to guide BCAs in their navigator function. The centre of excellence will also be responsible for keeping the resources updated and providing guidance on emerging approaches.

48. What are the risks with these options and how should they be managed?

There is a risk of added cost to BCAs from having to provide training to improve staff competence in this space. There's also the matter of identifying appropriate training providers. We believe MBIE should bear the cost and undertake responsibility for identifying and engaging training providers.

Guidance documents can only be relied upon when they are accurate and kept up to date. MBIE / the centre of excellence needs to commit to doing a quarterly currency check on the information provided.

49. Where should the navigator role sit and what responsibilities should it have? Should it include assisting Māori through the wider building process?

As noted in 46 above, the majority of challenges faced by Māori in the building process is not with building consents. Bigger problems exist in the planning and infrastructure phase. Te Puni Kōkiri already works to advance Māori housing development, we see little value in doubling up on work they are already doing.

50. What should be the scope, function and responsibilities of the centre of excellence? What participation should Māori in the workforce have in this centre of excellence?

As above

51. What other options to improve the system and make it more responsive to Māori needs and aspirations should be considered?

There are multiple players with overlapping interests and areas of focus working on advancing Māori housing aspirations. There needs to be a streamlining and clarifying of roles and responsibilities and one consistent source of clear and reliable information to support Māori. Rather than introducing more complexity, we think there should be a paring back and strengthening of the existing systems.

Consultation questions

Chapter 9 – Addressing the interface between the building and resource consent systems

While processes for assessing applications for building and resource consents consider different matters, there can be overlaps between the two consent processes due to the interface between buildings and land. This sometimes causes confusion about which requirement falls under which consent process.

Chapter 9 outlines how current reforms will help reduce unnecessary overlaps between building and resource consent systems and how the use of project information memorandums can help consent applicants navigate the two consent processes. The question in this chapter seeks feedback on anything else that could address overlap issues.

Question about addressing the interface between the building and resource consent systems

52. What other options to address the issues arising from overlaps between the building and resource consent processes should be considered?

Reforms to the Resource Management Act are underway. It remains to be seen what impact these changes will have on the building industry. In its current form, we note the following:

The definition of natural hazards between both Acts is not aligned. For example,

- flooding under the RMA is set at a 1 in 200-year event threshold, which contradicts with the Building ACT, legal opinions and case law that has determined this to be a 1 in 100-year.
- Establishing a similar level of detail required for geotechnical investigations that are able to be used for both resource consent and building consent applications.
- The levels of servicing required for a resource consent do not match the levels required for building consents. Applicants are able to apply for a building consent once a subdivision consent has been granted, but this is often prior to the installation of the services.

The use of standardized definitions / terms across district plans and ensuring these definitions align with their use in the building legislation will ensure that all parties have a shared understanding of what is being discussed. For example

- the definitions of uses of buildings and activities are not the same and retail activity under the RMA is not limited to Commercial Use as defined under the Building Code and causes confusion and frustration.
- other definitions of use eg habitable and non-habitable not aligning with occupied as some non-habitable buildings are considered occupied under the Building Code

General comments

Consultation questions

53. Do you have any other comments?

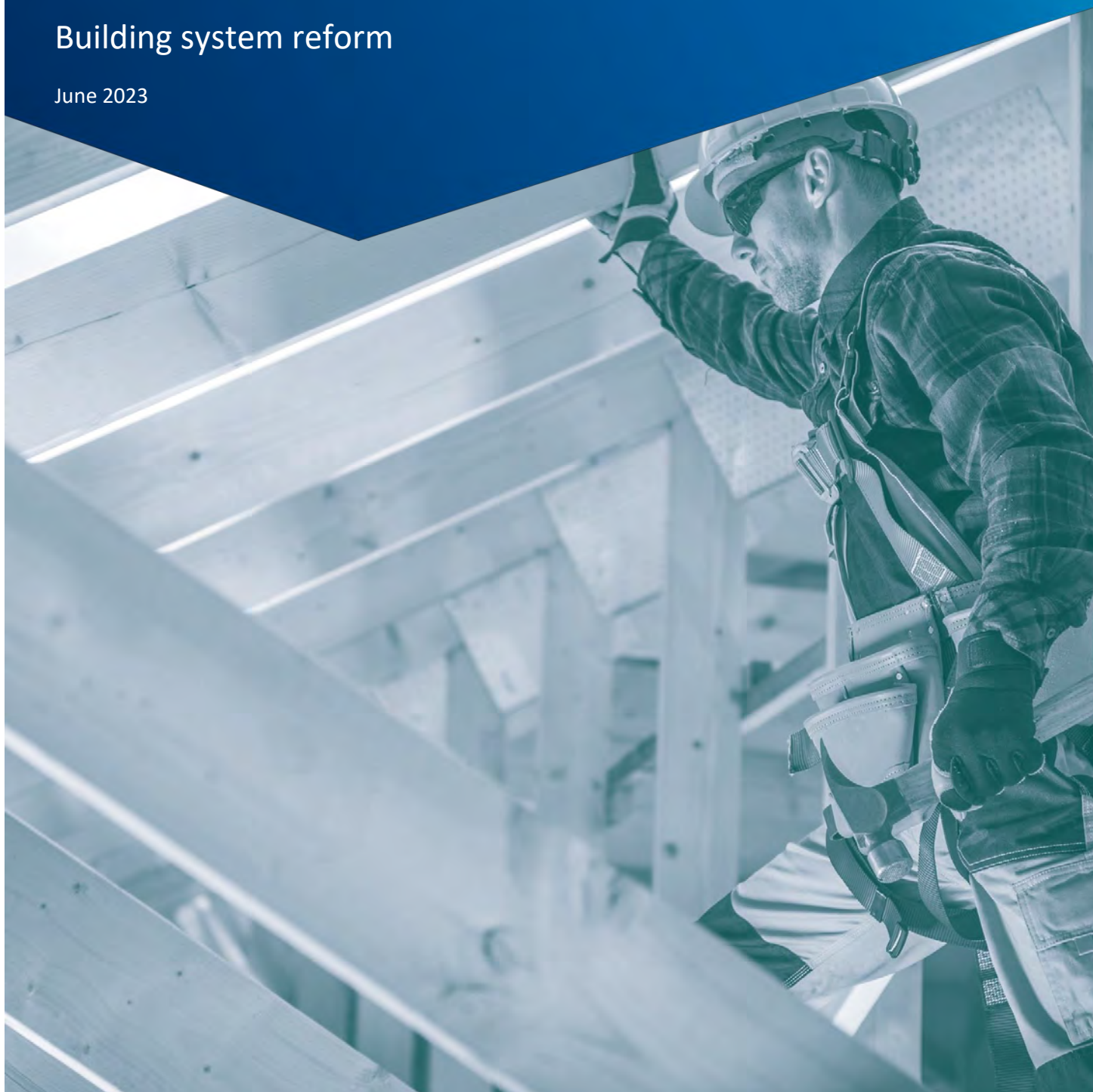
Thank you for the opportunity to provide our feedback.

**BUILDING
PERFORMANCE**

Options Paper: Review of the Building Consent System

Building system reform

June 2023





**MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT**
HĪKINA WHAKATUTUKI

Ministry of Business, Innovation and Employment (MBIE) Hīkina Whakatutuki – Lifting to make successful

MBIE develops and delivers policy, services, advice and regulation to support economic growth and the prosperity and wellbeing of New Zealanders.

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Information, examples and answers to your questions about the topics covered here can be found on our website: www.mbie.govt.nz.

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How to have your say

Submissions process

MBIE seeks written submissions on this discussion paper by 7 August 2023.

Your submission may respond to any or all of the questions in this options paper. Please provide comments and reasons explaining your choices. Where possible, please include evidence to support your views, for example references to independent research, facts and figures, or relevant examples.

Your feedback will help to inform decisions on options that should be progressed in the next phase of the review, the detailed design of those options, and valuable feedback on options that require further consideration.

Please respond to the questions by using this [online survey form](#) or by using the submission form provided at [MBIE's Have Your Say page](#). This will help us to collate submissions and ensure that your views are fully considered.

You can submit the form by 5pm, Monday 7th August 2023 by:

- Sending your submission as a **Microsoft Word document** to building@mbie.govt.nz
- Mailing your submission to:

Consultation: Review of the Building Consent System
Building System Performance
Building, Resources and Markets
Ministry of Business, Innovation and Employment
PO Box 1473

Wellington 6140
New Zealand

Please include your contact details in the cover letter or e-mail accompanying your submission.

Please direct any questions that you have in relation to the submissions process to building@mbie.govt.nz.

Use of information

The information provided in submissions will be used to inform MBIE's policy development process and will inform advice to Ministers on the review of the building consent system. We may contact submitters directly if we require clarification of any matters in submissions.

Release of information on MBIE website

MBIE intends to upload PDF copies of submissions received to MBIE's website at www.mbie.govt.nz. MBIE will consider you to have consented to uploading by making a submission, unless you clearly specify otherwise in your submission.

If your submission contains any information that is confidential or you otherwise wish us not to publish for privacy or commercial reasons, please **clearly mark** this in your submission.

Release of information under the Official Information Act

The *Official Information Act 1982* specifies that information is to be made available upon request unless there are sufficient grounds for withholding it. If we receive a request, we cannot guarantee that feedback you provide us will not be made public. Any decision to withhold information requested under the OIA is reviewable by the Ombudsman.

Please indicate which parts you consider should be withheld from official information act requests, and your reasons (for example, privacy or commercial sensitivity).

MBIE will take your reasons into account when responding to requests under the *Official Information Act 1982*.

Private information

The Privacy Act 2020 establishes certain principles with respect to the collection, use and disclosure of information about individuals by various agencies, including MBIE. Any personal information you supply to MBIE in the course of making a submission will only be used for the purpose of assisting in the development of policy advice in relation to this review. Please clearly indicate if you do not wish your name, or any other personal information, to be included in any summary of submissions that MBIE may publish.

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Minister's Foreword

Minister for Building and Construction, Hon Dr Megan Woods

The Government knows how important safe, healthy and affordable housing is for the wellbeing of New Zealanders.

This is why the Government committed to a review of the building consent system in 2020. A more efficient and effective building consent system is necessary to unlock productivity growth in the sector, support the transformation of our housing market, and make houses more affordable.



In July 2022, we released an issues discussion document for public consultation to seek feedback on the key issues and desirable outcomes for the building consent system. The outcomes we seek are: efficiency, clear roles and responsibilities, continuous improvement, and clear regulatory requirements and robust decisions.

We have heard that, while the overall building consent system is broadly working well, there are aspects that are inefficient and frustrating, and substantial opportunities to improve the system.

A broad range of high-level options and initiatives have now been developed to address the issues we have identified. Preferred options have also been identified where there is broad support and policy work is sufficiently advanced, which can then be prioritised for system change.

I encourage you to have your say so that we get the reforms right, resulting in a modernised building consent system that provides assurance to building owners and users that building work will be done right the first time.

Your feedback is important to ensure that any policy changes we make will support the desirable outcomes in the building consent system, and that the building consent system delivers for all New Zealanders.

Chapter 1 – Introduction

Purpose and context of the review

The Government is undertaking a substantive review to modernise the building consent system to better reflect how we build today. The objective is for a system that gets building work right first time to produce buildings that are well-made, healthy, durable and safe. This review, and the wider [Building System Reforms](#), supports the key economic shifts sought through the [Government’s Economic Plan](#), particularly the shift to transform our housing market to unlock productivity growth and make houses more affordable.

The review is an end-to-end review from the building design phase through to the issuing of a code compliance certificate. The review is considering how compliance with the Building Code is verified, but will not consider changes to the Building Code itself.

Released alongside this options paper is a final policy position statement on risk, liability and insurance in the building sector. This confirms that the liability rule for damages in civil proceedings in the building and construction industry (joint and several liability) is out of scope for this review. The final policy position statement sets out the underlying rationale for this decision.

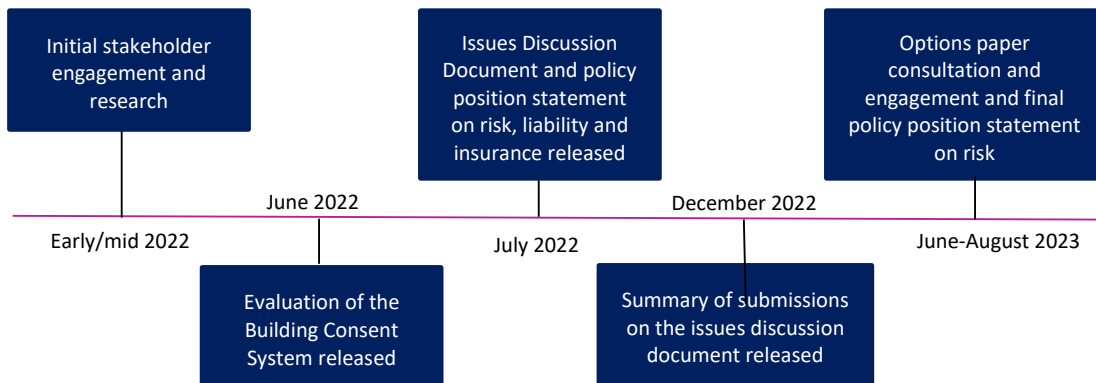
As part of the Government response to the Commerce Commission’s market study into competition for residential building supplies, the review of the building consent system will help address some of the Commerce Commission’s final recommendations.¹

Progress to date and next steps

MBIE released an issues discussion document in July 2022, alongside a policy position statement on risk, liability and insurance in the building sector, to better understand the desirable outcomes for the system, and the barriers to achieving those outcomes. This draws on general industry feedback, international comparisons, previous reviews and an evaluation report MBIE released in June 2022. We received 264 submissions on the issues discussion document and published a summary of those submissions in December 2022.

Consultation on the issues paper found there were unnecessary costs in the system that directly and indirectly impact on the cost of building. This included delays and duplication of work, inconsistent processes and decision-making, poor incentives and accountability to get building work right first time. The cumulative effect of these inefficiencies means build costs are more than they need to be. This review aims to address these issues, both directly and indirectly.

¹ The Government’s full response to the Commerce Commission’s report was released December 2022, see: <https://comcom.govt.nz/about-us/our-role/competition-studies/market-study-into-residential-building-supplies>



This options paper contains high-level options that respond to the feedback we received on the issues discussion document. Your feedback on this paper will be used by MBIE to provide advice to Ministers on what options should be progressed as a priority, and to inform the design of those options the Government chooses to progress, as well as what options need further consideration.

All the above MBIE documents are available at <https://www.mbie.govt.nz/have-your-say/building-consent-system-review/>.

The building consent system is one part of the wider building control system

The building control system encompasses a number of critical elements (see figure 1). These elements work together and support each other in achieving the regulatory objectives to ensure building work is done right the first time and buildings are healthy, safe and durable.

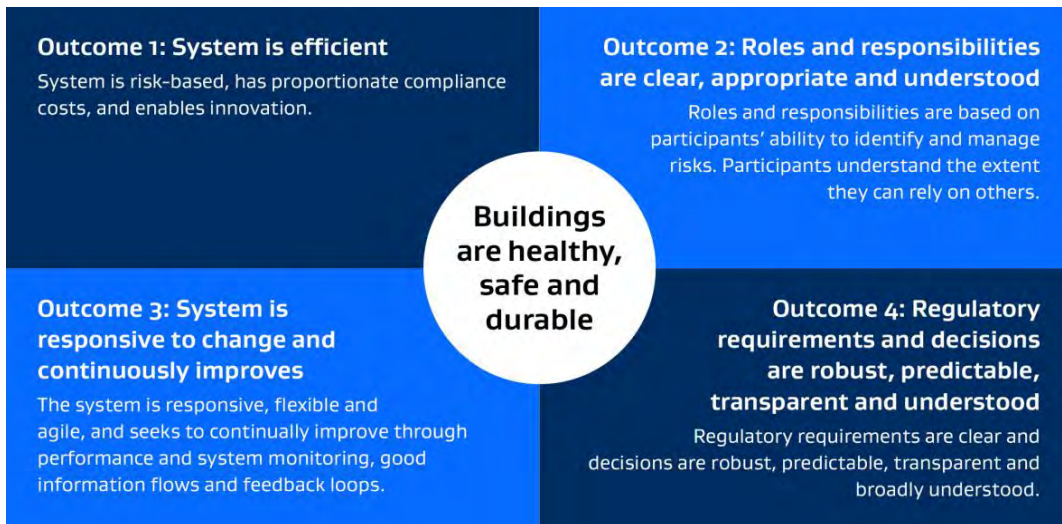
The review of the building consent system sits alongside, and supports, other changes being progressed via Building System Reforms, including a review of occupational regulation of building and construction professions and a review of consumer protection settings.



Figure 1: The building consent system is part of the wider building control system

Desirable outcomes for the building consent system

The primary focus of the system is ensuring buildings are healthy, safe and durable. To do this, the building consent system should seek to achieve the four outcomes described in the diagram below. MBIE tested these outcomes in the issues discussion document. There was broad support from submitters that these should be the priority outcomes for the building consent system.



An important outcome for the building consent system is that it is efficient and enables innovation. The Commerce Commission and submissions on the issues discussion document identified barriers to innovation across the system. Options in this paper therefore support and collectively enable innovation, making the system more agile.

The identified issues are complex and require a comprehensive package of solutions

Submissions on the issues discussion document confirmed MBIE's preliminary view that the building consent system is delivering on its core purpose by ensuring buildings are safe, durable and healthy. Most submitters broadly agreed that the current building consent system is not fundamentally broken, but there are substantial opportunities for improvement.

There is no single underlying factor causing the problems with the building consent system. Rather, a complex set of interlinked factors drive behaviour and outcomes that impacts on the performance of the system. The diagram below summarises the key issues constraining the achievement of the desirable outcomes.

| | | |
|--|---|--|
| <p>Roles and responsibilities across the building system are not well-understood. Building consent authorities hold too much responsibility for providing assurance of compliance with the Building Code and there are weak incentives on other system participants to get it right first time.</p> | <p>Capacity and capability constraints within the sector and building consent authorities are affecting the performance of the consent system and building outcomes.</p> | <p>The consent process is not sufficiently agile for the way we design, procure and build. Rigidity in the building consent system is stifling innovation. The system is not sufficiently responsive to Māori needs and aspirations.</p> |
| <p>Differences in application requirements, processes, systems and interpretation, both between and within building consent authorities, creates confusion, frustration and uncertainty for owners, designers and builders.</p> | <p>System monitoring is too focused on detailed auditing of building consent authorities rather than monitoring the performance of system outcomes.</p> | |

The options in this paper draw on insights from submissions on the issues discussion document, as well as evaluation and research on sector trends, how building work is regulated in other jurisdictions, and findings from previous reviews of the building regulatory control system.

The options for system reform are presented in eight thematic chapters, which together address the issues constraining the achievement of the desirable outcomes. This includes options to address the following recommendations from the Commerce Commission market study into residential building supplies:

- **recommendation one:** introducing competition as an objective to be promoted in the building regulatory system (discussed in chapter 2)
- **recommendation four:** removing impediments to product substitution and variation (discussed in chapter 3).

The Commerce Commission also recommended that MBIE create more compliance pathways for a broader range of products (recommendation 3). In addition to this review, MBIE will consider options to prioritise the use of generic conformance criteria in the Building Code acceptable solutions and verification methods, review and incorporate international standards, publish guidance information to encourage the use of alternative solutions, and evaluate and certify products from overseas bodies.

There are linkages between the different options both within and between the thematic chapters. This means that changes to individual elements of the building consent system will have implications for other parts of the system.

A menu of potential options is identified and the benefits, cost and risks of each is examined. Where policy work is sufficiently advanced, we have identified a preferred option, or a preferred package of options. We seek your views on these options, and other suggestions you may have, to help inform the detailed design phase of the building consent review, including the benefits and costs. The preferred options in this paper could be prioritised for system change, while some other options may require further policy design and consultation.

The options as a whole aim to make the building consent system more efficient and ensure compliance costs are proportionate, which all contribute to the goals of greater productivity and housing affordability.

Chapter 2 – Promoting competition in the building regulatory system

Giving competition a more prominent position in the building regulatory system and its decision-making supports the policy objective of safe, healthy and durable buildings.

In its market study on residential building supplies the Commerce Commission found that competition for the supply and acquisition of key building supplies is not working as well as it could.² The Commission recommends that promoting competition be included as another objective of the building regulatory system, to be evaluated alongside safety, health and durability—without compromising those essential objectives.³

The Commission notes that, in general, greater competition in key buildings supplies will tend to reduce prices and enhance supply chain resilience, product quality, service levels and innovation. The point is made that competition, and the effective operation of the building supplies market, will better support and deliver the policy objective of safe, healthy, and durable buildings.

The Commission acknowledges that promoting competition as an express objective in the building regulatory system, on its own, would not deliver improvements to competition. However, it would ensure that the competition implications for decision-making are taken into account across a range of regulatory tools already available.

Moreover, the pursuit of competition as an objective would also support implementation of its other recommendations aimed at reducing complexity, increasing compliance pathways, reducing barriers to certification and appraisal of building products and addressing decision-making behaviours.

The Commission’s recommendation is not unique. Other jurisdictions have included competition as an objective in their building regulatory systems. For example, in Victoria, the Building Act 1993 specifies one of its objectives is “to aid the achievement of an efficient and competitive building and plumbing industry” (s4(1)(g)), and “that in the administration of [the] Act regard should be had to the objectives” (s4(2)).

Submitters had mixed views

Submitters to the Commerce Commission’s draft report expressed a range of views about the merit and role of competition as an objective in the building regulatory system and the extent legislative change is needed. While some submitters supported introducing competition as an

² Commerce Commission (2022). *Residential Building supplies market study*. Commerce Commission: Wellington. <https://comcom.govt.nz/about-us/our-role/competition-studies/market-study-into-residential-building-supplies> at page 2

³ Commerce Commission (2022). *Residential Building supplies market study*. Commerce Commission: Wellington. <https://comcom.govt.nz/about-us/our-role/competition-studies/market-study-into-residential-building-supplies> at page 17

objective to be promoted in the building regulatory system, other submitters disagreed with this recommendation and advised caution. The following concerns were expressed:

- Concern that introducing competition as an objective in the building regulatory system would negatively impact and undermine the overriding objective of the system to ensure buildings are safe, healthy, and durable.
- MBIE’s regulatory focus should be directed at the overriding objective of the regulatory system to ensure buildings are safe, healthy, and durable and does not have the capability nor expertise to regulate competition.

Despite these concerns, there was some support for the Commerce Commission recommendation to the extent that competition works to support the delivery of safe, healthy durable and affordable housing for New Zealanders. Therefore, the core objectives of the regulatory system are still paramount. So, rather than promoting competition as a standalone objective, the impact on competition would be a “consideration” whenever MBIE is reforming the regulatory system.

How best to give effect to competition as an objective in the building regulatory system?

The Government agrees that competition is important for a well-functioning building supplies market and that this is necessary to support and deliver safe, healthy and durable buildings. The Government also agrees in-principle that competition could take a more prominent position in the building regulatory system and its decision-making as it relates to products, methods and designs. The policy question is how best to give effect to this.

The following table provides a high-level assessment of potential regulatory and non-regulatory options that would promote and give competition more prominence in the building regulatory system. These options are not mutually exclusive and some potentially support each other or could be combined. We are interested in views on these options and potential combinations that would effectively work together to give effect to competition as an objective in the building regulatory system, without compromising the core objective of delivering safe, healthy and durable buildings.

Assessment of options: Promoting competition in the building regulatory system

| Option | How it addresses the issue | Risks/costs/disadvantages |
|---|---|--|
| Option 1: (Regulatory) Competition included as a purpose in the Building Act (section 3) | <p>Gives competition a high level of status and prominence in the building regulatory system.</p> <p>Embeds focus on promoting competition as a purpose of the Building Act and the building regulatory system.</p> <p>Sends strong signal that competition is a core objective</p> | <p>Unclear how competition purpose statement interacts with the existing core purposes of Building Act.</p> <p>May compromise or undermine existing purposes of the Building Act.</p> <p>Risk and uncertainty in how competition is implemented in practice.</p> |

| Option | How it addresses the issue | Risks/costs/disadvantages |
|--|---|---|
| | and consideration in building regulatory system. | <p>Legislative change required. Cost and time to implement.</p> <p>Extent MBIE has sufficient capability and expertise to regulate competition.</p> <p>Implementation costs for local and central government.</p> |
| <p>Option 2: (Regulatory) Competition included as a principle to be applied in performing functions or duties, or exercising powers, under the Building Act (section 4) <i>(Preferred)</i></p> | <p>Gives competition a high level of status and prominence in the building regulatory system.</p> <p>Embeds focus on promoting competition as a principle to be taken into account in the building regulatory system.</p> <p>Sends strong signal that competition it is an important consideration in the building regulatory system.</p> <p>Ensures explicit consideration of any policy trade-offs between the promotion of competition, on the one hand, and the core purpose of ensuring homes and buildings are safe, health, and durable, on the other.</p> <p>Ensures explicit consideration of any policy trade-offs between the promotion of competition and other principles to be taken into account in achieving purpose of Building Act.</p> | <p>Risk and uncertainty how competition principle is implemented in practice.</p> <p>Legislative change required. Cost and time to implement.</p> <p>Implementation costs for local and central government.</p> <p>Unclear how competition principle interacts with other principles to be taken into account in achieving purpose of Building Act.</p> |
| <p>Option 3: (Regulatory) Competition included as a procedural requirement for acceptable solutions, verification methods, warnings, and bans (section 29)</p> | <p>Embeds the promotion of competition as a consideration to be taken into account in issuing, amending and revoking acceptable solutions and verification methods.</p> <p>Sends signal that competition is an important consideration in building regulatory system.</p> <p>Competition considerations a statutory procedural requirement and therefore has level of formality, authority and prominence.</p> | <p>Narrow focus. Just relates to competition issues as they apply to Acceptable Solutions and Verification methods.</p> <p>Legislative change required.</p> <p>Risk and uncertainty how competition procedural requirement will be implemented in practice.</p> |
| <p>Option 4: (Non-regulatory) MBIE issues guidance to territorial authorities on promoting competition in</p> | <p>Raises prominence of competition issues in regulatory system and decision-making.</p> | <p>Less prominence in the building regulatory system than a statutory objective or consideration.</p> |

| Option | How it addresses the issue | Risks/costs/disadvantages |
|---|---|---|
| <p>the building regulatory system and decision-making.</p> <p><i>(Preferred)</i></p> | <p>Lifts capability of territorial authorities and building consent authorities in considering competition issues in building regulatory system. Issuing guidance easier and quicker to implement than regulatory options.</p> | <p>Guidance may not be sufficient to raise prominence and promote competition in regulatory decision-making.</p> |
| <p>Option 5: (Non-regulatory)</p> <p>The promotion of competition is specifically incorporated into MBIE's regulatory stewardship framework for the building system</p> <p>Competition implications for regulatory decision-making are taken into account across all aspects of building regulatory system. As part of understanding the performance of the regulatory system, obtaining information on competition issues and acting on that information in addressing specific or generic competition issues.</p> | <p>Focuses MBIE's regulatory stewardship efforts on promoting competition in building regulatory system.</p> <p>Proactively raises prominence of competition in building regulatory system.</p> <p>Able to be implemented immediately.</p> <p>Relatively low cost to initiate and implement.</p> <p>Lifts capability of territorial authorities and building consent authorities in considering competition issues in building regulatory system.</p> | <p>Impact may be relatively small.</p> <p>MBIE may not have sufficient capability to promote competition across building regulatory system.</p> <p>Need to develop systems and processes to collect relevant information and identify competition issues.</p> |

MBIE's preferred approach is to progress options 2 and 4 as a package. Option 2 ensures that competition is given a high level of status and prominence in the building regulatory system and that the impact on competition is an explicit consideration in the building regulatory system, its reform and decision-making. At the same time, embedding competition as a statutory principle would have a strong signalling effect as to its importance in the building regulatory system. This would help ensure that there is an explicit consideration of how competition can support the delivery of safe, healthy and durable buildings.

| Questions about promoting competition in the building regulatory system |
|---|
| 1. What options are more likely to promote and give competition more prominence in the building regulatory system and its decision-making, given the costs and risks? |
| 2. Are there other regulatory and non-regulatory options that would promote and give competition more prominence in the building regulatory system and its decision-making? |
| 3. What other options or potential combinations would work together to give effect to competition as an objective in the building regulatory system? |
| 4. Do you agree with MBIE's preferred approach to progress options 2 (introduce competition as a regulatory principle) and 4 (issue guidance on promoting competition) as a package? Please explain your views. |

Chapter 3 – Removing impediments to product substitution and variations

Making the process for product substitutions and variations to consented building work more effective and efficient supports competition in building products, can help to reduce the time, cost and complexity to build, and supports the achievement of the desirable outcomes for the building consent system.

The Commerce Commission recommended making product substitution easier

The Commerce Commission considered that making product substitution easier would promote competition by allowing more changes to products after consent had been granted. The Commission considered that the key impediment to product substitution is requiring approval from the building consent authority for the proposed alternative product. The Commission considered that reducing the need to obtain approval for substitutes could be achieved by amending the way plans in building consent applications are able to specify brands, or providing additional direction about what constitutes a minor variation.

The Commerce Commission recommended (recommendation 4):

- Exploring ways to reduce specification by brand, and
- Increasing flexibility in the MultiProof scheme.

Building applications often specify building products by brand and the process to vary a consent is perceived as cumbersome

Building consent authorities grant building consents if they are satisfied on reasonable grounds that the proposed work will meet the minimum requirements of the Building Code. Building consent applications must be in the prescribed form according to the [Building \(Forms\) Regulations 2004](#). Plans and specifications must be attached that meet minimum requirements set out in regulations or required by the building consent authority.

Once a building consent has been granted, there is a process under the Building Act that allows for ‘minor variations’ to be made that do not require a formal amendment to a building consent. This process balances the need to ensure robust decision making and consenting efficiency. Minor variations that are granted by the building consent authority must be recorded in writing. A minor variation is defined under section three of the [Building \(Minor Variations\) Regulations 2009](#) as “a minor modification, addition or variation to a building consent that does not deviate significantly from the plans and specifications”. Some examples of minor variations are included in the regulations, for example, substituting comparable products.

In late 2021 MBIE issued updated guidance on [product substitution](#) which provided designers, contractors and building owners with some key points to consider when thinking about using building products different from those originally requested and specified. Specific guidance on

[plasterboard product substitution](#) was issued in 2022. MBIE also issued updated guidance on the wider [building consent process](#) in 2022.

The Commerce Commission found that, where building supplies are specified by brand in plans and consent applications, the process for seeking substitutions can add time, cost and complexity to a build and designers and builders tend to avoid them for this reason. The Commission recommended through regulations and guidance:

- expressly allowing product substitution options to be included when plans and specifications are lodged with building consent applications (eg through an amendment to the *Building (Forms) Regulations 2004*), and/or
- giving stronger direction about what constitutes a minor variation to a building consent (eg through an amendment to the *Building (Minor Variations) Regulations 2009*).

The Commission also noted that prohibiting specification by brand could unduly restrict design choice.

A key theme from submissions on the building consent system review issues discussion document is that the process for getting changes approved after consent has been granted, including product substitutions, is perceived to be cumbersome.

The MultiProof scheme could be more flexible

The National Multiple-Use Approval Scheme in the Building Act (MultiProof) streamlines the building consent process for certain types of consent applications. A MultiProof is a statement by MBIE that a set of plans and specifications for a building complies with the Building Code. When a building consent application includes a MultiProof, the building consent authority must grant or refuse it within 10 working days instead of the usual 20. Under the Act, building consent authorities must accept a current MultiProof as establishing compliance with the Building Code (if every relevant condition in the MultiProof is met).

To be eligible for a MultiProof, an applicant must have the intention and the ability to build an approved design at least 10 times over two years. The MultiProof scheme went live in 2010. There are 557 MultiProofs on the [MultiProof register](#) (as at 18 April 2023).

To support flexibility, MBIE [guidance](#) encourages applicants to include any alternatives they may wish to use (eg. Material alternatives) as part of their [application](#) for a MultiProof. These alternatives are listed as permitted variations and conditions on the MultiProof certificate.

MBIE has also issued [guidance](#) on managing departures from MultiProof at both the building consent stage and after a building consent has been granted. MBIE's guidance at the building consent stage encourages building consenting authorities to take a reasonable approach to assessing proposed designs that depart from the MultiProof for Building Code Compliance.

Under the Act, there is also an ability to make regulations defining 'minor customisations' that may be made to plans and specifications in relation to which a MultiProof has been issued when incorporating those plans and specifications into a building consent. No regulations defining minor customisations have been made thus far.

The Commerce Commission considered that the success of schemes such as MultiProof and BuiltReady are important to support innovation, enable building and manufacturing businesses to grow scale, and realise the efficiency benefits of more standardisation. The Commission expected this to assist in promoting competition for key building supplies. To support this, the Commission considered that there may be opportunities to amend the scheme so that designers can make small changes without ‘voiding’ the MultiProof.

In engagements with sector stakeholders as part of the first phase of building system reforms, stakeholders also raised the issue of improving the flexibility of the MultiProof scheme.

Options to make the process for product substitutions and variations more efficient

While current processes help to ensure robust outcomes (including helping to prevent inappropriate product substitutions) there is scope for improvement. The options below aim to make the process for product substitutions and variations to consented building work more effective and efficient to support the desirable outcomes for the consent system. These options could be implemented in a stand-alone way or together as a package.

Assessment of options: Product substitution and variations to consents

| Option | How it addresses the issue | Risks/costs/disadvantages |
|--|---|--|
| <p>Option 1: (Non-regulatory) Monitor and if warranted, update or add to MBIE guidance on product substitution and the building consent process</p> <p><i>(Preferred)</i></p> | <p>Lifts capability of building consent authorities and applicants to make better use of the current legislative framework thereby addressing some of the issues raised regarding product substitution and variations.</p> <p>This guidance has recently been updated. MBIE has received feedback that the product substitution guidance has generally been well received but will evaluate and update and amend if warranted.</p> | <p>Guidance alone may not be sufficient to address all the issues raised regarding product substitution and variations after a consent is granted.</p> |
| <p>Option 2: (Regulatory) Modify building consent forms under the <i>Building (Forms) Regulations 2004</i>, expressly including a section where applicants can choose to include suitable alternative brands/product options from those they may have listed in the plans and specifications attached to their consent application.</p> <p><i>(Preferred)</i></p> | <p>Makes product substitution easier by reducing the need for amendments to building consents where products are substituted after a building consent is granted.</p> <p>Helps to support competition in building products and more efficient consent processes, which can save time and cost.</p> <p>Adds more weight than guidance alone for designers to consider product considerations when preparing plans and specifications for building consent.</p> | <p>Changing regulations is not a quick process, so would not address any immediate issues.</p> <p>Where applicants choose to use this option, there could be additional upfront costs for applicants and building consent authorities associated with building consent (eg additional research and paperwork costs).</p> |

| Option | How it addresses the issue | Risks/costs/disadvantages |
|---|--|---|
| | Because the option is voluntary, applicants who do not wish to specify suitable alternatives do not incur additional costs. | |
| Option 3: (Regulatory) Modify the definition of a minor variation under the Building (Minor Variations) Regulations 2009 to codify aspects of MBIE's product substitution guidance, such as clarifying when a variation does not 'deviate significantly' from the plans and specifications to which the building consent relates <i>(Preferred)</i> | <p>Makes product substitution easier by reducing the need for amendments to building consents where products are substituted after a building consent is granted.</p> <p>Helps to support competition in building products and more efficient consent processes, which can save time and cost.</p> <p>Provides more certainty than guidance alone and supports improved consistency of approaches adopted by building consent authorities.</p> | Changing regulations is not a quick process, so would not address any immediate issues. |

Assessment of options: MultiProof

| Option | How it addresses the issue | Risks/costs/disadvantages |
|---|---|---|
| Option 1: (Non-regulatory) MBIE issues updated guidance/education on the MultiProof scheme <i>(Preferred)</i> | Lifts capability of building consent authorities and applicants to make better use of the current legislative framework thereby addressing some of the issues raised regarding the flexibility of MultiProof. | Guidance alone may not be sufficient to address all the issues raised regarding the flexibility of the MultiProof scheme. |
| Option 2: (Regulatory) Make new regulations to define 'minor customisation' for MultiProof, using the definition of 'minor variation' to a building consent as a starting point for discussion <i>(Preferred)</i> | <p>Makes product substitution and minor changes easier where plans are modified under a MultiProof certificate before applying for a building consent. Provides certainty that 'minor customisations' permitted by the regulations will not 'void' or invalidate the MultiProof.</p> <p>Supports the uptake of MultiProof and innovation in building products and methods.</p> <p>Helps to support competition in building products and more efficient consent processes, which can save time and cost.</p> | <p>Changing regulations is not a quick process, so would not address any immediate issues.</p> <p>Greater flexibility in the scheme may potentially create risks around quality and these risks would need to be adequately mitigated.</p> <p>The MultiProof scheme seeks to facilitate standardised designs. If customisation is extended too far, there is a risk that this intent could be undermined.</p> |

MBIE's preferred approach is to progress all of the options identified to improve product substitutions and variations (including for MultiProof) together as a package. The combination of options will provide for both short-term and long-term measures to address the issues raised by the Commerce Commission. These options are also supported by new minimum building product information requirements that commence in December 2023. MBIE is seeking your views to inform the detailed design of these options and the composition of the preferred package to provide advice to the Government.

Questions about removing impediments to product substitutions and variations

5. Do you agree with MBIE's preferred approach to progress all the options to improve product substitutions and variations (including for MultiProof) together as a package? Please explain your views.
6. What impacts will the options regarding product substitution and variations to consents have? What are the risks with these options and how should these be managed?
7. What impacts will the options regarding MultiProof have? What are the risks with these options and how should these be managed?
8. Are there any other options to improve the system and make product substitutions and variations to consents, and MultiProof, more effective and efficient?

Chapter 4 – Strengthening roles and responsibilities

Improving participants' understanding of their roles and responsibilities, addressing regulatory gaps and clarifying the role of producer statements, will help ensure risks are appropriately identified and managed, thereby ensuring work is done right first time.

Submissions on the issues discussion document highlighted that roles and responsibilities across the system are not well understood. Building consent authorities hold too much responsibility for providing assurance of compliance with the Building Code and there are weak incentives on other system participants to get building work right first time.

Submitters were also of the view that the concentration of responsibility on building consent authorities is contributing to excessive requests for further information and documentation, and increased costs and delays within the sector.

The majority of submitters agreed that the building consent system should allocate responsibility to more closely fits with participants' expertise, control and ability to influence outcomes.

In addition to these issues, a number of submitters raised the issue that producer statements are extensively used but have no legal status under the *Building Act 2004*.

There are gaps in the allocation of regulatory responsibilities, which affects role clarity and poses challenges for holding practitioners to account

The responsibility of different participants for a building project will typically be set out in the contract for services.

Section 14A-G of the *Building Act 2004* also outlines the participants' regulatory responsibilities. While MBIE considers that this appropriately reflects the expertise, control and ability to influence the outcome of the different participants, MBIE has identified two gaps in the allocation of specific responsibilities or duties. MBIE considers these regulatory gaps are contributing to a poor understanding of roles and responsibilities across the system, challenges in holding practitioners to account for their work, and a concentration of responsibility on building consent authorities.

Not all designers are required to ensure the plans and specifications are of sufficient quality

Section 14D of the Act states that designers are responsible for ensuring that the plans and specifications are sufficient to result in the building work complying with the building code. However, only those designers undertaking design work that is restricted building work⁴ are required to provide a Certificate of Design Work stating that the design work complies with the

⁴ Restricted building work is defined by the *Building (Definition of Restricted Building Work) Order 2011*. It excludes work that is not to a house or small to medium sized apartment.

building code. There is no regulatory requirement for designers carrying out other work, including more complex design work, to provide a similar assurance.

This can lead to problems such as poor-quality plans and specifications, and challenges holding those designers to account if they are not registered or licensed. It weakens incentives to get building work done right the first time and increases the risks of building defects and disputes. As a result, building consent authorities tend to take on more responsibility for identifying errors or omissions and providing assurance to building owners and users that the buildings are well-made, healthy, durable and safe.

There is no person responsible and accountable for the sequencing and coordination of building work on site

The procurement and building process has become more complex and there is increasing specialisation on site. Residential building work that was once carried out by a builder under contract to the homeowner is now commonly split across a number of sub-trades. This makes good site management critical, due to the high number of faults caused at the junction of different systems, materials, and trades⁵.

All builders have a general responsibility for ensuring the building work they carry out complies with the relevant consent and licensed building practitioners can be held to account for the work they carry out or supervise.⁶

While responsibility for site management may be specified in contract, there is no one person responsible and accountable under the Building Act for the sequencing and coordination of building work, to ensure overall compliance with the building consent. This can make it difficult to hold individual practitioners to account where the fault stems from poor coordination and sequencing of work, and reduces the incentive to invest to get work right first time. This, in turn, can lead to an over-reliance on building consent authorities to manage risk, provide assurance and identify defects, which in turn leads to excessive scrutiny by building consent authorities, and increased costs and delays for the sector.

Options to improve clarity of roles and responsibilities and strengthen accountability

Options in this chapter seek to improve participants' understanding of their roles and responsibilities, address regulatory gaps and ensure participants can be held to account, and clarify the role of producer statements. Together, these options will help ensure risks are appropriately identified and managed and that building work is done right first time.

⁵ Ministry of Business, Innovation and Employment (2021). *Licensed Building Practitioners Regime: Supervision, licence classes and minimum standards of competence*. Ministry of Business, Innovation and Employment. <https://www.mbie.govt.nz/dmsdocument/14129-lbp-scheme-supervision-licence-classes-and-minimum-standards-for-competence>.

⁶ Through complaints to the Board about conduct in accordance with the *Building Practitioners (Complaints and Disciplinary Procedures Regulations 2008)* and the Building Act.

Option 1 (non-regulatory): Publish further guidance to address identified gaps in participants' understanding of their responsibilities

MBIE already publishes a range of information on the buildng.govt.nz website to help system participants understand their responsibilities and what they need to do to comply with their regulatory obligations.

MBIE is aware that the current information on our website is not sufficient for system participants to adequately understand their responsibilities, and is committed to providing increased direction, education, and guidance. This will include information and education as part of the occupational regulation reforms and consumer protection review.

This option would be an extension of MBIE's planned work programme and would involve targeted information, education and guidance, to address recurring issues or misunderstandings that are identified through MBIE's improved performance monitoring of the building consent system⁷. This could include, for example, guidance on how to demonstrate compliance with the performance criteria of specific Building Code clauses, or the responsibilities of designers and builders when the owner wants to change the use of a building.

Option 2 (regulatory): Require all designers to provide a declaration of design compliance with the application for a building consent

This option would amend the requirements for an application for building consent so that a declaration of design compliance is required from all designers carrying out or supervising the design of building work. This would be an extension of the existing requirement for plans and specifications that include restricted building work to be accompanied by a Certificate of Design Work and would make it clear that all designers have an obligation to ensure the plans and specifications are sufficient to result in the building work complying with the Building Code.

This option would also ensure that designers submitting poor or incomplete plans and specifications are identified and can be held to account. MBIE's initial view is that the declaration of design compliance would need to be submitted by a person who is subject to competency assessments and disciplinary process (eg a design licensed building practitioner, registered architect or chartered professional engineer). MBIE notes that most designers will already be either licensed or registered.

We seek your views on what should be included in the declaration of design compliance and whether the detail and type of information required in Form 2A: Memorandum from licensed building practitioner (certificate of design work) in Schedule 2 of the *Building (Forms) Regulations 2004* would be sufficient (but covering all relevant building code clauses)⁸. We also

⁷ MBIE's vision to become a better informed and proactive regulatory steward is discussed in Chapter 7.

⁸ The Certificate of Design Work only covers certain design work relating to the primary structure, external moisture management system or fire-safety system.

seek your views on whether the declaration should replace the requirement for a Certificate of Design work for restricted building work.

We also heard that there can be design cohesion issues where multiple designers are needed to prepare designs for a building, and no one takes responsibility for the design as a whole. A further option for improving the confidence in design work would be to require a coordination statement where multiple designers are involved in preparing the designs. This would create responsibility for a designer to ensure that the designs for the building as a whole reflect the requirements of the individual designers and could be particularly useful where designers from different specialist disciplines are involved in preparing the design.

We also seek your views on the types of scenarios where a design coordination statement may be required, what information this statement should include and what responsibilities and accountabilities the person responsible for providing the design coordination statement should have.

Option 3 (regulatory): On-site coordination and sequencing of building work

This option would require an application for a building consent to include the name of the person who will be responsible for managing the building work on site. This person would be primarily responsible and accountable for the sequencing and coordination of the building work, in accordance with the consented plans and specifications. While an owner may choose to engage a Clerk of works⁹ to oversee the building project, our initial view is that individual builders and subtrades would still be responsible for the quality and compliance of the work they carry out or supervise.

MBIE's initial view is that the responsibility for on-site sequencing or coordination should be restricted to those practitioners who can demonstrate the necessary competencies for this role and are subject to disciplinary process if they fail to carry out their responsibilities with reasonable care.

The licensed building practitioner site licence was envisaged as a way of overseeing the various practitioners involved in a project to ensure their individual pieces of work fit together correctly and safely. It was intended that the site licence would be used "to certify that the building work as a whole complies with the consent". However, the licence currently operates as a voluntary mark of competence only. There are no requirements for any building site to have a site licence holder.

The role could be restricted to those practitioners with a site licence, or it could be extended to any regulated practitioner who can demonstrate they have the necessary skills or competence to carry out this role (eg a registered architect or chartered professional engineer). It could be possible for a company to take responsibility for the sequencing and coordination (eg the lead contractor); however, this would likely require an accreditation or registration process to

⁹ A Clerk of Works is an agent of the owner who provides independent oversight of the quality of building work on site.

determine whether the company has the systems and process in place to manage risk, and a process to hold firms to account if they do not perform this role with reasonable care.

We seek views on what would be a reasonable lead-in time for this requirement to take effect.

Assessment of options: Roles and responsibilities

The table below summarises the above options to improve clarity of roles and responsibilities and strengthen accountability.

| Option | How it addresses the issue | Risks/costs/disadvantages |
|--|--|---|
| <p>Option 1: Publish further guidance to address identified gaps in participants understanding of their responsibilities <i>(Preferred)</i></p> | <p>This option will be effective where issues are driven by a lack of understanding of the regulatory requirements or how to comply.</p> <p>Comparatively quick to publish guidance as would not require legislative changes.</p> <p>Responsive and can be tailored to specific issues, sectors or areas of concern.</p> <p>Better information could also empower consumers to manage risks.</p> | <p>Requires supporting actions from other parties to be effective (for example, professional bodies disseminating guidance, practitioners choosing to read and follow the guidance).</p> <p>Does not address gaps in responsibilities we've identified</p> <p>Would have limited impact if it is the only option pursued.</p> |
| <p>Option 2: Require all designers to provide a declaration of design compliance with the application for a building consent <i>(Preferred)</i></p> | <p>Makes the responsibilities of designers more explicit and would be supported by existing accountability mechanisms so should therefore encourage more attention on quality assurance to get building work right first time.</p> <p>Fewer requests for information will reduce building consent authority time and effort in assessing applications and therefore increase capacity. Can focus their effort on higher risk applications.</p> <p>The requirement that design declarations need to be submitted by a person who is subject competency assessment and disciplinary process would use existing mechanisms to hold people to account.</p> | <p>The effectiveness relies on having consequences for those that do not take reasonable care in preparing plans. This requires enforcement to be in place and is dependent on an effective and efficient complaints and disciplinary process.</p> <p>Would require additional upfront time and cost to prepare designs, particularly where quality assurance is not currently a focus. We expect that this will lead to better applications requiring fewer requests for information which may reduce overall costs.</p> |
| <p>Option 3: On-site coordination and sequencing of building work</p> | <p>This would ensure that responsibility for sequencing and coordination is clearly allocated. This creates clear accountability, ensuring that sequencing and coordination is managed on-site, rather than by building consent authorities.</p> <p>It should lead to fewer inspections failures and notices to fix as issues sequencing and coordination will be</p> | <p>There is a risk is that people are unwilling to take on the role due to misperception that they would be responsible for the work of others. This could be mitigated by clearly defining the scope of responsibility (ie providing assurance that the work has been coordinated and sequenced in accordance with the consent, but not to oversee or supervise the quality of the</p> |

| Option | How it addresses the issue | Risks/costs/disadvantages |
|--------|--|--|
| | <p>better managed. Fewer re-inspections will free up building inspector time and capacity.</p> <p>Emphasises current best practice so should not come at a cost in many cases.</p> | <p>work carried out by individual builders or sub-trades).</p> <p>If sequencing and coordination is not being managed, there will be additional cost to employing someone to take on this role. However, this should lead to less construction delays.</p> <p>Risk that sufficiently qualified people are not available. Lead in times would need to account for this.</p> |

MBIE's preferred approach is to progress options 1 and 2 together.

Guidance (option 1) can be published relatively quickly and can be tailored to specific issues, sectors or areas of concern. Guidance is an effective tool for helping parties to meet their regulatory requirements – such as in this case, where MBIE has determined the regulatory responsibilities (set out in section 14A-G of the Act) of most parties is clear.

Requiring all designers to provide a declaration of design compliance with a building consent application (option 2) will make the responsibilities of designers explicit and provide greater consistency across design professionals. The compliance costs will be minimal for those designers that already have good quality systems and processes in place.

Option 3 requires further detailed design work before we can assess whether the Government should progress it. We seek your views on the benefits, costs, and risks to inform further advice on this option.

| Questions about options to clarify roles and responsibilities and strengthen accountability |
|---|
| <p>9. Do you agree with MBIE's preferred approach to progress options 1 (guidance) and 2 (declaration of design compliance requirement) as a package? Please explain your views.</p> |
| <p>10. Should there be a requirement for a person to be responsible for managing the sequencing and coordination of building work on site (option 3)? Please explain your views.</p> |
| <p>11. What are the risks with these options and how should these be managed?</p> |
| <p>12. Do you agree the declaration of design compliance should be submitted by a person subject to competency assessments and complaints and disciplinary processes? Please explain your views.</p> |
| <p>13. What information should be provided in a declaration of design compliance? Would the detail and type of information required in Form2A (Certificate of design work) be sufficient?</p> |
| <p>14. Should the declaration of design compliance replace the certificate of design work (for restricted building work)? Please explain your views.</p> |

| |
|---|
| 15. When might a design coordination statement be required? What should be the responsibilities and accountabilities of the person providing the design coordination statement? |
| 16. Should there be restrictions on who can carry out the on-site sequencing and coordination role? Would the site licence be sufficient to fulfil this function? |
| 17. What other options should be considered to clarify responsibilities and strengthen accountability? |

There are issues with the use of producer statements

This section discusses producer statements, which are professional opinions based on sound judgment and specialist expertise. We use the term ‘producer statement’ as it is widely understood, but note that a different term could be used in future to more accurately reflect the status of such statements.

The predecessor to the *Building Act 2004* defined producer statements and explicitly stated that building consent authorities could, at their discretion, accept a producer statement as establishing compliance with the Building Code. A producer statement could supplement, or be a substitute for, the building consent authority reviewing specific plan aspects itself, or conducting inspections under section 90 of the *Building Act 2004*. This reference was not carried over to the current Act due to concerns that councils had become over-reliant on such statements, sometimes accepting them without scrutinising their robustness and suitability.

The Act’s silence on producer statements places them in the same category as other information building consent authorities consider to determine whether the “reasonable grounds” test is met¹⁰. It also means that information on their scope, use and status is scattered across websites, policy documents and templates that are maintained by MBIE, building consent authorities, and professional bodies. Additional information is also contained in court judgments and MBIE determinations. This creates the following issues:

- There is no certainty, clarity or consistency about the purpose of producer statements, who should be able to provide them and how they should be used. Building consent authorities determine for themselves what they will and will not accept, sometimes through blanket policies such as requiring authors to be registered or have indemnity insurance.
- Information is not easily accessible: This is inefficient, reduces transparency and contributes to the uncertain nature of producer statements.
- Those providing producer statements may narrowly limit the content, scope, and conditionality of their statement because there are no central requirements or guidance to adhere to. This has implications for the quality and reliability of such statements.
- There is uncertainty within building consent authorities about the extent to which they can rely on producer statements. This can lead to unnecessary duplication, if the

¹⁰ The *Building Act 2004* allows building consent authorities to issue building consents and code compliance certificates if they are satisfied on reasonable grounds that the work meets the code.

building consent authority also requires a third party review of the design or construction.

Options to clarify the role of producer statements

MBIE agrees there is a need to provide the sector and building consent authorities with more clarity, certainty and consistency around producer statements. We have identified three high-level options that could do this. Two of these options would result in producer statements being brought back into the regulatory framework. These options are set out in Figure 2 below. MBIE seeks views on which of the three high-level options would best address the issues identified above.

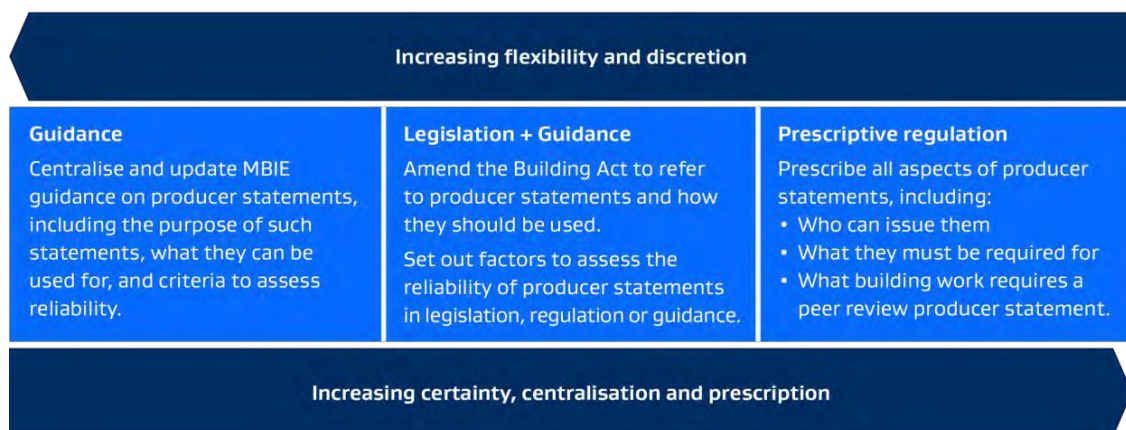


Figure 2: Options to clarify the role of producer statements

Assessment of options: Producer Statements

The table below assesses the options to provide the sector with more certainty and consistency around producer statements.

| Option | How it addresses the issues | Risks/costs/disadvantages |
|---|--|--|
| Option 1: Guidance alone Centralise and update MBIE guidance on producer statements including the purpose of such statements, what they can be used for, and criteria to assess reliability | Should drive consistency across building consent authorities by providing a single, authoritative source of information about the purpose and use of producer statements. Information more easily accessible to those who need it. Relatively easy to implement. | Inconsistencies and uncertainty may remain, as building consent authorities will need to continue to assess the reliability producer statements on a case-by-case basis. May not provide the legal certainty that building consent authorities are seeking. May have limited impact on the quality and reliability of producer statements, and therefore the willingness of building consent authorities to rely on them. Building consent authorities may continue to duplicate reviews carried out by other professionals if guidance does not provide them with sufficient confidence. |

| Option | How it addresses the issues | Risks/costs/disadvantages |
|---|--|--|
| <p>Option 2: Non-prescriptive legislation and guidance</p> <p>Amend Building Act to refer to producer statements and how they should be used, set factors to assess the reliability of producer statements in non-prescriptive legislation, regulation, and guidance</p> <p><i>(Preferred)</i></p> | <p>Should drive greater consistency about the purpose and how they should be used, over and above guidance alone.</p> | <p>May have limited impact on the quality and reliability of producer statements.</p> <p>Inconsistencies and uncertainty may remain, as building consent authorities will need to assess the reliability of producer statements on a case-by-case basis.</p> <p>Less flexibility when compared with option 1.</p> |
| <p>Option 3: Prescriptive regulation</p> <p>Prescribe all aspects of producer statements including</p> <ul style="list-style-type: none"> -who issues them -what they must be required for -what building work requires peer review producer statements | <p>Provides the most legal certainty for owners, practitioners and building consent authorities.</p> <p>Should improve the quality and reliability of producer statements and ensure consistency of process across building consent authorities.</p> <p>Should enable building consent authorities to confidently rely on the information provided, removing the need to review design or building work that has already been reviewed by a professional engaged by the owner.</p> | <p>Less flexible than the other options and will take time to establish and implement or amend if required.</p> <p>Depending on the design of the regime, could result in additional time and cost incurred by professionals, which would be passed on to the building owner.</p> <p>Some professionals may be reluctant to issue producer statements, due to a perception it could increase their exposure to liability if things go wrong.</p> <p>Effectiveness of this option relies on having adequate compliance and enforcement measures for those practitioners who do not take reasonable care eg through occupational regulation.</p> |

MBIE's preferred approach is to progress option 2 (non-prescriptive legislation and guidance). This option strikes a balance between providing the sector and building consent authorities with more clarity, certainty and consistency around producer statements, while still enabling some flexibility and discretion for building consent authorities.

While option 2 is preferred at this stage, we are interested in your views on whether more prescription is required (option 3), as well as the design of any preferred option, which is covered in the next section below.

Design considerations for any changes to clarify the role of producer statements

Should the Government decide to progress any of the options to bring producer statements back into the regulatory framework, there would be a number of detailed design issues to work through. These are set out below.

What should be the purpose of producer statements?

MBIE considers that building consent authorities are, and should remain, responsible for deciding whether the reasonable grounds test for issuing a consent or code compliance certificate is met. Producer statements are one tool that can help building consent authorities make these decisions. This can make the system more efficient if building consent authorities do not duplicate design or construction checking that has been done by others and better assigns responsibilities where building consent authorities do not have in-house expertise regarding specialist or technical aspects.

Who should be able to issue a producer statement?

There are no regulatory limits as to who can provide a producer statement and they can relate to a broad range of building work, from structural and geotechnical engineering, through to hydraulic services and solar panel installation. Some building consent authorities have imposed their own bespoke requirements, including maintaining registers of authors they will accept producer statements from.

We seek views on whether there should be limits to who can issue a producer statement (eg a specific qualification or mark such as being a Chartered Professional Engineer) or whether it should remain open to anyone with building consent authorities assessing the individual reliability of each statement. If who can issue a producer statement is limited, we seek views as to whether there needs to be some other form of documentation for trades and subject matter experts that are not regulated or are not subject to a registration system.

Whether authors of producer statements should be subject to consumer protection requirements (such as compulsory professional indemnity insurance) is a separate matter considered below.

How should producer statements be used?

We heard in submissions that producer statements can be over-relied on (taken at face value without assessing reliability) and under-relied on (building consent authorities requesting additional peer review on top of what has already been commissioned). The degree to which legislation, regulation or guidance directs how much weight building consent authorities should place on statements sits on a spectrum:

| | | | | |
|---|--|---|--|--|
| No weight (ie: building consent authority does not take producer statement into account) | Minimal weight (ie: building consent authority may consider statement but must still conduct inspections for building work covered by specific producer statement) | Discretionary weight (ie: assess weight based on relevant factors) | Extra weight (ie: more significant than other information, but not determinative) | Full weight (ie: sole reliance on statement without assessing other factors) |
|---|--|---|--|--|

“Full weight” is a form of self-certification. This is covered in the Assurance Pathways chapter under “Certification by accredited companies and approved professionals”.

Under “discretionary weight”, building consent authorities would determine what weight to place on a specific producer statement in the context of the project’s risks and the competency

of the author. This will inform the building consent authority's decision as to whether it needs other information (such as an additional third-party review) for it to be "satisfied on reasonable grounds" that the building work will be/is compliant.

Under "extra weight", producer statements would have an elevated status compared to other information (other than deemed to comply solutions) building consent authorities may consider and will be more influential in building consent authority decision-making. However, building consent authorities would still need to consider if there is other information that may demonstrate a producer statement cannot be relied upon.

These two options are more flexible as to the weight accorded to producer statements based on the project's risks and the author's competency. While this has the advantage of being more risk-based, it also means less certainty and consistency as to how it would be applied.

Your views of whether to limit who can provide producer statements may affect your views on what weight building consent authorities should place on them.

What are appropriate criteria to assess reliability of producer statements?

The criteria to assess the reliability of producer statements is contained in court cases, determinations, building consent authority policies and professional guidance (for example, Engineering New Zealand's Practice Note). We have identified the following common elements and seek views as to whether these are appropriate:

- **The nature and complexity of the project risks:** the likely consequences of non-compliance; quality assurance systems on the project such as onsite monitoring and peer review; and whether concerns have been raised about the quality of the work. Risk influences the weight given to statements.
- **Content of the producer statement:** the completeness of the statement including assumptions and limitations; associated information such as drawings, calculations, plans, investigation and test results; the author's or applicable regulatory or membership body's relevant quality assurance systems; and specific site/building information.
- **Competency of the person preparing the producer statement (the author):** the author's qualifications; professional affiliations such as memberships and registrations (including whether the author is subject to a Code of Conduct and disciplinary processes); experience, including any complaints against the author; and the author's scope of skills and expertise.
- **Independence:** whether the author has any financial or other interest in the project.

Should authors of producer statements be required to hold professional indemnity insurance?

Many building consent authorities consider an author's indemnity insurance cover to decide whether to accept their producer statements. This can be on a case-by-case basis or as part of a decision to place the author on a register. Strictly speaking, whether an author has adequate indemnity insurance is irrelevant to whether their producer statement is sufficiently accurate

and reliable to inform a decision about compliance. However, we also heard from submitters that building consent authorities take on too much responsibility for assurance and can be overly risk averse.

MBIE seeks views on whether the level of indemnity insurance cover held by the producer statement author should be a relevant criterion when assessing the reliability of a producer statement. Requiring indemnity insurance policies for producer statement authors would manage building consent authorities' level of exposure under the joint and several liability rule (provided insurance products are available). It also has the benefit of providing an additional layer of consumer protection for any non-compliant building work.

| Questions about producer statements |
|---|
| 18. Do you agree with MBIE's preferred approach to progress option 2 (non-prescriptive legislation and guidance)? Please explain your views. |
| 19. What should be the purpose of producer statements and what weight should be given to them? |
| 20. Should there be restrictions on who can provide a producer statement? Please explain your views. |
| 21. What is the appropriate criteria to assess the reliability of producer statements? |
| 22. What other risks need to be managed? |

Chapter 5 – New assurance pathways

A consent system that more closely calibrates cost and effort to the level of risk would be more efficient and effective. Assurance roles should be done by those with the requisite specialist expertise and who are best placed to manage risk.

Submissions on the issues discussion document indicated strong support for the consent system to more appropriately take risk into account. There are both formal and informal ways to achieve this: from better central guidance to assist building consent authorities to think about risk, through to formal legislative pathways that legally shift accountability from the building consent authority to elsewhere in the sector.

Currently, individual building consent authorities have their own frameworks and policies for dealing with risk to make decisions on issuing building consents and code compliance certificates. For example, some building consent authorities have established partnership programmes that provide a streamlined service for partners with demonstrated quality assurance systems (QA systems) and compliance track records.

This chapter identifies three options that would assist building consent authorities to take a more risk-based approach. This includes two formal assurance pathways that would shift some of the building consent authority assurance role to other participants with the required expertise to manage risk appropriately:

- Self-certification: Allowing accredited companies or approved professionals to self-certify building work so that building consent authorities do not need to review plans and/or inspect work.
- Commercial consent: Basing the consent on a project-specific risk profile and quality assurance process agreed by the applicant and a building consent authority.

Any options that redistribute responsibility in the building consent system will depend on others being prepared and able to take on that responsibility. Options will also need to carefully consider how consumer protection is maintained. For example, if the option to allow self-certification reduces oversight by a building consent authority, the design of the option will need to include appropriate eligibility criteria, accountability mechanisms and financial redress measures if things go wrong.

Building Amendment Act 2012

The *Building Amendment Act 2012* introduced three new consent types to sit alongside the standard consent.

MBIE stopped implementation work in 2017 amid concerns about workforce capability and whether the regime's benefits outweighed its compliance costs. Since then, the 2012 regime has sat on the statute book and has not come into force.

MBIE has re-examined the regime and proposes to start afresh with the new assurance pathways outlined in this chapter, incorporating the commercial consent contained in the 2012 regime. This allows MBIE to develop pathways that achieve the intended benefits of the 2012 regime, while taking into account the changes that have occurred in the sector and fixing the issues with the 2012 regime.

The creation of new assurance pathways, while not directed at building supplies, may also help address some of the underlying problems the Commerce Commission identified in its market study report on residential building supplies.

The proposed self-certification pathway follows on from MBIE's statutory review of the *Plumbers, Gasfitters and Drainlayers Act 2006 (Ministry of Business, Innovation and Employment, pp25-30)*¹¹ which recommended that self-certification for construction trades as a whole be considered as part of the consent review.

The proposed pathways are not mutually exclusive and could be implemented in a stand-alone way or together as a package. MBIE's preferred approach is to progress the options as a package, by issuing guidance for building consent authorities (option 1), progressing policy work on the detailed design of the two new assurance pathways (options 2 and 3), and repealing the inactive risk-based consenting provisions in the Building Amendment Act 2012.

MBIE seeks views to assess each option, and to inform the detailed design of those options the government chooses to progress.

Option 1: Taking a more risk-based approach under current regulatory settings

There is scope for building consent authorities to take a more risk-based approach to building consents within current regulatory settings, without creating new formal assurance pathways and we are aware many building consent authorities already do this.

We are interested in any barriers to building consent authorities taking a more risk-based approach. One option is for MBIE to issue guidance on how building consent authorities should think about and manage risk (for instance, on virtual inspections).

Assessment of option

The table below assesses the option to develop guidance.

| Option | How it addresses the issue | Risks/costs/disadvantages |
|---------------------------------|--|---|
| Guidance (Preferred) | Guidance can be published relatively quickly and will support building consent authorities take a better risk-based approach when making decisions on issuing building consents and code compliance certificates. Lifts capability of building consent authorities to make better use of the current legislative framework. | Guidance alone may not be sufficient to address consistency issues across building consent authorities. |

¹¹ Ministry of Business, Innovation and Employment (2021). *Statutory Review Report of the Plumbers, Gasfitters, and Drainlayers Act 2006*. Ministry of Business, Innovation and Employment.
<https://www.mbie.govt.nz/dmsdocument/13715-statutory-review-report-of-plumbers-gasfitters-and-drainlayers-act-2006>

| Option | How it addresses the issue | Risks/costs/disadvantages |
|--------|--|---------------------------|
| | This would align with the Commerce Commission's suggestion that a new building consent authority education and mentoring function could provide a risk framework for assessing non-compliant risk. | |

Question about taking a more risk-based approach under current settings

23. To what extent would MBIE guidance assist building consent authorities to better take a risk-based approach under existing regulatory settings?

Option 2: Certification by accredited companies and approved professionals

This option would allow accredited companies and approved professionals to certify work they have carried out. The two sub-options would be profession and work neutral (ie: the regulatory framework would set out criteria for a company or approved professional to self-certify) rather than regulation explicitly listing qualifying professions or types of building work.

We seek views on whether some building work should never be self-certified because the increased risk to building safety and quality cannot be sufficiently mitigated. This recognises that the person carrying out the work may, even exercising due diligence and using best efforts, make mistakes or miss something due to their proximity to the work. Other reasons may be that the work is so complex it should always be reviewed by an independent third party, or there may be business or client pressures to cut corners.

Option 2a: Accredited companies

This option would allow companies to certify work the company carries out. Examples include:

- a group home builder could self-certify the design and construction of homes; or
- a bespoke design company could self-certify its designs.

Option 2b: Approved professionals

This option would allow approved members of regulated professions, such as plumbers and licensed building practitioners, to certify their own work. This would require some form of regulatory body to implement an approval regime and assess and approve a sub-set of eligible professionals to self-certify. Approved professionals would be subject to a proactive audit regime, and complaints and disciplinary processes.

The diagram below outlines the two non-exclusive options for self-certification.

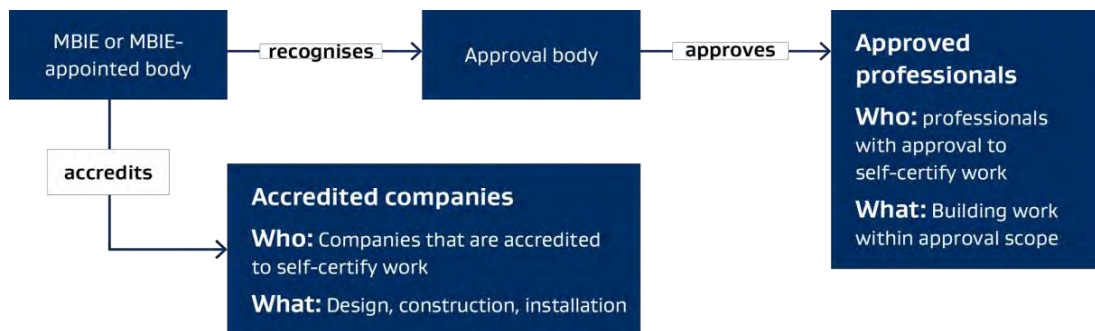


Figure 3: Self-certification options

Accredited companies and approved professionals would be responsible for compliance

The building consent authority's role would be similar to that under BuiltReady, namely to check the relevant certificate has been validly issued by an accredited company or approved professional and is within the scope of what the accredited company or approved professional is authorised to self-certify. The building consent authority would be required to accept the certificate as demonstrating compliance under s19 of the *Building Act 2004*.

This means that the approved professional or accredited company actually doing the work certifies that it complies with the Building Code. Building consent authorities would not conduct inspections (or, in the case of self-certified design work, review the design) to check the work complies with the Building Code or the issued consent, and would therefore not be liable if it is non-compliant.

Eligibility criteria and requirements for professional and company certification

The current regime for gasfitters provides a potential blueprint for self-certification. However, the statutory review of the Plumbers, Gasfitters and Drainlayers Act and the *Sapere* report¹² (commissioned as part of the statutory review) found that limited data and auditing meant it was not possible to accurately assess how the regime is working. Rolling this regime out to other trade professionals increases the risk that any current weaknesses would permeate the sector and not become apparent until they are acute and widespread. The *Sapere* report identified four key conditions for a self-certification regime:

- Clear rules setting out responsibilities of tradespeople, that are understood by consumers (and potential consumers)
- A training and registration regime that ensures tradespeople are competent and up to date with current practices and regulations and that certifiers have the requisite skills to certify
- A credible auditing regime

¹² Sapere (2020). *Self-certification in construction industry trades: Report to Ministry of Business Innovation and Employment*. Sapere. <https://www.mbie.govt.nz/dmsdocument/13712-sapere-report-self-certification-in-construction-industry-trades>.

- An enforceable obligation on the certifier to remediate over a suitable period.

We have therefore developed proposed outcomes and design elements on a first principles basis, drawing on principles contained in the *Sapere* report and the BuiltReady scheme. We seek views as to whether these are the right outcomes for a possible self-certification regime.

We are, at this point, simply seeking views on the feasibility of self-certification options and are not seeking views on the current gasfitters regime. We anticipate further consultation with industry if options are developed that impact the gasfitters regime.

| Desired outcome | Means to achieve outcome | |
|---|---|---|
| | Accredited company route | Approved professional route |
| High confidence that self-certified work complies with the Building Code | Company / approved professional has appropriate quality assurance systems. | |
| | There are processes and requirements in place to ensure self-certifiers: <ul style="list-style-type: none"> • are competent in certification; • have a good current understanding of Building Code requirements; • are subject to ongoing performance monitoring and continued training/experience requirements; and • keep robust records to enable effective audit. | |
| | There is a proactive audit regime (formal audits and spot checks) to monitor compliance. | |
| Consumers have a remedy for non-compliant work | There are appropriate disputes and complaints processes. | |
| | Company has adequate means to cover civil liabilities for non-compliant work. | Consumer has access to a remedy for non-compliant work. |
| Careless or incompetent self-certifiers are identified and subject to disciplinary action | Entry criteria: “fit and proper person” requirements | |
| | Company has appropriate: <ul style="list-style-type: none"> • complaints processes • human resources processes | There are appropriate: <ul style="list-style-type: none"> • complaints processes • disciplinary processes |
| | Company has policy and processes to identify and manage conflicts of interest. | There is an enforceable code of ethics to deal with poor behaviour, including conflicts of interest. |

Ensuring consumers have a remedy: adequate means and insurance

We seek views on whether the BuiltReady “adequate means” test would be appropriate to apply to companies seeking accreditation to self-certify. This requires a company to have “adequate means” to cover civil liabilities.¹³ It examines an applicant company’s balance sheet strength, working capital position, asset quality, insurance policies, and risk management procedures and systems.

A common way to make sure professionals are in a position to recompense a consumer for non-compliant work is to require the professional to be insured. Options could include requiring approved professionals to hold warranty insurance, either on their own account or

¹³ Parliamentary Counsel Office. (2022). *Building (Modular Component Manufacturer Scheme) Regulations 2022*. Parliamentary Counsel Office.
<https://www.legislation.govt.nz/regulation/public/2022/0171/latest/LMS697974.html>

through a professional membership body (such as Master Plumbers, Master Builders etc). We are conscious that insurance requirements will require relevant insurance products to actually be available. We seek views on whether there are other options, such as assessing a professional's financial stability, or recognising a professional membership body's guarantee or warranty scheme for approved professionals that is **not** backed by insurance, would be sufficient to protect the consumer.

Assessment of option: Self-certification

The table below assesses the self-certification options.

| Option | How it addresses the issue | Risks/costs/disadvantages |
|---|---|--|
| Self-certification <i>(Preferred)</i> | <p>Responsibility is placed on those who are doing the work, and who may be in a better position to manage risks arising from it.</p> <p>Better calibrates cost and effort to risk, recognising that participants with good quality assurance systems and compliance records present lower risks. Provides an incentive for participants to improve in order to benefit from self-certification.</p> <p>Makes self-certifiers accountable for their work which could improve quality.</p> <p>More efficient. Reduces costs and delays, particularly from awaiting building consent authority inspections.</p> | <p>Implementation would take time and involve establishment costs to set up regimes. Likely to take some years to implement.</p> <p>Could exacerbate challenges of coordination and sequencing on building sites including the interface with work carried out by different trade disciplines if it encourages professionals and companies to take a narrow view of their responsibilities rather than recognising shared responsibility for the building.</p> |

Questions about options for self-certification

24. To what extent would self-certification align assurance with risk levels and sector skills?
25. MBIE has identified three desired outcomes for certification (high confidence that work complies with the Building Code, remedy for non-compliant work and that careless or incompetent certifiers are identified and held to account). Do you agree with the three proposed outcomes and the means to meet these outcomes? Please explain your views.
26. What are the potential risks for self-certification and how should these be managed? Is there any type of work that should not be able to be self-certified?

Option 3: Commercial consent

Commercial projects are currently subject to the same building consent process as residential homes. In practice, many of these projects are commissioned by well-informed clients, and are designed, built, supervised and peer reviewed by experienced, contractually accountable professionals. Some building consent authorities may lack the in-house technical expertise to carry out detailed design checks and inspections, and instead rely heavily on third-party review of design and specifications, as documented in producer statements.

This option would provide an alternative regulated consent process for some commercial projects. A client (or their agent) could potentially choose to use this process instead of the standard consenting pathway, or it could be mandatory for more complex projects. The potential scope of this option is discussed in more detail below.

The commercial consent would be based on a project-specific risk profile and quality assurance system

This process would be based on a project-specific risk profile and quality assurance system developed by (or on behalf of) the client and approved by a building consent authority. This means project risks are considered early in the design process, with quality assurance systems developed that are proportionate to the agreed risk levels. The building consent authority would rely on design professionals to verify compliance, supported by third party review. This drives more efficient outcomes and reduces scope for duplication where building consent authorities undertake or contract their own reviews on top of the applicant's own third-party review. It also places responsibilities for assurance on the specialists who are best placed to provide it, such as technical engineers.

The building consent authority would issue a certificate upon completion based on whether the agreed quality assurance system has been followed, and compliance documentation is complete. The existing powers of territorial authorities would be maintained, for example to issue notices to fix, carry out inspections or intervene in the case of dangerous and insanitary buildings.

Risk profile

The risk profile would identify the nature and level of risk for a building project and the likelihood and potential consequences of non-compliance. Relevant factors would include the complexity of the building, the proposed and potential uses of the building, the level and frequency of human occupation, the skill level and compliance history of the practitioners involved in the project, and public safety risks, such as fire safety and the safety of fire fighters.

Quality assurance system

The quality assurance system would be tailored to the risk profile to ensure cost and effort is proportionate to the assessed risk, and would be agreed between the building consent authority and the applicant. The quality assurance system would include:

- Clear and unambiguous roles, responsibilities, and accountabilities for all participants.
- The procurement model and how it will ensure inputs meet both contract and Building Code specifications.
- The control procedures that ensure specified functions are done by those technically competent to do so (eg qualified façade engineers certify façade installation).
- The carrying out of all critical third party reviews and requirements for those reviews (eg level of experience and independence).

- System controls for product design and development, with review, approval, verification and monitoring requirements.
- Systems to ensure that all design changes (during the design stage and during construction) are validated, managed and documented.

As evidenced by the last bullet point, this process requires the building consent authority and applicant to pre-agree a system to allow for design changes as construction progresses. This recognises that design changes are inevitable on large projects, and better reflects modern procurement whereby design of specialist elements is often completed after sub-contractors are hired, sometimes long after a consent has been issued. A validation requirement may, for instance, include third party review and/or lead designer sign-off.

Questions about the option of a new commercial consent process

- 27.** To what extent would the commercial consent process align assurance with risk levels, the respective skills of sector professionals and building consent authorities?
- 28.** Would it enable a more agile and responsive approach to dealing with design changes as construction progresses? Please explain your views.

Design considerations for a new commercial consent process

Should the Government decide to progress development of a new commercial consent process, there would be a number of detailed design issues to work through. These are set out below.

Scope of commercial consent

This process would be most suitable for complex construction projects with multiple technical experts. MBIE is exploring current commercial building definitions (used to determine national competency of building control officers) to set out a mixed mandatory/voluntary scope as per the table below.

| | |
|------------------|--|
| Mandatory | Commercial 3: All uses of buildings that are over four storeys high, or contain over 500 occupants or sleeping care or sleeping detention facilities greater than single storey. |
| Voluntary | Commercial 2: Commercial, industrial, communal residential and communal non-residential buildings equal to or less than four storeys and an occupancy load of equal to or less than 500 people or that are single storey. |
| | Commercial 1: Commercial, industrial and communal non-residential buildings and their associated outbuildings and ancillary buildings equal to or less than two storeys and an occupancy load of equal to or less than 100 people or residential buildings up to two storeys and with horizontal fire separation. |

We considered other options to determine scope, such as the classified uses and building importance levels in clauses A1 and A3 of the Building Code, or a more open definition of risk. Our preliminary view is that the national competency definitions would be preferable as they are simple, well-understood, already used by building consent authorities, and a useful proxy

for complexity. While the definitions will not always perfectly align with risk (eg a commercial 3 building may be less complex than a commercial 1 building because of ground conditions), they have the benefit of being clear as to what buildings are in or out of the proposed scheme.

Making the proposed process voluntary for commercial 1 and 2 buildings would assist with transition, as companies will be able to develop quality assurance systems in a staggered way to reduce the risk of supply issues. It would also allow time for the cultural shift towards greater practitioner accountability. Initial implementation for a narrow range of buildings would give MBIE time to assess how the process is working, before any potential future decisions to extend it to a larger building cohort. We also note that transitional arrangements would need to be carefully designed and discussed with industry to avoid supply issues, particularly for any buildings for which the process would be mandatory.

We seek views on whether the process could be optional for single residential builds that have a high level of complexity due to unique or elaborate design elements.

Roles, accountabilities and responsibilities under the commercial consent

Design and construction professionals

Professionals would have primary responsibility for verifying compliance with the Building Code through design and construction monitoring. Professionals would sign declarations that the building consent authorities can audit to verify that the agreed quality assurance system, including requirements for third party review, is being followed. These compliance documents would explicitly provide assurance that the building work complies with the Building Code.

Owner

The owner would have expanded responsibilities from that currently in the Building Act. They would be responsible for providing the building consent authority with all supporting compliance declarations required by the quality assurance system and ensuring these are signed by appropriately qualified people.

Building Consent Authorities

The building consent authorities' role would focus on process compliance (conducting audits to ensure the agreed quality assurance system is followed) rather than design and build compliance. The building consent authority's issuance of a certificate after a project is completed would be based on whether the agreed quality assurance system has been followed and the compliance documentation is complete.

We seek views on what responsibilities a building consent authority should have under this potential process, over and above auditing compliance with the quality assurance system and its ordinary powers as a territorial authority (issuing notices to fix and powers in relation to dangerous or insanitary buildings). In particular, what requirements or powers would be required for a building consent authority to fulfil its auditing role, and any additional powers to ensure building safety if the building consent authority has concerns about compliance.

Project/site coordination and overall responsibility

The proposed self-certification process relies upon the agreed quality assurance system being followed. Our preliminary view is that someone on the construction project team must own the agreed quality assurance system and have the power to enforce it. Options for this include: the owner, a head contractor, or a Coordinating Responsible Person (appointed by the owner).

We also seek feedback on whether entry requirements are desirable to ensure only those who are truly ready and capable of creating, following and enforcing a quality assurance system can use the proposed process. This mitigates the risk of unsuitable participants trying to use the process and building consent authorities having to overstep their role to fill the capability gap. We are interested in how entry requirements would impact competition and supply, including from overseas companies.

Assessment of option: Commercial consent

The table below assesses the commercial consent option.

| Option | How it addresses the issue | Risks/costs/disadvantages |
|---|--|---|
| Commercial consent <i>(Preferred)</i> | <p>Distinguishes between commercial and residential projects, recognising that such projects are different in nature with different risks. Provides a different process to deal with such risks.</p> <p>Places assurance in experts who are best placed to identify and manage risks (eg geotechnical risks are managed by geotechnical engineers).</p> <p>Recognises commercial projects have technical and specialist aspects for which building consent authorities may not have the required in-house expertise.</p> <p>More agile, providing an agreed process to deal with project changes. This better reflects modern procurement practices where specialist design elements are completed after sub-contractors are hired, often after a consent is issued.</p> | <p>Building consent authorities that process commercial consents would need to invest in additional capability to validate design and construction quality assurance systems and audit adherence to the agreed quality assurance system.</p> <p>The proposed approach likely builds on existing quality assurance systems and informal arrangements with building consent authorities for large operators. There are likely additional costs for smaller scale commercial builders and developers that use project specific building companies.</p> <p>Project-specific nature of proposed process may exacerbate challenges of inconsistent and unpredictable application within and between building consent authorities.</p> |

Third party review

Third party review is routinely used in construction to ensure compliance as well as identify design improvements and/or savings. It is a key component of the quality assurance system to ensure compliance. To a large extent, this may simply formalise existing practice whereby building consent authorities will request third party review, in the form of producer statements from technical experts, to assess compliance.

We seek views on whether the type and nature of third-party review should be determined on a project specific basis (through the agreed quality assurance system) or whether some features should be mandatory. This could include, for instance, making third party review mandatory for specified critical building elements (eg fire safety design) or through the setting of conditions (eg requiring reviews of structural elements by a Chartered Professional Engineer with a certain level of experience).

What protections are necessary for commercial owners?

Commercial projects are subject to contracts with clauses, among other things, setting out obligations and processes for disputes, remediation and insurance. Commercial owners are almost always more well-informed and better able to protect their interests through negotiated contracts than residential owners. Commercial owners are also better placed to pursue a remedy through the courts when things go wrong. Our preliminary view is that commercial owners can be relied upon to protect their own interests and do not require regulatory protection (for instance, in the form of mandatory professional indemnity insurance requirements).

| Questions about the design considerations for the commercial consent process |
|--|
| <p>29. What should be the scope of the commercial pathway? Should it be mandatory for Commercial 3 buildings and voluntary for Commercial 1 and 2 buildings? Please explain your views.</p> |
| <p>30. Do you agree with the proposed roles, responsibilities and accountabilities? Please explain your views.</p> |
| <p>31. What would be the risks with the commercial consent pathway and how should they be managed? Please comment on entry requirements, site coordination, overall responsibility for the quality assurance system, third party review and what (if any) protections would be needed for owners of commercial buildings.</p> |

Building Amendment Act 2012 consent regime

The *Building Amendment Act 2012* contains a new risk-based consenting regime that has been enacted but not implemented. MBIE recommends repealing this regime to allow the new assurance pathways outlined in this chapter to be developed from the ground up.

What is it?

The *Building Amendment Act 2012* created a new consent regime with four consent types:

- 1.1. Low-risk consent
- 1.2. Simple residential consent
- 1.3. Commercial consent
- 1.4. Standard consent (this consent process would continue).

Why hasn't it been implemented?

The risk-based consenting regime has sat on the statute book without being brought into force, for the following reasons:

- The previous Government set a range of pre-conditions that had to be met for the risk-based consenting provisions to come into force, including: greater awareness of the Building Code; competent building practitioners; enhanced consumer protection measures; and an effective monitoring regime. Not all pre-conditions have been sufficiently met.
- There were concerns about workforce capability, whether the new consents appropriately manage risk, and whether the regime's benefits would outweigh its compliance costs.

Consultation on regulations to support implementation of the regime revealed problems with the new consent types. This pointed to the need for a more systemic approach to support the shift in accountabilities without compromising building quality.

The sector and the *Building Act 2004* have evolved significantly since 2012. The current review provides an opportunity to consider the *Building Amendment Act 2012* consent regime afresh in light of significant changes in the sector that have occurred since 2012:

- The *Building (Exempt Building Work) Order 2020* significantly expanded the categories of building work that does not require a consent, including for some work completed by licensed building practitioners. It is not clear that there is sufficient low-risk building work outside of Schedule 1 to justify implementing it.
- The sector has evolved its thinking as to how companies are placed to provide assurance, with schemes such as BuiltReady allowing certified companies to certify their modular components.
- Submitters on the issues paper demonstrated an appetite for assurance pathways that are not limited to licensed building practitioners.

MBIE proposes that the *Building Amendment Act 2012* consent regime be repealed and that the review start afresh with consideration of the proposed new assurance pathways outlined earlier in this chapter.

Question about options for new pathways to provide assurance

32. Do you agree with MBIE's preferred approach to progress policy work on the detailed design of the two new assurance pathways, repeal the inactive risk-based consenting provisions in the Building Amendment Act 2012 and issue guidance for building consent authorities? Please explain your views.

Chapter 6 – Better delivery of building consent services

The delivery of building consent services should be as consistent as possible, with the system set up to achieve economies of scale and reduce duplication and unnecessary costs.

The national performance-based Building Code came into force in 1992. It was intended to bring about more consistency in building requirements. However, control provisions were also designed to be “flexible in application, to accommodate differences in culture and geography”, as territorial authorities would continue to administer building consents.

Today, this means different people – with varying experience and tolerance for risk – interpret the Building Code and use different processes, contributing to its fragmented implementation.

There are also significant capacity and capability constraints in the sector. Building consent authorities report it is increasingly difficult to attract and retain appropriately qualified building control staff due to skill shortages, competition with the private sector, and the accreditation scheme’s emphasis on policies, procedures and systems.

Some sector participants proposed that a smaller number of building consent authorities would improve the consistency, efficiency and effectiveness of the building consent system. However, mandating this would involve a high level of risk and further disruption to local government, which is currently facing significant challenges and reform. In any case, most submitters broadly agreed that the current building consent system is not fundamentally broken, but there was consensus that there is substantial opportunity for improvement.

Many submitters considered that the focus should be on ensuring greater consistency across the system, regardless of the institutional structure. The options in this section therefore consider how to support building consent authorities to achieve greater consistency, reduce duplication and unnecessary costs, and achieve economies of scale in delivering consenting services. The options are set out under three categories:

- *Category A: Providing greater national direction and consistency within the current structure:* These options seek to increase the consistency, transparency and predictability of the process for applicants across Aotearoa New Zealand.
- *Category B: Boosting capacity and capability across all building consent authorities:* These options seek to increase building consent authorities’ capacity to address demand and build greater collective capability across the system.
- *Category C: Supporting building consent authorities to achieve greater economies of scale:* These options seek to reduce duplication and achieve greater economies of scale and reduce costs for individual building consent authorities.

Many of the options will require greater system stewardship by MBIE, through supporting building consent authorities to achieve these outcomes and objectives.

We are not proposing any preferred options in this chapter at this stage. Further policy work and consultation is required to identify the options that will have the greatest positive impact on the delivery of building consent services.

Category A options: Providing greater national direction and consistency

Each building consent authority determines its own process and requirements to fulfil its duty to be satisfied on reasonable grounds that building work meets the requirements of the Building Code. The *Building (Accreditation of Building Consent Authority) Regulations 2006* sought to support greater national consistency. While these have been somewhat successful in achieving this outcome, some variation remains. This is particularly frustrating for designers and builders working across multiple territorial authorities.

These options are not a package nor are they mutually exclusive. We seek your views on which options would best improve consistency. We also seek views on any other ideas as to how processes and requirements could improve consistency and predictability.

Option 1: Ensure nationally consistent processes and requirements

To increase consistency in application requirements, the way the consent process is carried out, and decision making, MBIE could:

- prescribe or establish best practice processes for building consent applications and assessments
- develop a model quality manual for building consent authorities that identifies best practice
- issue guidance for building consent authorities on interpreting or implementing key regulatory requirements or duties.

Measures to establish more consistent processes across the 67 building consent authorities would likely be more effective if they were prescribed and mandatory. However, this would see a move away from the current approach where individual building consent authorities have the autonomy to establish and maintain the processes that best suit their local needs and interactions with wider council systems and processes.

In December 2022, MBIE published a [standard order of documents checklist](#)¹⁴ for residential building consent applications. The checklist supports applicants to submit well-organised and clearly set out plans, which in turn should reduce processing time and the likelihood of requests for information. We expect it will also result in greater consistency across building consent authorities in their expectations of how applications should be structured.

We seek your views on what else MBIE could consider to ensure nationally consistent processes and requirements.

¹⁴ Ministry of Business, Innovation and Employment. (2022). *Standard Order of Documents Checklist*. Ministry of Business, Innovation and Employment. <https://www.building.govt.nz/projects-and-consents/apply-for-building-consent/support-your-consent-application/standard-order-of-documents-checklist>

Option 2: Review building consent application and processing systems to identify nationwide technology approaches

Technology can increase productivity and improve consistency by ensuring application processes are similar across the country, and that building control staff follow the same procedures and record decisions in the same way.

The adoption of digital systems over the last decade or so has led to two types of systems emerging – specialist systems that focus on consenting only and systems that exist as a component of a wider council IT system. Either type of system has required significant financial and administrative commitment from building consent authorities to the platform of choice.

Greater consistency and accessibility of consenting systems is needed

Stakeholders have raised frustration with managing login details for different systems and the inefficiencies that arise from having to meet variable application requirements across different territorial areas. To address these issues, some submitters suggested establishing a single login portal for all consent applications and/or a national IT system for all consent applications and processing.

MBIE supported the initial phases of Simpli, an online login portal that can link to council IT or third-party systems. This has gone some way toward promoting consistency and accessibility for applicants, with nearly half of all building consent authorities using Simpli.

Technology options to improve productivity, consistency and accessibility

Technology options to improve productivity, consistency and accessibility are extremely complex and costly, and need to be progressed with caution and a clear understanding of the existing barriers and constraints to technology alignment. MBIE therefore proposes a review of current consenting technology systems to:

- better understand barriers to aligning current systems
- identify potential pathways toward greater interoperability¹⁵
- understand the capacity of stakeholders to modify their existing systems.

Based on the findings of the review, MBIE would develop detailed options to improve alignment between systems. This could include greater adoption of existing systems, or the establishment of a national IT system that replaces (in full or part) current systems.

Key priorities and outcomes of a review would include:

- a more consistent and accessible user-experience for applicants
- increased interoperability between systems
- greater consistency of building consent processes across building consent authorities
- access to more standardised and consistently formatted data from across the country.

¹⁵ The ability of computer systems or software to exchange and make use of information.

To help shape the scope and approach of any review we are seeking feedback on:

- the degree of impact that different electronic building consent application and processing systems have on efficiency, consistency and accessibility for building consent applicants
- the technical, financial, and political barriers to aligning electronic consenting systems
- the capacity and willingness of the sector to move toward greater alignment of systems.

Option 3: Supporting uptake of remote inspection technology

Remote building inspections can streamline the inspection process, reduce costs and increase efficiency. There has been some uptake of remote inspection technology, which enables building control officers to undertake inspections using video calling and photographic evidence submitted by the building professional onsite. This technology is not yet used widely or consistently across building consent authorities.

MBIE recognises the potential productivity gains of remote inspection technology and is currently progressing some initiatives, including:

- research and case studies to better understand the benefits and barriers of remote inspections
- investigating whether creating a building related standard for remote inspections would help reduce barriers to compliance with the Building Code
- undertaking a pilot to test the reliability of remote inspections for plumbing and drain laying work.

Options to support uptake of remote inspection technology

Alongside current initiatives, MBIE could develop guidance to support the uptake of remote inspections, covering areas such as:

- when remote inspections are suitable
- processes for undertaking inspections and signing off work
- managing issues that arise in the process
- what to look for when selecting a remote inspection system.

MBIE acknowledges that while remote inspections can provide cost savings and productivity gains, there are barriers to uptake. It is unclear whether (and to what degree) barriers are risk-based, cost-based, due to real or perceived regulatory barriers, or because of technology capability issues.

We are seeking feedback on the key barriers faced by building consent authorities in adopting remote inspection technologies and processes, and what else MBIE could do to support uptake.

Option 4: Centralise training for building control officers

Stakeholders have reported that there are sometimes inconsistencies within a single building consent authority. The building consent system has hundreds of building control officers with varying qualifications and experience, so some variability is inevitable. Nonetheless, it is desirable to reduce these inconsistencies to avoid situations where applicants receive substantially different requests for information, or even different decisions, when making applications to the same authority.

New building control officers need to undertake considerable on the job training to become competent inspectors (Litmus, 2020).¹⁶ This training can be variable, depending on the level of expertise available in-house and the availability of experienced building control officers in the context of significant resourcing pressure.

One way to improve consistency across new building control recruits could be for MBIE or an appropriate industry body to lead the development of a centralised training program for all new building control officers. This would provide a consistent baseline for introducing new building control officers to the system. There could also be scope in future to extend the initial training with supplementary modules to support further upskilling and specialisation.

Assessment of options: Category A

| Option | How this addresses the issues | Risks/costs/disadvantages |
|---|---|---|
| Option 1: Ensure nationally consistent processes and requirements through regulation, guidance or best practice | Increases the transparency and predictability of processes for applicants and the sector. Supports better and complete applications, potentially reducing delays and requests for information. | Costs and time taken to implement would likely be low for guidance but would increase for mandatory options. May not allow for flexibility where it is desirable. |
| Option 2: Review current systems and identify nationwide technology approaches to improve consenting consistency and accessibility | Supports a more consistent and accessible user-experience for applicants. Supports increased interoperability between systems. Supports consistency of building consent processing and decision-making by building consent authorities, leading to greater certainty for applicants. Reduces inefficiencies and compliance costs when lodging applications, particularly for | Beyond the initial review, the implementation timeframe for any solutions would be considerable. Significant implementation and technical challenges to integrate different platforms. Some options are likely to have high cost which could be a significant obstacle to BCAs and councils. Requires buy-in from all building consent authorities for full benefits to be gained. |

¹⁶ Litmus. (2020). *Evaluation of the Building Consent Authority Accreditation Scheme*. Litmus.
<https://www.building.govt.nz/assets/Uploads/building-officials/bca-accreditation/bca-accreditation-scheme-evaluation-report.pdf>

| Option | How this addresses the issues | Risks/costs/disadvantages |
|---|---|---|
| | <p>applicants that work across different territorial areas.</p> <p>Improved performance monitoring through access to more standardised and consistently formatted data from across the country.</p> | <p>Disruption to building consent authorities, particularly for a national IT system.</p> |
| <p>Option 3: Better enable remote inspection technology</p> | <p>Increases efficiency by reducing delays from waiting for inspection slots, reducing costs.</p> <p>Helps capacity constraints by freeing up more building control officer time.</p> | <p>Risks in relying on photo evidence to make decisions about compliance (although remote inspections could also be live-streamed).</p> <p>Relies on good internet connectivity for live-streamed options.</p> <p>Will require system controls (eg location data) to be confident about compliance.</p> |
| <p>Option 4: Centralise training for building control officers</p> | <p>Greater consistency among building control officers.</p> <p>May reduce the need for on-the-job training and reduce capacity constraints.</p> | <p>Could involve high establishment costs.</p> |

Questions about providing greater national direction and consistency

33. Which options would best support consistency and predictability given costs, risks and implementation timeframes? Please explain your views.

34. What other costs and risks need to be considered?

35. Are there any other options that would support consistency and predictability?

Category B options: Boosting capacity and capability across the system

The building consent system is under pressure to approve work quickly. The wider building and construction sector is also under pressure to deliver building work quickly. Capacity and capability constraints are a key issue as demand exceeds supply.

Building consent authorities report that it is increasingly difficult to employ and retain building control officers. There is a range of contributing factors, including attracting staff to smaller regional locations, higher remuneration in the private sector, and the shallow career pathways available (eg smaller building consent authorities may only have a few processing and inspection staff and one manager).

Many building consent authorities work together through cluster groups and professional relationships within their regions to share information, trends, identify common problems and even share staff, sometimes via formal contracting arrangements. Where these arrangements are in place, these can be difficult to maintain while the entire system is under pressure to

meet high demand and there is a systemic lack of building control officers. Some authorities manage capacity issues by outsourcing to private processing entities.

The options in this section seek to alleviate these capacity and capability constraints. While these options could be pursued in isolation, they could also complement other options within this document.

Option 1: Establish centres of excellence or other central advisory function

Establishing one or more centres of excellence could address both capability and capacity constraints, as well as increase consistency and provide greater national support and leadership. Centres of excellence could be conducted virtually, drawing on expertise across the country. Such centres could:

- Monitor emerging trends and provide information, guidance or advice on these (for example, on new building methods, technology or innovative products) so that building consent authorities can collectively look to a trusted source for information.
- Advise on specific issues or initiatives, such as complex commercial construction, climate-related matters, or Māori-led building and construction projects (refer to the section on *Better responding to the needs and aspirations of Māori* for more detail).
- Advise on risk and variable consenting timeframes for different types of building work.
- Process consents for particularly unique or complex building work.
- Undertake case studies, create tools or develop other expertise to demonstrate or support best practice.
- Support professional development through seminars or webinars and other education-related activities.

Option 2: Identify opportunities for shared workflows or shared service arrangements between building consent authorities

Consent workflows are variable and unpredictable. A more agile system could assist building consent authorities to share resources or provide support to building consent authorities facing spikes in demand.

Many building consent authorities do try and work regionally to share resources (whether on a contractual or less formal basis) when capacity allows. However, there are barriers to transferring work or resources:

- The difficulty of managing multiple contracts with different authorities, which are influenced by different legal and procurement approaches. Arriving at shared legal agreements may involve considerable time and cost, including how to apportion any liability.
- Differences in processes, systems and manuals used for processing and inspections. This can be an issue even where councils use the same software provider due to different versions or customisations.

Greater flexibility to ensure resources are directed to where they are most needed could be achieved by:

- implementing systems – either national or regionally based – that monitor workflows and allocate any available resources to where they are needed in a more agile way. If regionally based, this could be via a formal agreement between two building consent authorities
- supporting shared services in regional groups, so that the systems, quality assurance and other variables are more closely aligned.

These options would require careful consideration as to where liability would sit.

Option 3: Centralised resource of specialist expertise or building control officers to fill capability gaps

Complex building consent applications (eg commercial projects or building work in a complex location) may require technical expertise that building consent authorities do not have in-house, particularly in small authorities. This means specialist expertise is contracted in, with increased costs and delay. A central pool of resources – either nationally or regionally based – could help fill these gaps in building consent authority resource.

Assessment of options: Category B

| Option | How this addresses the issues | Risks/costs/disadvantages |
|---|--|---|
| Option 1: Centres of excellence or central advisory function | <p>Facilitates more effective use of resources by building consent authorities.</p> <p>Could accelerate development and use of new information and technology, promoting innovation.</p> <p>Central consenting function could provide consistency for a particular consent type.</p> <p>Focus on national emerging and complex issues would free up building consent authorities to focus on business-as-usual consenting.</p> <p>Could provide more central direction/leadership to increase consistency in consenting.</p> | <p>Likely high costs and time to establish (both would be lower if the centre did not have a consenting function).</p> <p>May not be as effective as other options to address core capacity and capability across wider system.</p> <p>Could add to the difficulties building consent authorities face in attracting and retaining building control staff.</p> <p>Would need clear parameters of operation, taking into account MBIE, BRANZ and building consent authority functions.</p> |
| Option 2: Identify opportunities for shared workflows or shared service arrangements | <p>Increases flexibility of system to deploy resources where required.</p> <p>Helps smooth out demand and supply across building consent authorities, potentially reducing wait times.</p> | <p>Centralised national or regional systems are likely to have high establishment costs.</p> <p>Significant implementation lead-in time to negotiate agreements, including liability arrangements.</p> <p>May be challenges to achieve full council buy-in.</p> |

| Option | How this addresses the issues | Risks/costs/disadvantages |
|---|---|---|
| | | May be difficult to establish centralised system that interfaces with different back-end processes. |
| Option 3: Centralised resource of consultants or building control officers | <p>Increases efficiency and effectiveness by providing capability that might not otherwise be available in-house.</p> <p>Could be a more cost-effective form of procurement (salaried vs contractor).</p> <p>Could improve consistency in how complex consents are managed.</p> <p>Reduces need for individual authorities to retain specialist resource.</p> | <p>Could divert resource away from building consent authorities.</p> <p>Could involve significant disruption to building consent authorities.</p> <p>Would be costly and lengthy to implement, requiring negotiations for cost-sharing and cost-recovery.</p> |

| Questions about boosting capacity and capability |
|--|
| 36. Which options would most alleviate capacity and capability constraints given costs, risks and implementation timeframes? Please explain your views. |
| 37. What other costs and risks need to be considered? |
| 38. Are there any other options that would alleviate capacity and capability constraints? |

Category C options: Supporting building consent authorities to achieve greater economies of scale

Each territorial authority is required to maintain a registered and accredited building consent authority. Maintaining accreditation is onerous for smaller territorial authorities, with the costs for regular auditing being proportionally higher (on a per consent basis) than for larger territorial authorities. The workload of building consent authorities varies greatly, with some processing thousands of consents each year, while almost half (30) process fewer than 200.¹⁷

Lack of scale also means that, even on a cost-recovery basis, smaller building consent authorities are not able to draw sufficient income from building consent fees to attract and maintain a building control workforce that has varied skills and experience, for example specialist engineering or plumbing and drainage expertise, unless this is cross-subsidised from their territorial authority's rates income.

Many building consent authorities use accredited private processing entities¹⁸ to undertake some or all of their building consent processing. Some also look to their counterparts within

¹⁷ StatsNZ. (2023). *Building Consents Issued: January 2023*. StatsNZ.

<https://www.stats.govt.nz/information-releases/building-consents-issued-january-2023>

¹⁸ Private organisations can be accredited under the *Building (Accreditation of Building Consent Authorities) Regulations 2006* to process building consent applications on behalf of building consent authorities, but cannot grant building consents – the final decision remains the responsibility of the registered building consent authority to which the building consent application was made. These private organisations are often referred to as Accredited Organisations (Building), or AOBs.

their building consent authority cluster for support to consent buildings works outside their scope of expertise.

Current legislative provisions

Section 213 of the *Building Act 2004* enables territorial authorities to make arrangements for other building consent authorities (including private building consent authorities) to perform that territorial authority's building consent functions on its behalf. This appears broad and flexible and is used from time to time. However, the territorial authority that contracts out its functions remains liable for "the acts and omissions of the other building consent authority" (section 214) and must also maintain accreditation and registration as a building consent authority (section 215).

Section 233 of the *Building Act 2004* enables territorial authorities to "transfer 1 or more of its functions, duties, or powers under this Act to another territorial authority", subject to a process that includes undertaking the special public consultative procedure outlined in section 83 of the *Local Government Act 2002*. In the case of a full transfer of functions, duties or powers, the transferring territorial authority is not required to maintain accreditation and registration. To date, only the Chatham Islands has utilised this opportunity, having transferred its building consent authority functions to Wellington City Council.¹⁹

Option 1: Identify and address barriers to voluntary consolidation and transfer

MBIE could examine barriers to voluntary consolidation of building consent functions to consider whether reform or other action is needed to enable the consolidation or transfer of building consent functions between two or more territorial authorities. Voluntary consolidation and transfer can ensure more effective use of resources across building consent authorities. The *Biennial BCA Accreditation Report Round Seven (Ministry of Business, Innovation and Employment, 2021)*²⁰ identified that some authorities are struggling with a lack of resources, increasing the number of non-compliances during IANZ assessments and placing their accreditation at risk.

MBIE is not proposing to require territorial authorities to consolidate or amalgamate their building consent authorities or functions at this time. However, voluntary transfers or consolidation²¹ would enable greater economies of scale to be achieved, reducing costs and improving consistency. Partial transfers of functions (for example, processing consents for complex commercial building work) could also be explored.

¹⁹ Regional authorities, which have responsibility for dam consenting under the *Building Act 2004*, have consolidated this function by transferring the relevant functions, duties and powers within the Act to either Environment Canterbury (South Island authorities) or Waikato Regional Council (North Island authorities).

²⁰ Ministry of Business, Innovation and Employment. (2021). *Biennial BCA Accreditation Report Round Seven*. Ministry of Business, Innovation and Employment.
<https://www.building.govt.nz/assets/Uploads/building-officials/bca-accreditation/bca-accreditation-report-seven-july-2019-june-2021.pdf>

Some building consent authorities and cluster groups have already indicated to MBIE that they would like to consider consolidating their entities or services in some way. Some have already explored consolidation, but encountered the following barriers:

- Legislative requirements to formally transfer functions, such as consultation requirements under the *Local Government Act 2002*.
- The need to maintain registration and the full scope of accreditation when contracting out specific functions or consent types which significantly reduces the benefits.
- The impact on building-related territorial functions that would need to be maintained within the local council under the current *Building Act 2004* provisions (for example, issuing of project information memoranda (PIM), granting exemptions for building work that would normally require a building consent) and administering or enforcing building warrant of fitness requirements).
- The liability of a territorial authority seeking to transfer or contract out services for the acts or omissions of others that are outside its direct control.

We also heard that aspects of the *Building (Accreditation of Building Consent Authorities) Regulations 2006* limit some of the potential benefits of consolidation. For example, where the requirements are being met in substantively the same way across building consent authorities that are working in partnership but continue to be audited separately.

Option 2: Support a pilot to voluntarily consolidate or transfer building consent functions

Greater central government support could help to overcome some of the barriers to consolidation outlined in option 1 above.

Under this option, MBIE would support territorial authorities that voluntarily express interest in consolidating or transferring building consent functions. The territorial authorities involved would need to be willing to lead the process, with MBIE supporting through information, guidance, and advice. For example, MBIE could provide advice on legislative provisions, lessons learned from previous attempts by other territorial authorities, and project management support.

By participating in such a pilot, MBIE could develop information, resources or guidance which could be used by other territorial authorities who are considering voluntarily transferring or consolidating building consent functions in future.

Option 3: Investigate the viability of establishing a national building consent authority to operate alongside local building consent authorities

This option proposes to investigate establishing a national building consent authority to support territorial building consent authorities to manage capacity and capability constraints. MBIE could identify the potential forms and functions of a national building consent authority to develop feasible options, including indicative costs and benefits. MBIE is seeking some initial feedback on the ideas proposed below, along with any further ideas for this option.

The *Building Act 2004* allows for the establishment of ‘private’ building consent authorities. Consentium, an independent division of Kāinga Ora, is the only such building consent authority that has been established. While any private entity can apply to be accredited and registered as a building consent authority, it must meet a ‘fit and proper person’ test and have adequate means to cover any civil liability that may arise in performing consenting functions.

A national building consent authority could have a combination of purposes or functions:

- **Processing unique or very complex applications:** This would require the establishment of a specialised function with appropriately qualified staff. This could improve consistency for such applications and remove the need for this specialist expertise being retained by individual building consent authorities. Applications could be referred by territorial authorities on a voluntary or mandatory basis.
- **Provide overflow support or surge capacity to territorial authorities:** A national building consent authority could support territorial authorities during periods of surge demand (eg due to a natural disaster) by meeting some of the increased demand.
- **Provide an avenue for the transfer of all or some functions from territorial authorities:** This provides an alternative to voluntary transfer or consolidation between territorial authorities. It could greatly increase consistency in requirements and decision making. It could also enable building consent authorities to transfer more complex building work, while retaining less complex applications.

The potential form, functions and governance, as well as financial feasibility, of establishing a national building consent authority would require careful consideration before determining whether to proceed with this option. We seek initial views on this to inform a preliminary assessment as to whether this option is worth exploring further.

Assessment of options: Category C

| Option | How this addresses issues | Risks/costs/disadvantages |
|--|--|---|
| Option 1: Identify and address barriers to voluntary consolidation and transfer | <p>More efficient use of resources with economies of scale potentially reducing overall costs to the system.</p> <p>Could promote greater national and regional consistency.</p> <p>May provide greater opportunities for building control officers.</p> | <p>The barriers are complex and difficult to work through, impacting not just building consent authorities but broader council interests.</p> <p>Costs and time to implement depend on the findings of the types and extent of barriers. Legislative change would take more time.</p> |
| Option 2: Support a pilot to voluntarily consolidate or transfer building consent functions | <p>Greater central government support increases the potential to overcome the barriers faced by those who have considered or attempted a similar initiative themselves.</p> <p>More efficient use of resources with economies of scale potentially reducing overall costs to the system.</p> | <p>There would be transitional costs for the building consent authorities involved.</p> <p>The pilot may fail if it is not able to overcome one or more of the identified barriers.</p> |

| | | |
|---|---|--|
| <p>Option 3: National building consent authority sitting alongside existing ones</p> | <p>Could improve consistency in processes.</p> <p>Provides more flexible deployment of resource in times of surge demand.</p> | <p>Considerable cost and resource to establish.</p> <p>Ongoing funding arrangements in the event of application fees not fully meeting costs need to be considered.</p> <p>Could divert consenting personnel away from territorial authorities exacerbating challenges of attracting candidates.</p> <p>Could decrease local autonomy to manage consenting function.</p> |
|---|---|--|

Questions about achieving greater economies of scale

- 39.** What are the biggest barriers to voluntary consolidation? How could these be overcome?
- 40.** Which options would best support building consent authorities to achieve greater economies of scale given costs, risks and implementation timeframes? Please explain your views.
- 41.** What other costs and risks need to be considered?
- 42.** Are there any other options that would support building consent authorities to achieve greater economies of scale?

Chapter 7 – Better performance monitoring and system stewardship

Better performance monitoring and information enables MBIE to be a stronger steward of the building consent regulatory system, using system insights to proactively respond to changes in the system and address problems as they emerge.

The government requires regulatory agencies to act as stewards of the regulatory system(s) they are responsible for. This means taking a proactive and collaborative approach to monitoring and maintaining the regulatory system and keeping well informed of issues, risks and opportunities to ensure that:

- the different parts of the system work well together in pursuit of desired outcomes
- the system adapts to changing circumstances so that it remains fit-for-purpose and continues to deliver benefits over the long term.

As steward, MBIE needs to proactively monitor and respond to the needs of the building consent system. This requires MBIE to actively seek out information on emerging issues in the system, assess that information, make informed decisions, and take action in response to the issues and opportunities identified to ensure the system is efficient, responsive and fit for purpose.

This could mean identifying where there are capacity constraints, lack of clarity on roles and responsibilities, inconsistencies in the consent process, and the degree to which the system is delivering on its desired outcomes.

Poor stewardship can result in regulatory systems that are poorly designed, overly complex or expensive, and unable to keep up with technology and change, causing lack of clarity and frustration for participants. Weak stewardship and oversight can also result in compliance failures, or worse, significant regulatory failure, such as the leaky building crisis.

Building and construction has one of the more complex regulatory systems. There are a wide range of participants with different interests and frontline regulation is devolved to 67 building consent authorities. The sector is also changing. It is becoming more specialised, there is greater need for medium-high density buildings, and climate change will require adaptation and reduced embodied carbon and carbon emissions. Good stewardship practices are particularly important in this environment.

MBIE needs to take a stronger role as central regulator of the building consent system

We heard through submissions that current monitoring is too narrowly focused on audits of building consent authority compliance, is input focused (rather than outcomes focused) and that more comprehensive monitoring is required to effectively respond to problem areas and opportunities.

We also heard that MBIE could engage more proactively with the sector to better understand problem areas and trends, and that this information could be used to develop targeted guidance and education.

We have a lot of tools to meet our regulatory stewardship responsibilities

MBIE has a broad range of regulatory and non-regulatory tools to carry out its stewardship responsibilities. More broadly, the response to the systemic failure of the building regulatory system and the leaky homes crisis has seen substantial reforms implemented, underway and proposed that aim to ensure:

- building work is of acceptable quality
- an effective and efficient building consent system
- a skilled and competent building workforce
- informed and empowered consumers.

In regard to the building consent system, MBIE has the ability to gather data and information from building consent authorities, monitor trends, issue warnings and bans, and provide compliance and guidance documents.

The current building consent system review is a good example of MBIE, as regulatory steward, gathering information on system issues and problems that are impeding the achievement of desirable outcomes and responding to those issues. The outcome of this review may lead to regulatory and non-regulatory action.

MBIE has also developed a closer partnership with the sector through the Construction Sector Accord and has become more responsive to issues in the sector – such as guidance provided during the plasterboard shortage of 2022 and the establishment of a Critical Materials Taskforce to get ahead of supply chains risks. We have also increased our monitoring of global trends to better understand and respond to emerging risks and opportunities in the sector.

We want your feedback on our vision to become a better informed and proactive regulatory steward

MBIE acknowledges that we need to take a more proactive role as central regulator and steward. This requires us to improve our own performance in a range of areas, as outlined below. As all of these activities are equally important, and interdependent, we are not presenting them as options, but as a set of interrelated initiatives to fulfil our responsibility as steward. We want your feedback on how we see our role and where we can improve.

Much of the feedback via submissions centred around how we obtain, act on, and provide information. In this light, we see our stewardship responsibilities as falling under the following areas:

| Stewardship initiatives: | |
|---|--|
| Obtaining better information about system issues | <p>MBIE needs access to more information about the issues facing, and performance of, the building consent system.</p> <p>We need to develop better systems to collect information that will help us identify key issues, risks, and opportunities in the building consent system. This includes identifying information sources that can help us understand whether the system is delivering on its desired outcomes.</p> |

| Stewardship initiatives: | |
|--|--|
| Acting on available information | <p>On the basis of this information, MBIE needs to be more responsive to issues, risks, and opportunities. We need to improve our processes of:</p> <ul style="list-style-type: none"> • evaluating and acting on problems, risks, and opportunities – using the full range of tools we have available as steward, including regulatory and non-regulatory tools • keeping building regulation and the building consent system up to date to ensure objectives are being achieved and unnecessary rules are removed. |
| Providing quality information to the sector | <p>MBIE is committed to providing increased direction, education, and guidance, including:</p> <ul style="list-style-type: none"> • providing more timely information on critical issues facing the sector, such as the guidance provided on plasterboard substitution in 2022 • providing more information to support streamlined consent processing, such as recent guidance on the standard order of documents for a building consent application • improving our communication via digital channels to enable easier access to authoritative information • updating guidance and compliance documents to reflect changes to technology and construction methods, as reinforced by the 2022 Commerce Commission Market study recommendation that MBIE updates and develops more Acceptable Solutions and Verification Methods. <p>We will continue to identify where further information is required by the sector and improve the quality and accessibility of that information.</p> |

| Questions about system stewardship |
|---|
| 43. Will these initiatives enable MBIE to become a better steward and central regulator and help achieve the desirable outcomes? Please explain your views. |
| 44. What initiatives should be prioritised and why? |
| 45. What else does MBIE need to do to become a better steward and central regulator? |

Chapter 8 – Better responding to the needs and aspirations of Māori

The building system should be more responsive to Māori building needs and aspirations. It should address the main challenges Māori face in the system, namely, capacity and capability and relationship issues.

Why is it important to take a specific Māori perspective in the building consent system?

The Māori perspective needs to be addressed as part of the Crown’s wider obligations under the Treaty of Waitangi (the Treaty). A key strategic priority for MBIE is to work more in partnership with tangata whenua to ensure that building regulation incorporates Māori perspectives and worldviews. This ensures that building regulation responds to Māori values and needs.

Māori are active participants across the building and construction sector. Their needs and priorities must be properly heard, understood and addressed in order to support them to achieve their aspirations within the sector.

In what part of the wider building process do Māori face the most challenges?

The building consent process sits at the end of the wider building and construction process (see Figure 4 below).



Figure 4: The wider building and construction process

We have heard in public consultation and targeted engagements that most of the challenges that Māori face are in the earlier stages of the wider building process, particularly the financing and planning stages. For example, many commented that having district and regional plans that are enabling of papakāinga is essential for Māori to develop their land. Additionally, most of the issues relating to the multiple ownership of Māori land occur during the financing stage.

The challenges Māori face in the building consent system

Despite the above, Māori also face challenges in the building consent system. For example, we heard that it may be difficult for Māori to introduce traditional Māori methods of construction due to issues in meeting and demonstrating Building Code compliance, as well as issues in building consent authorities’ assessment of Building Code compliance and the reluctance of some territorial authorities to issue waivers and modifications of the Building Code.

Public consultation and targeted engagements have indicated that the challenges that Māori face in the system derive from two key issues:

- **Capacity and capability issues:** There is a need to improve building consent authorities' Māori capabilities (understanding of Māori culture and practices). There is also a need to improve the capacity and capability of Māori, as some are unsure of how to navigate the building consent process.
- **Relationship issues:** Māori can find it difficult communicating with building consent authorities, as well as working with all the different agencies they must work with to develop their land. There is an ongoing process of building relationships and trust between Māori and councils.

The Commerce Commission similarly stated in its market study into residential building supplies that Māori face these issues in the building regulatory system.

A private building consent authority

Some submitters in public consultation and participants in targeted engagements mentioned that a private building consent authority to deal with building consents for Māori-led building projects would help make the system more responsive to Māori needs and aspirations. There were discussions about the principle of independence and the idea that Māori should be empowered to do things for themselves.

Creating a private building consent authority is already possible in the current building consent system. In addition to territorial and regional authorities, private entities can be registered as building consent authorities providing they meet the criteria.²²

Options to better serve Māori in the building consent system

The options in this section aim to address the capacity and capability and relationship issues that Māori face in the building consent system. The options also link to recommendation two of the Commerce Commission's market study into residential building supplies, which states that Māori should be better served through the building regulatory system.

At this stage, no preferred options are being indicated for this area of reform. Further engagement and policy work needs to be done to understand which options will have the greatest positive impact for Māori in the building consent system. Your views on each option will help shape their detailed design and inform advice on preferred options.

Note that these options can be implemented in a stand-alone way or together as a package. Additionally, changes to the Building Code (including acceptable solutions and verification methods) are out of scope for this review.

²² As under sections 191-192 of the *Building Act 2004*.

These options can be implemented in a stand-alone way or together as a package. We seek your views to assess each option, and to inform the detailed design of the options the Government chooses to progress.

Option 1: Create a navigator role

This option would create a navigator role within building consent authorities to guide Māori through the building consent process. Alternatively, it could sit within a centre of excellence (see option 2).

There are many different ways that a navigator role could function. The navigator role could be one of liaison, that is, the person who gets ‘all the right people in the room together.’ It could be a role that acts as the ‘middleperson’ or communicator between Māori and building consent authorities. Alternatively, it could be a role which accompanies Māori through the building consent process and provides them with advice and support.

The navigator role could sit beyond individual building consent authorities, for example, it could sit in building consent authority clusters or councils. Alternatively, it could sit in an independent, external organisation.

There is also a question of how broad the navigator role should be and what processes it could provide guidance for. As stated above, most of the challenges that Māori face in the wider building and construction process occur before the building consent process. In targeted Māori engagements, many participants stated that they would like the navigator role to assist Māori through the funding and planning stages of the wider building and construction process.

Detailed design issues will need to be worked through if this option were to be progressed, including funding, MBIE’s role, and whether the navigator role should be mandatory or voluntary for building consent authorities or territorial authorities.

Assessment of option: Navigator role

The table below summarises how the navigator role could address the issues that Māori face in the building consent system, as well as possible risks and disadvantages.

| Option | How this addresses issues | Risks/costs/disadvantages |
|-----------------------|--|---|
| Navigator role | <p>Improves the relationship between Māori consent applicants and building consent authorities as it facilitates more direct, face-to-face engagement. Māori consent applicants may also feel more comfortable communicating with building consent authorities with a navigator acting as ‘middleperson’.</p> <p>Lifts building consent authorities’ Māori capabilities. By having more direct engagement with Māori consent applicants, building consent authorities will get a better understanding of Māori culture and practices – from understanding how to</p> | <p>Implementation costs for local or central government (depending on where the navigator role will sit) may be significant.</p> <p>May be difficult to find the appropriate mechanism to implement this role in building consent authorities, building consent authority clusters or councils.</p> |

| Option | How this addresses issues | Risks/costs/disadvantages |
|--------|--|--|
| | <p>better communicate with Māori, to understanding better how traditional Māori methods of construction work and how they can meet the Building Code.</p> <p>Lifts the capability of Māori by guiding them through the building consent process, thereby increasing their understanding of how it works. This ensures Māori consent applicants have a better understanding of how to meet and demonstrate compliance with the Building Code.</p> | <p>May encounter difficulties in finding sufficient people who are able to do this role.</p> |

We seek views on the extent to which this option would help address could address the issues that Māori face in the building consent system. We also seek views on what the responsibilities the navigator role should have, where it should sit and how broad it should be.

Option 2: Establish a centre of excellence for Māori-led building and construction projects

This option would establish a centre of excellence for Māori-led building and construction projects.

A centre of excellence could provide a capability building and advisory role for building consent authorities. It could facilitate the sharing of best practice Māori engagement strategies between building consent authorities, as well as knowledge of traditional Māori methods of construction and how they can meet the requirements of the Building Code.

A centre of excellence could also allow building consent authorities to monitor emerging trends in Māori building, and provide them with the opportunity to propose, or develop best practices that could lead to, acceptable solutions or verification methods for traditional Māori methods of construction. It could also contain experts on Māori building and consenting issues that building consent authorities could go to for advice or, potentially, for training.

Alternatively or additionally, a centre of excellence could have a front-facing role, in which they deal directly with Māori building consent applicants and provide advice. A centre of excellence might also process building consent applications for Māori-led building and construction projects.

Detailed design issues will need to be worked through if this option were to be progressed, including MBIE's role, and concerns around Māori stewardship of data collection and use.

Assessment of option: Centre of excellence

The table below summarises how a centre of excellence could address the issues that Māori face in the building consent system, as well as possible risks and disadvantages.

| Option | How this addresses issues | Risks/costs/disadvantages |
|-----------------------------|--|--|
| Centre of excellence | <p>Lifts building consent authorities' Māori capabilities as it facilitates their sharing of knowledge about best practice Māori engagement strategies and traditional Māori methods of construction.</p> <p>Improves the relationship between Māori consent applicants and building consent authorities, as the sharing of best practice Māori engagement strategies will enable building consent authorities to have a better understanding of how to communicate with Māori consent applicants.</p> | <p>Implementation costs for local or central government (depending on how the centre of excellence is implemented) may be significant.</p> <p>May be difficult to find the appropriate mechanism to implement this role in building consent authorities, building consent authority clusters or councils.</p> <p>May not sufficiently address the capacity and capability issues of Māori as it focuses on building consent authorities.</p> |

We seek views on the extent to which this option could address the issues that Māori face in the building consent system. We also seek views on what a centre of excellence for Māori-led building and construction projects should look like, and what role Māori in the building and construction workforce could or should have in it.

Option 3: Publish guidance

This option would see MBIE having a stronger stewardship role by publishing guidance and advice for building consent authorities regarding building consent applications from Māori.

This guidance would be written in collaboration with Māori. It could promote and encourage a te ao Māori perspective by covering topics such as Māori engagement, and potentially, the use of waivers and modifications when assessing building consent applications.

This option could be more useful in conjunction with the other options outlined above.

Assessment of option: Publishing guidance

The table below summarises how publishing guidance would address the issues that Māori face in the building consent system, as well as possible risks and disadvantages.

| Option | How this addresses issues | Risks/costs/disadvantages |
|-------------------------|--|---|
| Publish guidance | <p>Lifts building consent authorities' Māori capabilities as it facilitates a stronger understanding of how to engage with Māori as well as traditional Māori methods of construction.</p> <p>Improves the relationship between Māori consent applicants and building consent authorities as it provides guidance to building consent authorities on how to effectively engage with Māori.</p> | <p>May not sufficiently address the capacity and capability issues for Māori as it focuses on building consent authorities.</p> |

Questions about options to better respond to the needs and aspirations of Māori

- 46.** Will these options help address the issues that Māori face in the building consent system? Please explain your views.
- 47.** Which of the three options identified would have the most impact for Māori? Please explain your views.
- 48.** What are the risks with these options and how should they be managed?
- 49.** Where should the navigator role sit and what responsibilities should it have? Should it include assisting Māori through the wider building process?
- 50.** What should be the scope, function and responsibilities of the centre of excellence? What participation should Māori in the workforce have in this centre of excellence?
- 51.** What other options to improve the system and make it more responsive to Māori needs and aspirations should be considered?

Chapter 9 – Addressing the interface between the building and resource consent systems

Reforms currently underway will help reduce the occurrence of unnecessary overlaps between the building and resource consent systems.

Many building projects are subject to a building consent under the *Building Act 2004* and a resource consent under the *Resource Management Act 1991*. The building consent process considers the performance of the building itself, and ensures building work complies with the Building Code, while the resource consent process assesses the environmental impacts of projects in accordance with district and regional plan provisions.

While processes for assessing applications for building and resource consents consider different matters, there can be overlaps between the two consent processes due to the interface between buildings and land.

As such, there can be confusion about which requirement falls under which consent process. This may lead to the misperception that the same reports, documentation and specialist input are required for both processes. In reality, reports and documents are requested by building control officers and planners for different reasons, usually at different stages of the project, and with varied requirements for detail.

Issues arising from overlaps between the two consent systems

Public consultation and further targeted engagements have indicated that the following issues can arise from the overlaps between the two consent processes:

- **Applying for a building consent without first checking if a resource consent is required**

Public consultation indicated that many consent applicants do not identify for themselves whether their building work requires both a building and a resource consent. The extent of this issue can be seen in a 2010 report commissioned by the Ministry for the Environment,²³ which observed that 40 per cent of building consent applications are subsequently found to need a resource consent as well. This may necessitate the issuance of a form 4 certificate under section 37 of the *Building Act 2004*, which stops building work from proceeding until any necessary resource consent has been obtained. Alternatively, this may necessitate adjusting building plans to comply with the district plan while the building consent application is being processed.

- **Confusion due to overlap at the secondary legislation level (Building Code and district and regional plans)**

At the territorial authority level, there can be overlap and inconsistencies between the matters covered by the Building Code and district and regional plan rules, which

²³ This report was commissioned as part of work under Phase II of the previous resource management reforms. See: <https://www.beehive.govt.nz/speech/next-phase-rma-reform> for more details.

creates confusion about which standard should be applied. It should be noted that changes to the Building Code are out of scope for this review.

Reforms occurring in the resource management space that should reduce the occurrence of unnecessary overlaps

The resource management system is currently undergoing substantial reform. Some changes that will be made to the resource management system should help reduce the occurrence of unnecessary overlaps between the building and resource consent systems:

- **Enabling more activities without a resource consent**

The new resource consent system aims to provide more certainty and be more efficient to help reduce costs for users and decision makers. More activities will be enabled and will not need a resource consent, where they are appropriate and within environmental limits. This means that generally, there should be less overlap between the building and resource consent systems.

- **Consolidating regional policy statements and district and regional plans into around 14 natural and built environment (NBE) plans**

More than 100 regional policy statements and district and regional plans will be consolidated into around 14 NBE plans. This is intended to simplify and improve the integration of the resource management system. There will be a tighter scope around what can and cannot be covered under those plans, which should result in less local variance. This should reduce the overlap between matters covered by the Building Code and those covered by the resource management system.

- **The intention to better manage natural hazards at the planning stage**

One of the Government's objectives for the future resource management system is to better prepare for adapting to climate change and risks from natural hazards. A National Planning Framework will be introduced, which will provide a new national policy direction on matters of national significance, including climate change and natural hazards. This may address particular problems that people have had regarding natural hazards in both the building and resource consent processes.

The Ministry for Environment has work underway to support the transition to and implementation of the new resource management system. This includes publishing guidance to help people navigate the new resource management system.²⁴

²⁴ The Ministry for the Environment. (2022). *Te Pūnaha Whakahaere Rauemi o Anamata: Tirowhānui. Our Future Resource Management System: Overview*. The Ministry for the Environment. <https://environment.govt.nz/assets/publications/RM-reform/Our-future-resource-management-system-overview.pdf>.

Other reforms occurring that impact the interface between the building and resource consent processes

MBIE understands that it is increasingly common for residential building developers to apply for building and resource consents concurrently. This can create some challenges for building consent authorities to determine whether the plans and specifications are sufficient to meet the provisions of the Building Code, particularly if the underlying infrastructure is not in place.

In addition to reforms occurring in the resource management system, work is also currently underway to reform local government and the water services, which will have significant implications for residential building developers.

MBIE will work with relevant agencies to ensure that the interface between these reform programmes takes into account any changes in the way residential buildings are developed.

Better promoting the use of project information memorandums

Many submitters in public consultation highlighted the need for better alignment between the building and resource consent processes. These submitters suggested better communication and coordination between building control officers and planners in councils. However, this is primarily an operational issue for territorial authorities, and thus out of scope for this review.

Instead, we are of the view that the use of project information memorandums can help consent applicants navigate the two consent processes. A project information memorandum is a document that provides information about the land on which a building consent applicant plans to carry out building work, as well as any other land likely to affect or be affected by the building work. It highlights the type of consents and other approvals or information needed to pursue the building project, and thus facilitates a better understanding of when both building and resource consents are needed.

The *Building Act 2004* was amended in 2009 to make project information memorandums voluntary, as they were not always needed and sometimes delayed consent processes. While we believe that project information memorandums should remain optional, there may be a need to better promote their use where appropriate.

MBIE has recently updated guidance on applying for building consents, which shows how consent applications should be sequenced, and recommends the use of pre-application meetings and project information memorandums to help people understand the interactions between the building and resource consent systems:

<https://www.building.govt.nz/assets/Uploads/projects-and-consents/building-consent-guidance.pdf>

MBIE is also planning to release updated guidance on the natural hazard provisions under the *Building Act 2004* and how they work.

Question about addressing the interface between the building and resource consent processes

52. What other options to address the issues arising from overlaps between the building and resource consent processes should be considered?

DRAFT IN CONFIDENCE**Annex One: Summary of questions**

| Questions about the potential reform opportunities |
|---|
| PROMOTING COMPETITION IN THE BUILDING REGULATORY SYSTEM |
| <i>Questions about promoting competition in the building regulatory system</i> |
| 1. What options are more likely to promote and give competition more prominence in the building regulatory system and its decision-making, given the costs and risks? |
| 2. Are there other regulatory and non-regulatory options that would promote and give competition more prominence in the building regulatory system and its decision-making? |
| 3. What other options or potential combinations would work together to give effect to competition as an objective in the building regulatory system? |
| 4. Do you agree with MBIE's preferred approach to progress options 2 (introduce competition as a regulatory principle) and 4 (issue guidance on promoting competition) as a package? Please explain your views. |
| REMOVING IMPEDIMENTS TO PRODUCT SUBSTITUTION AND VARIATIONS |
| <i>Questions about removing impediments to product substitutions and variations</i> |
| 5. Do you agree with MBIE's preferred approach to progress all the options to improve product substitutions and variations (including for MultiProof) together as a package? Please explain your views. |
| 6. What impacts will the options regarding product substitution and variations to consents have? What are the risks that need to be managed with these options and how should these be managed? |
| 7. What impacts will the options regarding MultiProof have? What are the risks with these options and how should these be managed? |
| 8. Are there any other options to improve the system and make product substitutions and variations to consents, and MultiProof, more effective and efficient? |
| STRENGTHENING ROLES AND RESPONSIBILITIES |
| <i>Questions about options to clarify roles and responsibilities and strengthen accountability</i> |
| 9. Do you agree with MBIE's preferred approach to progress options 1 (guidance) and 2 (declaration of design compliance requirement) as a package? Please explain your views. |
| 10. Should there be a requirement for a person to be responsible for managing the sequencing and coordination of building work on-site (option 3)? Please explain your views. |
| 11. What are the risks with these options and how should these be managed? |
| 12. Do you agree the declaration of design compliance should be submitted by a person subject to competency assessments and complaints and disciplinary processes? Please explain your views. |
| 13. What information should be provided in a declaration of design compliance? Would the detail and type of information required in Form2A (Certificate of Design Work) be sufficient? |
| 14. Should the declaration of design compliance replace the certificate of design work (for restricted building work)? Please explain your views. |
| 15. When might a design coordination statement be required? What should be the responsibilities and accountabilities of the person providing the design coordination statement? |
| 16. Should there be restrictions on who can carry out the on-site sequencing and coordination role? Would the site licence be sufficient to fulfil this function? |
| 17. What other options should be considered to clarify responsibilities and strengthen accountability? |
| <i>Questions about producer statements</i> |
| 18. Do you agree with MBIE's preferred approach to progress option 2 (non-prescriptive legislation and guidance)? Please explain your views. |
| 19. What should be the purpose of producer statements and what weight should be given to them? |
| 20. Should there be restrictions on who can provide a producer statement? Please explain your views. |
| 21. What is the appropriate criteria to assess the reliability of producer statements? |
| 22. What other risks need to be managed? |
| NEW ASSURANCE PATHWAYS |
| <i>Question about taking a more risk-based approach</i> |

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| 23. To what extent would MBIE guidance assist building consent authorities to better take a risk-based approach under existing regulatory settings? |
| <i>Questions about options for self-certification</i> |
| 24. To what extent would self-certification align assurance with risk levels and sector skills? |
| 25. MBIE has identified three desired outcomes for certification (high confidence that work complies with the Building Code, remedy for non-compliant work and that careless or incompetent certifiers are identified and held to account. Do you agree with the three proposed outcomes the means to meet these outcomes? Please explain your views. |
| 26. What are the potential risks for self-certification and how should these be managed? Is there any type of work that should not be able to be self-certified? |
| <i>Questions about the option of a new commercial consent process</i> |
| 27. To what extent would the commercial consent align assurance with risk levels, the respective skills of sector professionals and building consent authorities? |
| 28. Would it enable a more agile and responsive approach to dealing with design changes as construction progresses? Please explain your views. |
| <i>Questions about the design considerations for the new commercial consent process</i> |
| 29. What should be the scope of the commercial pathway? Should it be mandatory for Commercial 3 buildings and voluntary for Commercial 1 and 2 buildings? Please explain your views. |
| 30. Do you agree with the proposed roles, responsibilities, and accountabilities? Please explain your views. |
| 31. What would be the risks with the commercial consent pathway and how should they be managed? Please comment on entry requirements, site coordination, overall responsibility for the quality assurance system, third party review and what (if any) protections would be needed for owners of commercial buildings. |
| <i>Question about options for new pathways to provide assurance</i> |
| 32. Do you agree with MBIE's preferred approach to progress policy work on the detailed design of the two new assurance pathways, repeal the inactive risk-based consenting provisions in the Building Amendment Act 2012 and issue guidance for building consent authorities? Please explain your views. |
| BETTER DELIVERY OF BUILDING CONSENT SERVICES |
| <i>Questions about providing greater national direction and consistency</i> |
| 33. Which options would best support consistency and predictability given costs, risks and implementation timeframes? Please explain your views. |
| 34. What other costs and risks need to be considered? |
| 35. Are there any other options that would support consistency and predictability? |
| <i>Questions about boosting capacity and capability</i> |
| 36. Which options would most alleviate capacity and capability constraints given costs, risks and implementation timeframes? Please explain your views. |
| 37. What other costs and risks need to be considered? |
| 38. Are there any other options that would alleviate capacity and capability constraints? |
| <i>Questions about achieving greater economies of scale</i> |
| 39. What are the biggest barriers to voluntary consolidation? How could these be overcome? |
| 40. Which options would best support building consent authorities to achieve greater economies of scale given costs, risks and implementation timeframes? Please explain your views. |
| 41. What other costs and risks need to be considered? |
| 42. Are there any other options that would support building consent authorities to achieve greater economies of scale? |
| BETTER PERFORMANCE MONITORING AND SYSTEM STEWARDSHIP |
| <i>Questions about system stewardship</i> |
| 43. Will these initiatives enable MBIE to become a better steward and central regulator and help achieve the desirable outcomes? Please explain your views. |
| 44. What initiatives should be prioritised and why? |
| 45. What else does MBIE need to do to become a better steward and central regulator? |
| BETTER RESPONDING TO THE NEEDS AND ASPIRATIONS OF MĀORI |

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| |
|---|
| <i>Questions about options to better respond to the needs and aspirations of Maori</i> |
| 46. Will these options help address the issues that Māori face in the building consent system? Please explain your views. |
| 47. Which of the three options identified would have the most impact for Māori? Please explain your views. |
| 48. What are the risks with these options and how should they be managed? |
| 49. Where should the navigator role sit and what responsibilities should it have? Should it include assisting Māori through the wider building process? |
| 50. What should be the scope, function and responsibilities of the centre of excellence? What participation should Māori in the workforce have in this centre of excellence? |
| 51. What other options to improve the system and make it more responsive to Māori needs and aspirations should be considered? |
| ADDRESSING THE INTERACE BETWEEN THE BUILDING AND RESOURCE CONSENT SYSTEMS |
| <i>Question about addressing the interface between the building and resource consent processes</i> |
| 52. What other options to address the issues arising from overlaps between the building and resource consent processes should be considered? |
| GENERAL COMMENTS |
| 53. Do you have any other comments? |

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION**

FILE NO and TRIM NO: EXC-63 / 230720109243

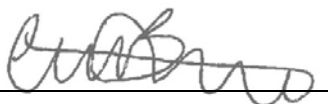
REPORT TO: COUNCIL

DATE OF MEETING: 1 August 2023

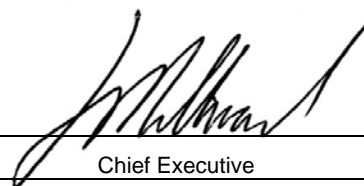
AUTHOR(S): Rob Hawthorne, Property Unit Manager
Phillip Simpson, Spire Consulting Ltd

SUBJECT: Council bid to the Ministry of Housing and Urban Development (HUD)
Affordable Housing Fund (Rentals)

ENDORSED BY:
(for Reports to Council,
Committees or Boards)



General Manager



Chief Executive

1. SUMMARY

- 1.1 This report outlines the proposed bid to obtain additional government funding to increase the provision of housing for the elderly and seeks Council approval to progress this bid.
- 1.2 This assumes Council adopts, or indicates that it will adopt, the Housing Policy as per the recommendations and report to this same Council meeting. The Housing Policy confirms that Council will maintain and look for opportunities to expand its housing portfolio.
- 1.3 In March 2023 the Property Portfolio Working Group (PPWG) endorsed the preparation of a non-binding Registration of Interest (ROI) for funding from the Ministry of Housing and Urban Development (HUD). The funding is to develop housing that is available for eligible organisations to provide affordable rental housing. For successful proposals, HUD will meet half the cost of the housing investment.
- 1.4 Council has been successful with its ROI and shortlisted for the more detailed Request for Proposal (RFP) process. The RFP response is due on Tuesday, 8 August 2023.
- 1.5 Council currently provides 112 housing units for the elderly and provides a high level of connection for its residents, in keeping with its age-friendly policies. This is evidenced in the high levels of tenant satisfaction with their properties and services provided by Council.

2. RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No. 230720109243.
- (b) **Approves** the proposed bid by 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 will 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 is that this is not funded by ratepayers.

- (d) **Notes** that Council will still be able to charge affordable rents for the new housing and has 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, Councils site and investment options can be considered through the 2024-2034 Long Term Plan process.

3. **BACKGROUND**

- 3.1. HUD has a fund of \$100 million available to non-profit organisations to enable the development of affordable rental housing ('Affordable Housing Fund – Rentals'). Assistance is specifically designed to address the market gap for those that are not well catered for in public housing or the private rentals. HUD will provide up to 50% of the capital investment for qualifying projects. An initial phase of \$50 million of funding targeted 6 regions with the highest need, and this second phase of funding is currently open across New Zealand.
- 3.2. To be eligible for the funding, applicants must:
 - (a) Be not-for-profit and capable of managing tenancies and associated housing development.
 - (b) Be able to build at least 20 houses (this is the requirement for metro areas including 'Greater Christchurch').
 - (c) Not receiving Income Related Rent Subsidies. Kāinga Ora and other Community Housing Providers (CHP's) will not be directly eligible for funding (unless they create a different type of housing activity / entity just for this funding bid.
 - (d) Have a land ownership or a clear path to land ownership (we understand that this held up some applicants in the initial round and is a critical attribute for HUD).
 - (e) Commit to providing affordable rentals for a period of 15 years.
- 3.3. The Property Portfolio Working Group (PPWG) in March 2023 endorsed the preparation of a non-binding ROI for this fund. We have been successful and shortlisted for the RFP. HUD provided positive feedback on the quality of our overall ROI.
- 3.4. For the current \$100 million in the available fund, HUD indicated that \$235 million of funding proposals were shortlisted from the ROI stage.
- 3.5. The RFP response is due by Tuesday, 8 August 2023. HUD intends to seek Ministerial approval for the allocation of the fund in September 2023, with parties notified in October 2023. The appropriation for the fund enables draw down of funding over the period from 2024 to 2027.
- 3.6. The PPWG will be considering a report on 3 August 2023 from the Joint Community Working Party on "North Canterbury Emergency Transitional Housing and Homelessness". This, and the analysis that supported the Housing Policy itself, provides some of the context to the housing need in Waimakariri.

4. **ISSUES AND OPTIONS**

- 4.1. The Housing Policy has been updated, consulted on and is recommended for adoption at this Council meeting. This includes that Council continues to play a role as a provider of housing for the elderly and that the Council:

*“will actively consider operational and management approaches that enable the continued and future development of efficient, fit-for-purpose and quality housing stock. Emphasis will be on achieving improved economies of scale as part of **any expansion***

of its existing EPH housing portfolio which may include utilising Council owned land towards meeting the above-mentioned housing needs (emphasis added).

- 4.2. We have done further work to prepare our response in response to HUD's RFP. Based on feedback from HUD and considering the 235% oversubscription on HUD's shortlist we are proposing to focus on a single development of 20 housing units. At the ROI we included two such developments (i.e. 40 housing units) however we think that is more realistic for both our own preparedness and the realistic chances of funding to focus on a single development. We will include a non-binding option to HUD that reinstates the 2 developments and 40 housing units if HUD are supportive of this and as a flag if future HUD funding becomes available.
- 4.3. We have identified several possible sites for the development based on Council-owned land that can sustain development of 20 housing units on the site. These would be standalone pre-built/modular houses on light foundations. This methodology can achieve economies of scale, faster construction times, and the mitigation of any site issues. We have done considerable due diligence, approached existing providers of such housing, and consulted with quantity surveyors, site developers and valuers to develop the feasibility and indicative costings. Further work will be required to finalise design and location aspects which would be the subject of future reporting to and consideration by Council.
- 4.4. Through our demographic projections, prior Housing Needs Analysis, and our current tenancy of 112 Housing Units we know there will be ongoing demand for this housing. Our current waitlist is in the range of 60-70 applicants. There is latent demand for more housing, both within the community and in the wider region.

Council Contribution and Indicative Funding

- 4.5. The proposed bid to HUD is for about \$3.5- 4 million to be matched by Council funding as well as the provision of land. Council's investment would result in a revenue stream from the additional rental income of over \$300,000 - \$350,000 per annum, with the rentals set by Council:
- (a) At least sufficient to meet any interest costs from short term funding, tenancy management costs, and the long term asset maintenance and renewal costs. Our overall aim is to forecast surpluses from our entire portfolio to enable further expansion of our portfolio to meet the housing need.
 - (b) Designed to be still affordable to the tenants, including the consideration that our tenants will be eligible for Accommodation Supplement funding.
- 4.6. As there may be little prospect of going back to HUD for additional funding, we will need to ensure that the costs included in our proposal have appropriate contingency including the impact of any inflation between now and when the substantial costs (and draw down of HUD funding) occurs. Effort will be applied to economise on design and construction costs to where possible reduce the expenditure.
- 4.7. To meet the initial investment costs Council has a range of options:
- (a) Debt funding, with the ongoing financial ring fencing of the housing portfolio meeting the ongoing interest costs.
 - (b) Approximately \$2.5 million available from the sale of the 7 Community Houses (partly funded by ex Rata Foundation grants).
 - (c) Council also has access to \$1 million from the Better off Funding targeted on housing initiatives.

We are including the debt funding at this stage as the most likely approach, although Council can consider the optimal funding sources if the HUD funding is secured.

- 4.8. Whether or not the RFP is successful, Council will be able to consider through the 2024-2034 Long Term Plan process the appropriate source of investment funding (if any or partial) in the housing portfolio and the proposed rental streams required to ensure long term sustainability (for Council) and affordability (for tenants).
- 4.9. Given the anticipated growth in need / demand for targeted housing, Council will also be able to consider options for the longer term programme for expansion of the housing portfolio or potential partnerships that may be available to meet these needs.
- 4.10. In relation to the RFP, the *highly indicative* timeframes would be as follows:

| Milestone | Date | Comment |
|---|--------------------------|---|
| RFP due | 8 August 2023 | |
| Notification from HUD | October 2023 | |
| Contract finalisation with HUD | November 2023 | Note that Council and HUD would structure the grant payment terms to minimise any liability to the other in case of a significant change in approach by either party. |
| Detailed design, procurement processes for Housing Units etc. | February – April 2024 | We would progress through an RFP to finalise the design/build of the prefabricated/modular houses that would assist in final costings. |
| Draft LTP consideration | Feb – April 2024 | The LTP would be informed by the costings through the procurement process. |
| Consultation | Feb – April 2024 | Targeted site specific consultation |
| Adoption of LTP | May 2024 | |
| Finalise contracts | June 2024 | i.e. we would only become liable for the majority of costs once the investment options and decisions are finalised through the LTP. |
| Obtain Consents | July – August 2024 | |
| Civil Works and Site Infrastructure | 'Shovel ready' late 2024 | |
| Housing on site | From Early 2025 | Allows lead time for capacity & pre-build etc. |
| New Tenancies begin | Mid to late 2025 | |

Implications for Community Wellbeing

There are positive implications on community wellbeing by the issues and options that are the subject matter of this report.

- 4.11. The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. Mana whenua

Te Ngāi Tūāhuriri hapū are not likely to be directly affected by or have an interest in the general subject matter of this report.

5.2. Groups and Organisations

There are stakeholder groups and organisations likely to be affected by, or to have an interest in the subject matter of this report. However, the organisations Council has engaged with in respect of housing are generally supportive of increased provision of Council of elderly person housing. As a minimum, additional housing for the elderly would take some pressure of other housing providers.

5.3. Wider Community

The wider community is not likely to be directly affected by, or to have an interest in the subject matter of this report.

The consultation on the Housing Policy has been generally supportive of the adoption of the policy and the continuation and future investment in housing for the elderly.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. Financial Implications

There are no direct financial implications associated with the decisions sought by this report. The use of Council owned land does bear a potential opportunity cost, although in some cases this may be negligible due to the land status. The financial implications can be assessed through the Long Term Plan process however the intention is that this is not funded by ratepayers.

6.2. Sustainability and Climate Change Impacts

The recommendations in this report do not have direct sustainability and/or climate change impacts. The proposed housing development will consider siting and insulation to minimise energy costs for the tenants. We are also considering shared solar hot water solutions that will reduce energy use, and costs to both Council and tenants.

6.3 Risk Management

There are no risks arising from the adoption/implementation of the recommendations in this report. Submitting the bid is a commitment to progressing the development however, just as the Government has the right to discontinue the arrangement in certain political circumstances so too does Council. Not supporting the recommendations would result in a missed opportunity to source significant Government funding that enables the expansion of the existing housing for the elderly portfolio.

6.3 Health and Safety

There are no health and safety risks arising from the adoption/implementation of the recommendations in this report.

7. CONTEXT

7.1. Consistency with Policy

This is consistent with the proposed Housing Policy (if adopted) at this Council meeting.

7.2. Authorising Legislation

S10 of the Local Government Act 2002 confers on Councils a broad mandate to promote community wellbeing.

7.3. Consistency with Community Outcomes

The Council's community outcomes are relevant to the actions arising from recommendations in this report. The following outcomes are relevant:

People's needs for mental and physical health and social services are met

- Housing is available to match the changing needs and aspirations of our community
- There are wide ranging opportunities to support people's physical health, social and cultural wellbeing.

7.4. Authorising Delegations

Council is authorised to make decisions relating to land and property development.

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR DECISION**

FILE NO and TRIM NO: CON202237-01 / 221014179364


REPORT TO: Rangiora-Ashley Community Board

DATE OF MEETING: 12 July 2023

FROM: Joanne McBride, Roading and Transport Manager
Glenn Kempton, Senior Project Engineer

SUBJECT: River Road Upgrade - Approval of Scheme Design

SIGNED BY:
(for Reports to Council,
Committees or Boards)



General Manager



Chief Executive

1. SUMMARY

- 1.1 The purpose of this report is to seek approval for the scheme design for the upgrade of River Road, Rangiora as shown below.
- 1.2 The full scope of the project is to urbanise the southern side of River Road, between Ashley Street and Cones Road, which includes the following:
- i. Construction of kerb and channel;
 - ii. Upgrade existing unsealed footpath to a 2.5m wide shared path (asphalt surfacing) to link to the Park and Ride site;.
 - iii. Installation of soakage pits every 90m;
 - iv. Installation of street lighting to V4 Category on River Road, from Ashley Street to no. 61 River Road;
 - v. Installation of street trees as per the Engineering Code of Practice, where space allows.
- 1.3 Staff have been working through the design for River Road upgrade and have been out for early engagement on the proposed upgrade. The main area of feedback received was around on-street parking.
- 1.4 While there is no provision for on-street parking within the existing River Road layout, the design identified areas where this may be achieved and includes options to install car parking spaces along River Road, where practicable.
- 1.5 Through the further development of the scheme design it has become clear that there is insufficient budget to deliver the full upgrade from Ashley Street to Cone Street within current funding. This was due to a number of factors not having been included in the original budget including street lighting, on street parking areas and an increase in costs across the construction sector related to fuel, material and labour.

- 1.6 As such Four options for the timing / staging of the upgrade work have been considered and these are outlined in section 4.3 of this report. It is recommended that Option Three be progressed which allows for two stages of construction, and will require further funding in the future.
- 1.7 As part of the Annual Plan process additional unsubsidised budget of \$125,000 was requested, noting that it was recommended that a staged approach be taken to the upgrade, with the Cones Road to Riverview Road section being undertaken in 2023/24.

Attachments:

- i. River Road Upgrade Scheme Design (TRIM No. 230412051155)
- ii. Draft No-stopping Schedule (TRIM No. 221109195601)

2. **RECOMMENDATION**

THAT the Rangiora-Ashley Community Board:

- (a) **Receives** report No. 221014179364.

AND

THAT the Rangiora-Ashley Community Board recommends:

THAT the Utilities and Roading Committee:

- (b) **Approves** the River Road Upgrade Scheme Design (as per Trim No. 230412051155).
- (c) **Approves** proceeding with Option Three – Upgrading from Riverview Road to No. 61 River Road, on the south side of River Road.
- (d) **Approves** the installation of no stopping restrictions a as per the following table.

| Town | Street Name | Side of Road | Location | Length (m) |
|----------|----------------|--------------|--|------------|
| Rangiora | River Road | South | Ashley Street to Riverview Road | 175 |
| Rangiora | River Road | South | Riverview Road to Cones Road | 285 |
| Rangiora | Riverview Road | East | River Road going South | 10 |
| Rangiora | Riverview Road | West | River Road going South | 10 |
| Rangiora | River Road | North | Both sides of each Park and Ride entranceway | 18 |

- (e) **Notes** that should Council wish to complete the remainder of the upgrade work along River Road, then budget would need to be allocated in a future year at an estimated cost of \$300,000. This will be considered as part of the next Long Term Plan.
- (f) **Notes** that there is currently no formal on-street parking on River Road, and that there is a lack of on-street parking. It is noted that the residential land use on the southern side of the road, with the addition of community facilities and recreational areas on the northern side of the road has created more parking demand in the area. The creation of formalised parking areas therefore fits with the surrounding land use.

- (g) **Notes** that staff will proceed to detailed design and tender stage following approval of the Scheme Design.
- (h) **Notes** that the recommended option has been through an independent Road Safety Audit and any changes to the design have been completed.
- (i) **Notes** that a budget of \$40,000 was available in 2022/23 for design and \$485,000 is available in 2023/24 to complete this first stage of the work. The budget is therefore \$525,000 across both years.

3. **BACKGROUND**

- 3.1. River Road currently has a semi-rural feel being on the edge of Rangiora Township.
- 3.2. Development of the wider area including the Milton Avenue dog park, and the Croquet Club has seen an increase in people using the area, there is also a high recreational demand in this area for people choosing to walk and cycle. As such, River Road fits within the Council's Walking and Cycling Network Plan which proposes River Road as a Grade 1 facility.
- 3.3. Added to this, a Park and Ride site has been established on River Road and this is serviced by both the Metro No.1 bus (Rangiora/Cashmere) as well as the 91 Rangiora/City direct buses. This makes this stop a popular location for residents to catch the bus and a good location to connect to with a shared path. The Park and Ride site has bicycle facilities to support alternate modes of transport.
- 3.4. The current road layout in River Road includes a 1.5m unsealed footpath, and a 6.0m carriageway, separated by a narrow grass berm. There is no provision for drainage, and car parking on the grass berm damages the berm and path, creates a hazard to pedestrians and further prevent stormwater from discharging appropriately.
- 3.5. MainPower service poles are located in the berm on the northern side of River Road. The offset from the edge of seal varies between 1.9-3.5m. The presence of these poles prevents significant changes to the carriageway cross section.

4. **ISSUES AND OPTIONS**

- 4.1. A full-length scheme design has been developed and includes the following improvements:
 - Kerb and channel on the southern side of River Road between Ashley Street and Cones Road.
 - Construction of a 2.5m wide asphalt shared path from Ashley Street to Cones Road.
 - Installation of a 0.7m berm separating the shared use path, and the adjacent traffic lanes.
 - Installation of high-capacity urban soak pits every 90m.
 - Installation of street lighting, to a V4 lighting category.
 - Installation of 390m of no stopping lines for the length of new kerb & channel on the southern side, due to width constraints.
 - The scheme design maintains a 6.0m carriageway width, which allows for two 3.0m traffic lanes.
 - Parking bays have been allowed for where space allows.
 - Minor carriageway widening is proposed along the northern side of River Road in order to accommodate the proposed changes, however the parking will remain unchanged.
 - Potential for the installation of street trees and/or low plantings where space and sight distances allow. Council staff will engage with Greenspaces following confirmation of the recommended option from Utilities and Roading.

- 4.2. The existing road layout at River Road currently has no formal on-street parking on River Road. There is residential land use on the southern side of the road, with the addition of community facilities and recreational areas on the northern side of the road, plus a Park and Ride facility. As such the creation of formalised parking areas would fit with the surrounding land use.
- 4.3. Along the southern side of River Road there is an opportunity to create a total of ten on-street parking spaces as follows:
- Five of these are located between Ashley Street and Riverview Road, outside No. 9 River Road which is a larger residential property that also operates a gym from the property. The property owner has verbally offered a strip of land from this property to the Council, for the purposes of creating car parking spaces, however this is not considered necessary as a recessed parking bay can be accommodated within the existing road reserve.
 - The remaining five on-street parking spaces are located west of Cones Road and involve carriageway widening and realignment. As this section of River Road is frequented by heavy vehicles, staff have designed the carriageway to ensure a minimum of 3.3m lane widths can be achieved through this section.
- 4.4. During times of occasional high demand when events are held at the A&P Showgrounds (such as Muscle Car Madness), it is noted that cars will still be able to park on the grass berm on the northern side of River Road.
- 4.5. It is also noted that no additional parking is currently proposed on the northern side of River Road.
- 4.6. There are four options available for the Utilities and Roading Committee; each with a sub-option if parking (as per Section 4.2) is to not be included within the scope. Note that option three and four are inclusive of full street lighting costs (approximately \$100,000.00), additional Preliminary and General costs and higher estimated rates therefore the total does not align with Option Two. If Option Three or Four were to proceed, the Street Lighting cost would not be applicable for the second stage.

4.6.1 Option One – Do Nothing

This option retains the status quo. This option would result in works not progressing and as such is not recommended. Not progressing with this project within the current National Land Transport Plan (NLTP) funding cycle would result in co-funding being lost.

4.6.2 Option Two – Full Length

This option allows for the upgrading of the southern side of River Road for the full urban length, between Ashley Street, and the western boundary of no. 61 River Road. This option has an estimated construction cost of \$700,000 and includes provision for 10 car parking spaces fitted along the length where width allows.



4.6.3 Option Three – Riverview Road to No. 61 River Road (Recommended Option)

This option provides a staged approach and allows for upgrading of the southern side of River Road, between Riverview Road and No. 61 River Road. This would address considerable drainage and maintenance issues which are more frequent in this section of River Road and have a significant impact on pedestrians and cyclists. This option has an estimated construction cost of \$525,000 and includes provision for 5 car parking spaces fitted along the length where width allows.



4.6.4 Option Four – Ashley Street to Riverview Road

This option allows for upgrading the southern side of River Road, between Ashley Street, and Riverview Road. Drainage and roadside maintenance issues are not as frequent in this section of River Road however parking demand appears to be higher. This option has an estimated construction cost of \$450,000. and includes provision for five car parking spaces fitted along the length, where width allows.



4.7. The Management Team has reviewed this report and support the recommendations.

5 **COMMUNITY VIEWS**

5.1 **Mana whenua**

Te Ngāi Tūāhuriri hapū are not likely to be affected by or have an interest in the subject matter of this report.

5.2 **Implications for Community Wellbeing**

This report has implications on community wellbeing as the primary purpose of this project is to improve pedestrian and cyclist connectivity to the Park and Rode site, as well as the nearby recreational areas. This project is therefore a safety improvement for all modes of transport that utilise River Road and cater for future growth.

5.3 **Groups and Organisations**

An initial information notice will be prepared and circulated to all stakeholders and residents. This will include the Rangiora Hospital, the Department of Conservation, and the Rangiora Croquet Club.

5.4 **Wider Community**

An information notice will be circulated to the stakeholders and residents. Upon tender acceptance an additional start work information notice will be circulated notifying stakeholders and residents of the proposed work programme and associated construction impacts.

The wider community have not been specifically consulted on the project but will be informed through online channels and the local newspapers.

During construction, delays to travel times may be incurred, however these will be communicated to the public and surrounding residents / businesses.

6 **IMPLICATIONS AND RISKS**

6.1 **Financial Implications**

The Engineers Estimate for the recommended option is \$525,000, including a 15% contingency. This includes design and construction costs.

There was a design budget in 2022/23 of \$40,000 which is being carried forward as this is a multi-year project.

The budget for the 2023/2024 financial year is \$485,000 Both budgets are included in PJ 101877.000.5135.

As such this is a total budget over the two-year period of \$525,000.

6.2 **Sustainability and Climate Change Impacts**

The recommendations in this report do have sustainability and/or climate change impacts. Improving pedestrian and cycle safety will encourage more active modes of travel and reduce overall emissions and maintenance costs.

6.3 **Risk Management**

There are risks arising from the adoption/implementation of the recommendations in this report.

Due to carriageway constraints, construction is likely to require a detour around River Road which may cause some traffic delays, constant updates and communication to surrounding residents will be carried out throughout the project.

The installation of a shared path outside residents' properties may receive negative public comment. The overall benefits are considered to outweigh these concerns.

6.4 **Health and Safety**

There are health and safety risks arising from the adoption/implementation of the recommendations in this report.

All contractors will be required to be SiteWise accredited (or equivalent) with a minimum score.

7 CONTEXT

7.1 **Consistency with Policy**

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2 **Authorising Legislation**

Land Transport Management Act.

7.3 **Consistency with Community Outcomes**

The Council's community outcomes are relevant to the actions arising from recommendations in this report. The relevant community outcomes include:

Transport is accessible, convenient, reliable and sustainable

- The standard of our District's roads is keeping pace with increasing traffic numbers.
- Communities in our District are well linked with each other and Christchurch is readily accessible by a range of transport modes

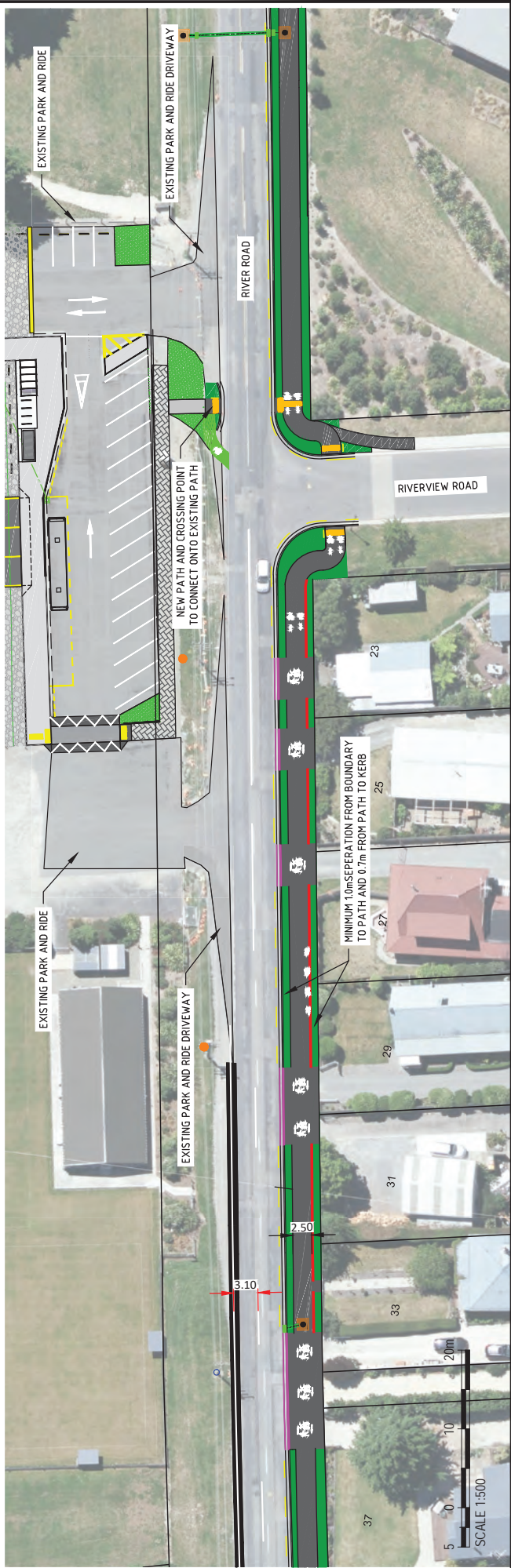
There is a safe environment for all

- Harm to people from natural and man-made hazards is minimised.
- Our district has the capacity and resilience to quickly recover from natural disasters and adapt to the effects of climate change.
- Crime, injury and harm from road crashes, gambling, and alcohol abuse are minimised.

7.4 **Authorising Delegations**

The Rangiora-Ashley Community Board has the authority to make recommendations to the Council and Standing Committees on local implications of such policies, projects and plans, which have district-wide impacts and are referred to the Board for comment.

The Utilities & Roading Committee has delegated responsibility for activities related to Roading and Transportation (including road safety, multimodal transportation and traffic control).



LEGEND

| | |
|--|-------------------------|
| | HEAVY DUTY BEAM |
| | KERB CUTDOWN |
| | NB KERB |
| | FOOTPATH RECONSTRUCTION |
| | GRASS BERM |
| | CONSTRUCT CARRIAGEWAY |

| | |
|----------------------|------|
| PRELIMINARY | |
| NOT FOR CONSTRUCTION | |
| DRAWING | 4322 |
| SHEET | 01 |
| REVISION | A |

SHEET TITLE

SCHEME DESIGN WITH PARKING

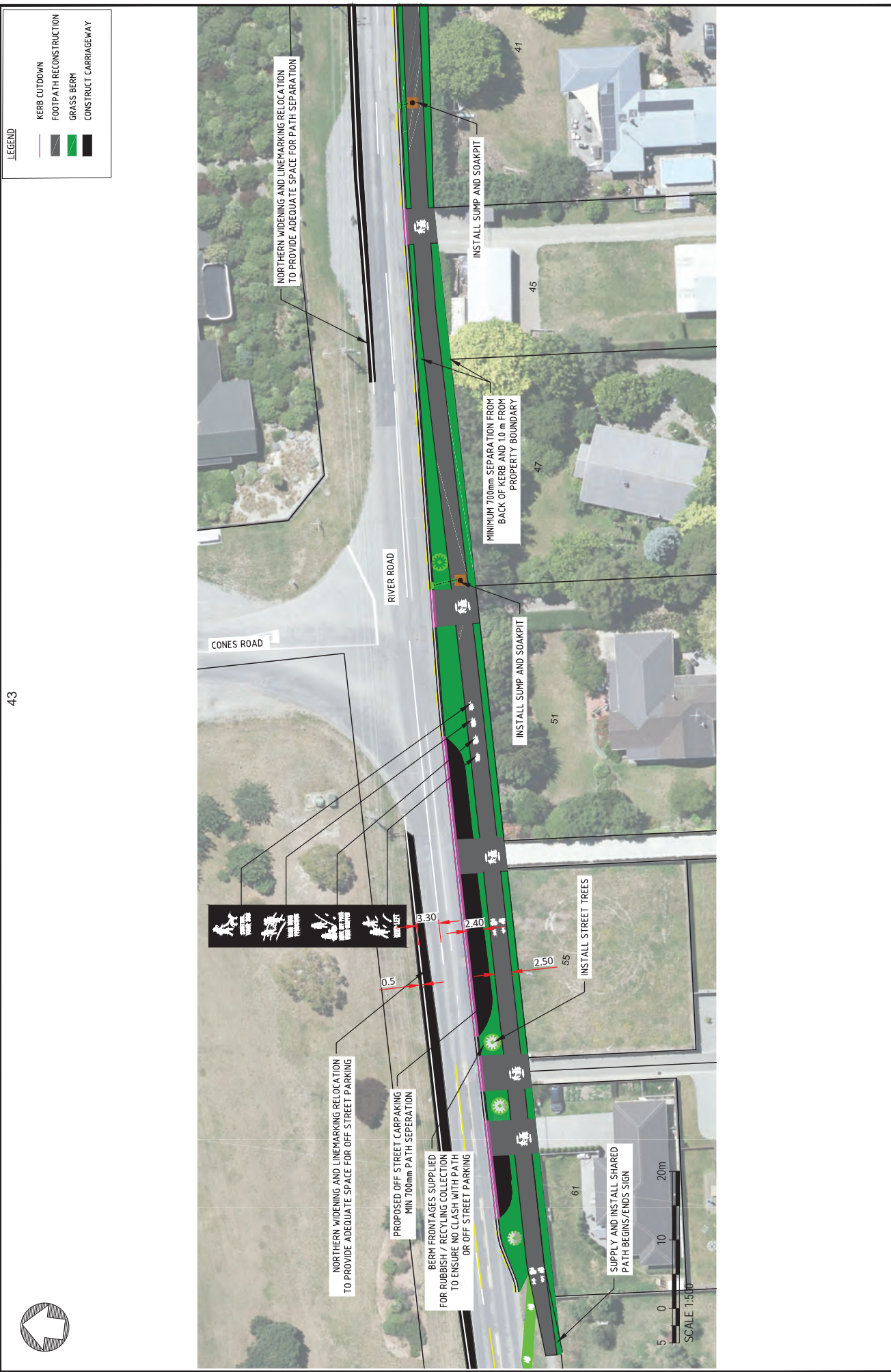
PROJECT

RIVER ROAD URBANISATION



| REV | REVISION DETAILS | DRN | CHK | APP | DATE | PROJECT No. | FOUR00888 |
|-----|------------------|-----|-----|-----|------------|-------------|-----------|
| A | SCHEME DESIGN | GK | KS | | 10/10/2022 | CON020237 | CON020237 |

| DESIGNED | DATE | SCALE | ORIGIN |
|---------------|------------|------------|-------------|
| DESIGNED CHKD | 10/10/2022 | AS SHOWN | AS SHOWN |
| DESIGNED CHKD | 10/10/2022 | HORIZONTAL | NZTM GD2000 |
| APPROVED | 10/10/2022 | VERTICAL | |



43



| | | | |
|--------------------|----------|------|---|
| PRELIMINARY | REVISION | 4322 | A |
| DRAWING | SHEET | 02 | |

SHEET TITLE

SCHEME DESIGN WITH PARKING

PROJECT

RIVER ROAD URBANISATION



| DATE | BY | CHK | APP | DATE | PROJECT No. | CON No. | SCALE (AS) | AS SHOWN |
|------------|----|-----|-----|------------|-------------|----------|------------|----------|
| 10/10/2022 | OK | KS | --- | 10/10/2022 | P000/8888 | CON02227 | AS SHOWN | CON02227 |

| REV | REVISION DETAILS | DRN | CHK | APP | DATE |
|-----|------------------|-----|-----|-----|------------|
| A | SCHEME DESIGN | OK | KS | --- | 10/10/2022 |

Waimakariri District Council: No-Stopping Restriction Schedule associated with Southbrook Road / Torlesse Street Signalisation Project

| Item | Locality | Street | Side of Street | Location | Distance [m] | No. of spaces impacted | Notes |
|------|----------|----------------|----------------|--|--------------|------------------------|--|
| | Rangiora | River Road | South | Ashley Street to Riverview Road | 175 | | 0 No existing parking lane or width to allow parking |
| | Rangiora | River Road | South | Riverview Road to Cones Road | 285 | | 0 No existing parking lane or width to allow parking |
| | Rangiora | Riverview Road | East | River Road going South | 10 | | 0 No existing parking lane or width to allow parking |
| | Rangiora | Riverview Road | West | River Road going South | 10 | | 0 No existing parking lane or width to allow parking |
| | Rangiora | River Road | North | Both sides of each Park and Ride entranceway | 18 | | 0 No existing parking lane or width to allow parking |

WAIMAKARIRI DISTRICT COUNCIL**REPORT FOR INFORMATION**

FILE NO and TRIM NO: EXC-57 / 230719109100

REPORT TO: COUNCIL

DATE OF MEETING: 1 August 2023

AUTHOR(S): Jeff Millward – Chief Executive

SUBJECT: Health, Safety and Wellbeing Report – July 2023

ENDORSED BY:
(for Reports to Council,
Committees or Boards)

Department Manager



Chief Executive

1. SUMMARY

- 1.1. This report provides an update to the Council on Health, Safety and Wellbeing matters between mid-June 2022 and mid-July 2023. The dashboard reporting in the appendices cover trends between mid-June 2022 and mid-July 2023.
- 1.2. There were 12 incidents which occurred from mid-June 2023 and mid-July 2023 which resulted in 200 hours lost time to the organisation. Ongoing lost time from historic incidents is reported in Appendix A. Flamingo Scooter and Rangiora Airfield incidents included within this report.
- 1.3. Q3 Internal Audit Scopes have been distributed.
- 1.4. The 2 yearly Health and Safety SafePlus Assessment has commenced.

Attachments:

- i. Appendix A: Incidents, Accidents, Near-misses reporting
- ii. Appendix B: Contractor Health and Safety Capability Pre-qualification Assessment (drawn from the Site Wise database)
- iii. Appendix C: Health, Safety and Wellbeing Dashboard Reports.

2. RECOMMENDATION

THAT the Council:

- (a) **Receives** Report No 230719109100
- (b) **Notes** that there were no notifiable incidents this month. The organisation is, so far as is 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.

3. **BACKGROUND**

- 3.1. The Health and Safety at Work Act 2015 requires that Officers must exercise due diligence to make sure that the organisation complies with its health and safety duties.
- 3.2. An officer under the Health and Safety at Work Act 2015 is a person who occupies a specified position or who occupies a position that allows them to exercise a significant influence over the management of the business or undertaking. Councillors and the Chief Executive are considered to be the Officers of the Waimakariri District Council.

4. **ISSUES AND OPTIONS**

4.1. Incidents and accidents

- 4.1.1. Mid-June 2023 to mid-July 2023 shows Adverse interactions continue to be a common theme with staff conducting day to day tasks out in the field and public meetings. Security continue to monitor the Rangiora Service Centre inside and when possible, external areas.
- 4.1.2. Measures are in place to help reduce the risk such as body worn cameras, Personal alarms and continued security presence.
- 4.1.3. Local police are aware of the increased adverse interactions that our staff are experiencing. We continue to communicate all situations to them as they arise.

4.2. Internal Audits

- 4.2.1. Quarter 3 Internal Audit Scopes have been distributed to 7 departments for completion. Time frame for the Audits is from 19th July – 19th August. Timeframes are flexible and the HS&W team will work with the audit representative to ensure they are completed within a reasonable timeframe.
- 4.2.2. Audit scopes sent to the following:
 - Plant & Equipment Maintenance
 - NZRT12
 - CDEM
 - Fleet
 - Water Unit
 - Hazardous Substances
 - Aquatics
 - Water Unit
 - NZRT12
 - Contract Management H&S Documentation
 - PDU
 - Greenspace
 - Property
 - Water Unit
- 4.2.3. All audit findings will be collated and distributed back to the departments with recommendations and solutions, if any. A snapshot will be submitted to MTO and Audit and Risk Committee.

4.3. SafePlus Assessment

- 4.3.1. SafePlus Health and Safety assessment checks your health and safety system is working as planned, identifies strengths and key areas for improvement and involves people, to build capability for safe and healthy work.
- 4.3.2. The assessment duration was set from 10th July - 24th July with 391 Invitations sent. So far, we have received 109 Responses and 9 comments.
- 4.3.3. 24 hours before the assessment is scheduled to close, anyone who hasn't responded yet will be sent a reminder automatically by the online tool.

Implications for Community Wellbeing

There are implications for community wellbeing by the issues and options that are the subject matter of this report.

- 4.4. The Management Team has reviewed this report and support the recommendations.

5. COMMUNITY VIEWS

5.1. **Mana whenua**

Te Ngāi Tūāhuriri hapū are not likely to be affected by or have an interest in the subject matter of this report.

5.2. **Groups and Organisations**

There are no external groups and organisations likely to be affected by, or to have an interest in the subject matter of this report.

5.3. **Wider Community**

The wider community is likely to be affected by, or to have an interest in the subject matter of this report.

6. OTHER IMPLICATIONS AND RISK MANAGEMENT

6.1. **Financial Implications**

There are no financial implications of the decisions sought by this report.

6.2. **Sustainability and Climate Change Impacts**

The recommendations in this report do not have sustainability and/or climate change impacts.

6.3. **Risk Management**

The organisation has reviewed its health and safety risk and developed an action plan. Failure to address these risks could result in incidents, accidents or other physical or psychological harm to staff or the public.

The regular review of risks is an essential part of good safety leadership.

6.4. **Health and Safety**

There are health and safety risks arising from the adoption/implementation of the recommendations in this report. Continuous improvement, monitoring, and reporting of Health and Safety activities are a key focus of the health and safety management system.

7. CONTEXT

7.1. Consistency with Policy

This matter is not a matter of significance in terms of the Council's Significance and Engagement Policy.

7.2. Authorising Legislation

The key legislation is the Health and Safety at Work Act 2015.

The Council has a number of Human Resources policies, including those related to Health and Safety at Work.

The Council has an obligation under the Local Government Act to be a good employer.

7.3. Consistency with Community Outcomes

The Council's community outcomes are relevant to the actions arising from recommendations in this report.

- There is a safe environment for all.
- Harm to people from natural and man-made hazards is minimised.
- Our District has the capacity and resilience to quickly recover from natural disasters and adapt to the effects of climate change.

The Health, Safety and Wellbeing of the organisation, its employees and volunteers ensures that Community Outcomes are delivered in a manner which is legislatively compliant and culturally aligned to our organisational principles.

7.4. Authorising Delegations

An officer under the Health and Safety at Work Act 2015 is a person who occupies a specified position or who occupies a position that allows them to exercise a significant influence over the management of the business or undertaking. Councillors and Chief Executive are considered to be the Officers of WDC.

Appendix A

WDC Incident Reports

| Date | Person type | Occurrence | Event description | Response |
|------------|--------------------|-------------------------|---|---|
| 20/06/2023 | Employee/Volunteer | Property/Vehicle Damage | A staff member struck a truck with his loader. The steering wheel was too stiff so when they accelerated it to turn it banged into the truck. Still driveable. | The Team leader briefed the crew on site. Further corrective action was taken by cleaning the windows prior to operating. Having a spotter. Do not operate the loader at an angle to the truck. |
| 26/06/2023 | Non-Employee | Injury | There is a brick sticking up on the cobbled pathway outside the Rangiora Service Centre, in the carpark. A youth tripped on it and grazed their knee. Library staff administered first aid. | Dressed the injured knee with a sterile dressing. Awaiting response from the Greenspace team for any corrective action to be taken. |
| 05/07/2023 | Employee/Volunteer | Adverse Interaction | A protesting group caused disruption at a hearing at the Oxford Town Hall. | Contract signed for Waimak Patrols to attend the District Plan review hearings. The next meeting was moved to another venue with security in place. |
| 06/07/2023 | Employee/Volunteer | Adverse Interaction | Adverse interaction between a staff member and a member of the public that has been consistently aggressive on numerous occasions adjacent to a job site in Kaiapoi. | If there is any reason to attend this property, two staff must be trained in Situational Safety and if there is further concern police are to be notified. |
| 07/07/2023 | Employee/Volunteer | Property/Vehicle Damage | Shed door came off rollers at the Water Unit Depot. | According to the repairman, the previous spring has not been properly secured and due to this, has been worn out. Care to be taken when opening and closing the door. Team have been briefed. |

| | | | | |
|------------|--------------------|---------------------|---|---|
| 10/07/2023 | Employee/Volunteer | Injury | A staff member slipped on a wet wooden step while walking out of a portacom office. They put their right hand down as they were falling and landed on it. | The step is being replaced. The staff member was off work for 7 days due to injury. |
| 11/07/2023 | Employee/Volunteer | Injury | A staff member hit their finger with a tool while doing up bolts on a fitting. Their fingernail has gone black, and finger was swollen. | Awaiting investigation response questions. |
| 11/07/2023 | Non-Employee | Adverse Interaction | A member of the public was outside the Rangiora Library, screaming and verbally abusing and harassing a group of 10 children. A member of the public called the police, security from the Rangiora Service Centre protected the children. The aggressive member of public walked out of the carpark. Police spoke to the children and security. | The Health and Safety Advisor spoke with security who were present at the time. Still awaiting investigation response from the Governance Team who reported the incident. |
| 11/07/2023 | Non-Employee | Injury | A staff member grabbed a mug by the handle from the microwave, the handle was extremely hot and they burnt their finger. | Cold water and ice pack was applied. Awaiting response to investigation questions. |
| 12/07/2023 | Employee/Volunteer | Near Miss | The reversing camera on a staff vehicle is remaining on while driving forward. | Vehicle booked in for a maintenance check and also reported to fleet. |
| 18/07/2023 | Employee/Volunteer | Injury | A staff member pulled a muscle in their right arm. They were using a crowbar to break up concrete, went through a plastic pipe and jarred their right arm. The crowbar moved but the arm locked in place, causing stiffness and pain. | Ice applied and rest. No further treatment needed. |

Airfield Incident Reports

Please note: No on ground incidents to report this month.

Flamingo Scooter Incident Reports

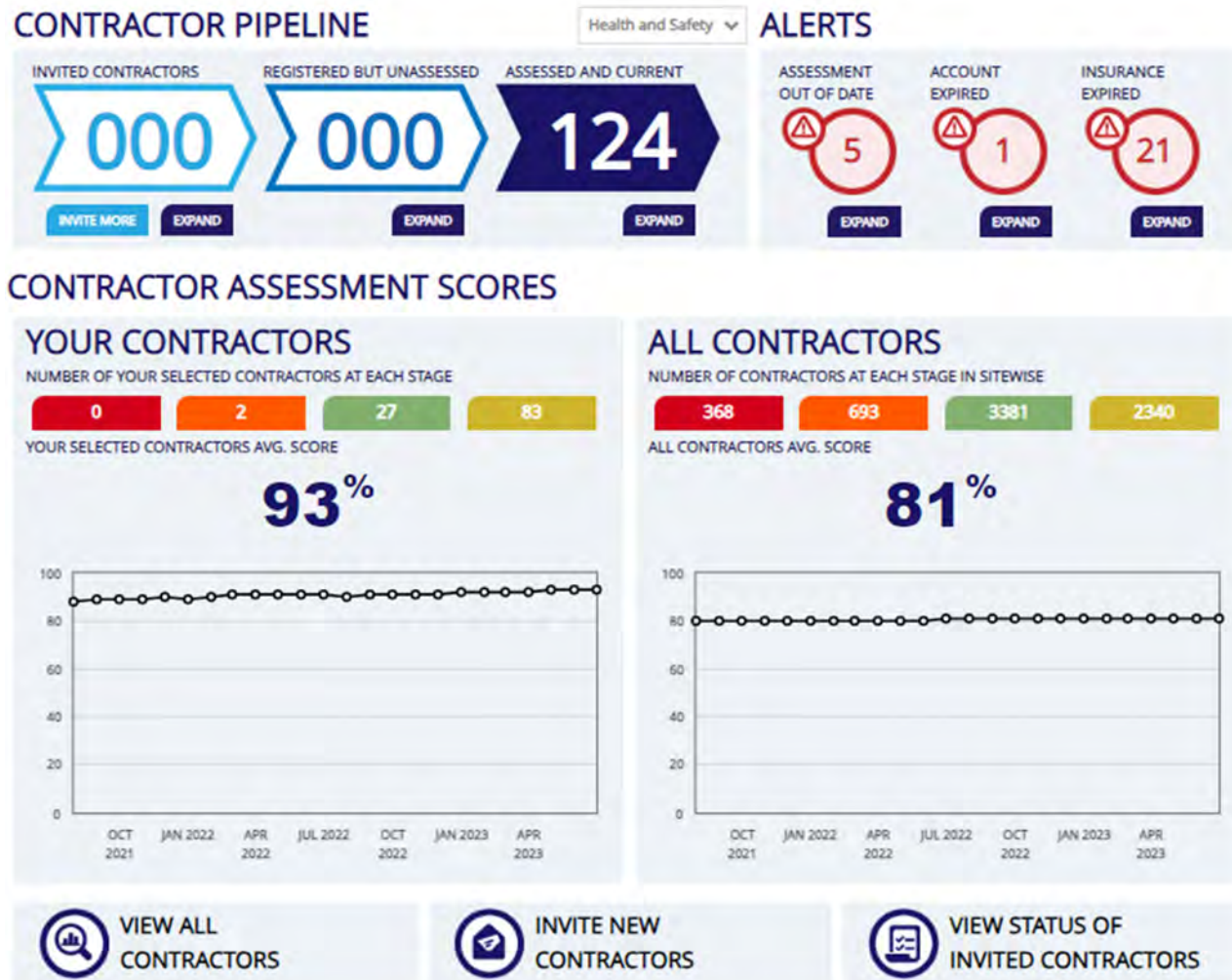
Please note: No incidents to report this month.

| | | |
|---------------------------------------|-----------------|---|
| Lost Time Injuries - Aquatics: | 2019 to current | Injury One: Currently fully unfit Date of injury 28 June 2019 Weekly contracted hours = 30 5,166 hrs lost to date |
| Water Unit: | 2023 (current) | Injury One: Fully fit and returned to work. Injury Two: Fully fit and returned to work. Injury Three: Fully fit and returned to work. Date of injury 10 July 2023 Weekly contracted hours = 40 200 hrs lost to date. |

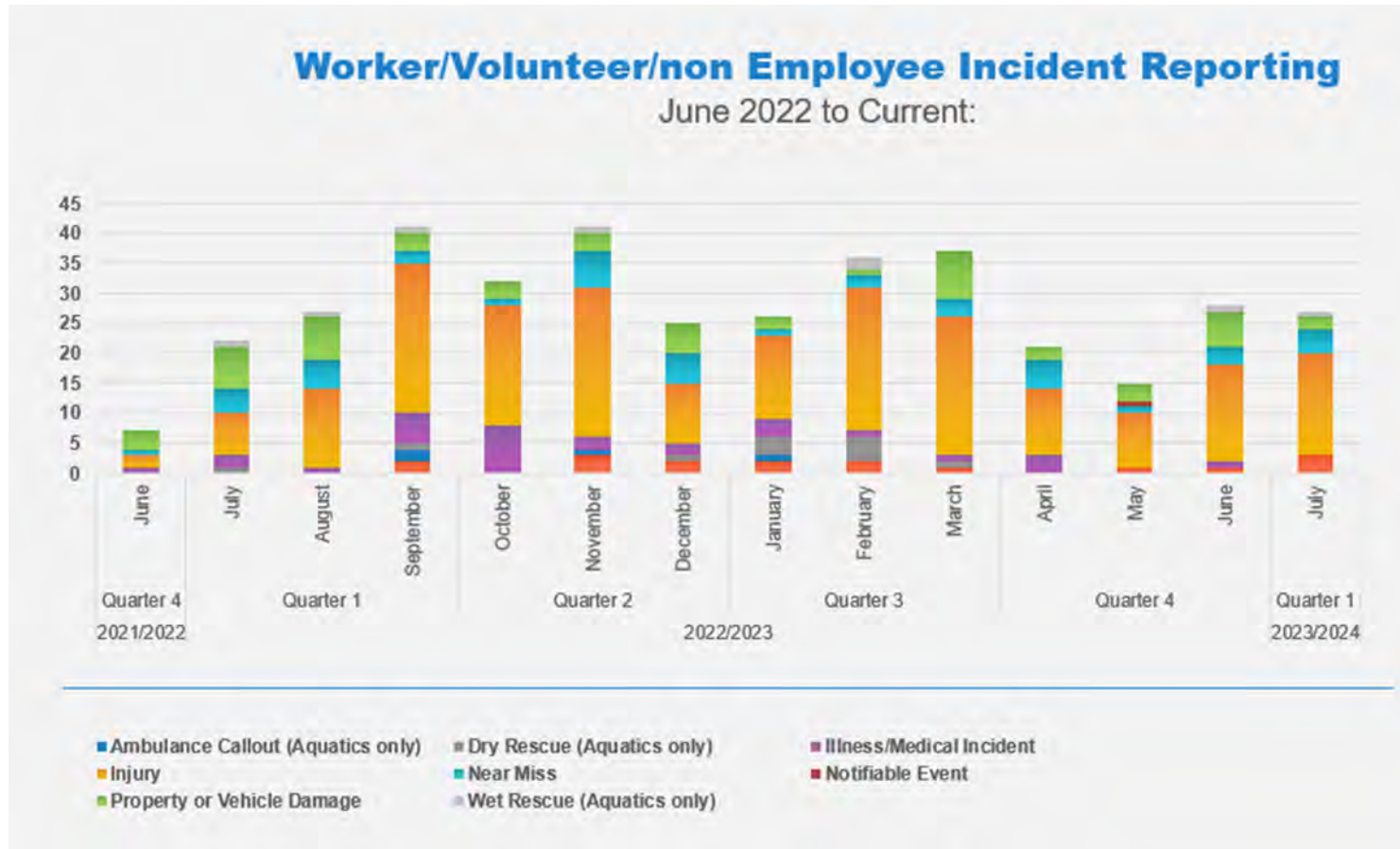
Lead Indicators

| | | |
|---|------|--|
| Safety Inspections Completed (Workplace Walkarounds) | 2023 | Workplace Walkarounds: 17 distributed for May/June. 8 returned so far. Reminders sent. |
| Training Delivered | 2023 | People Trained: May training – 3 sessions of Anti-Skid Driver training (24 staff) June training – 2 sessions of Anti- Skid Driver training (16 staff) July training – 1 session of Anti-Skid Driver training (6 staff) |

Appendix B

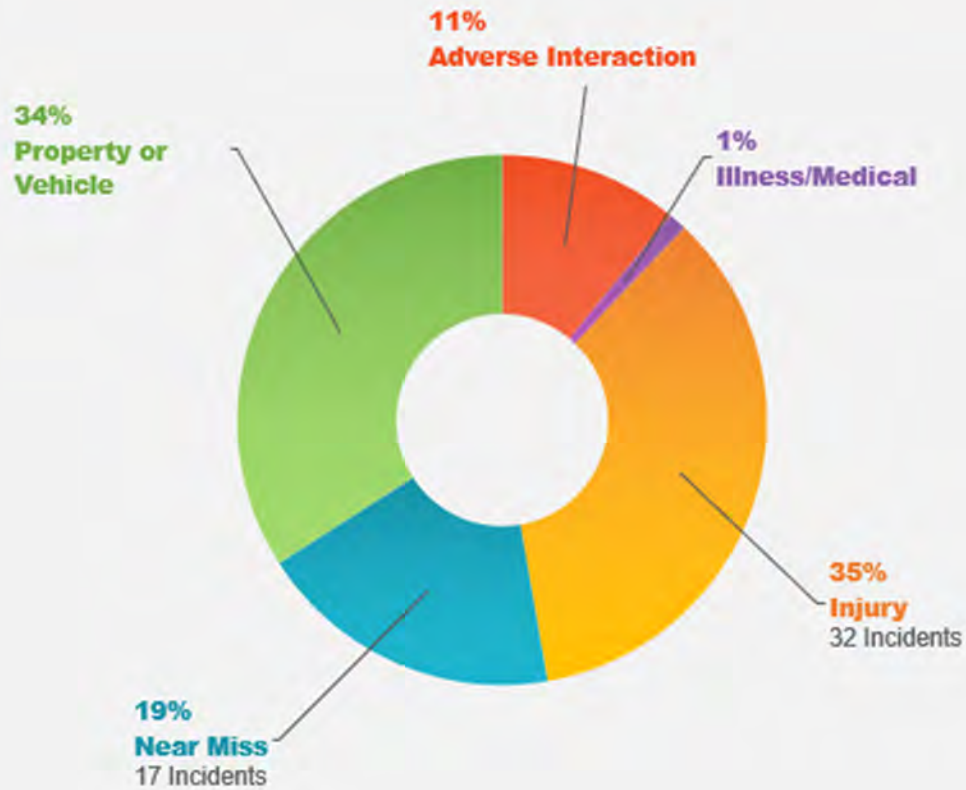


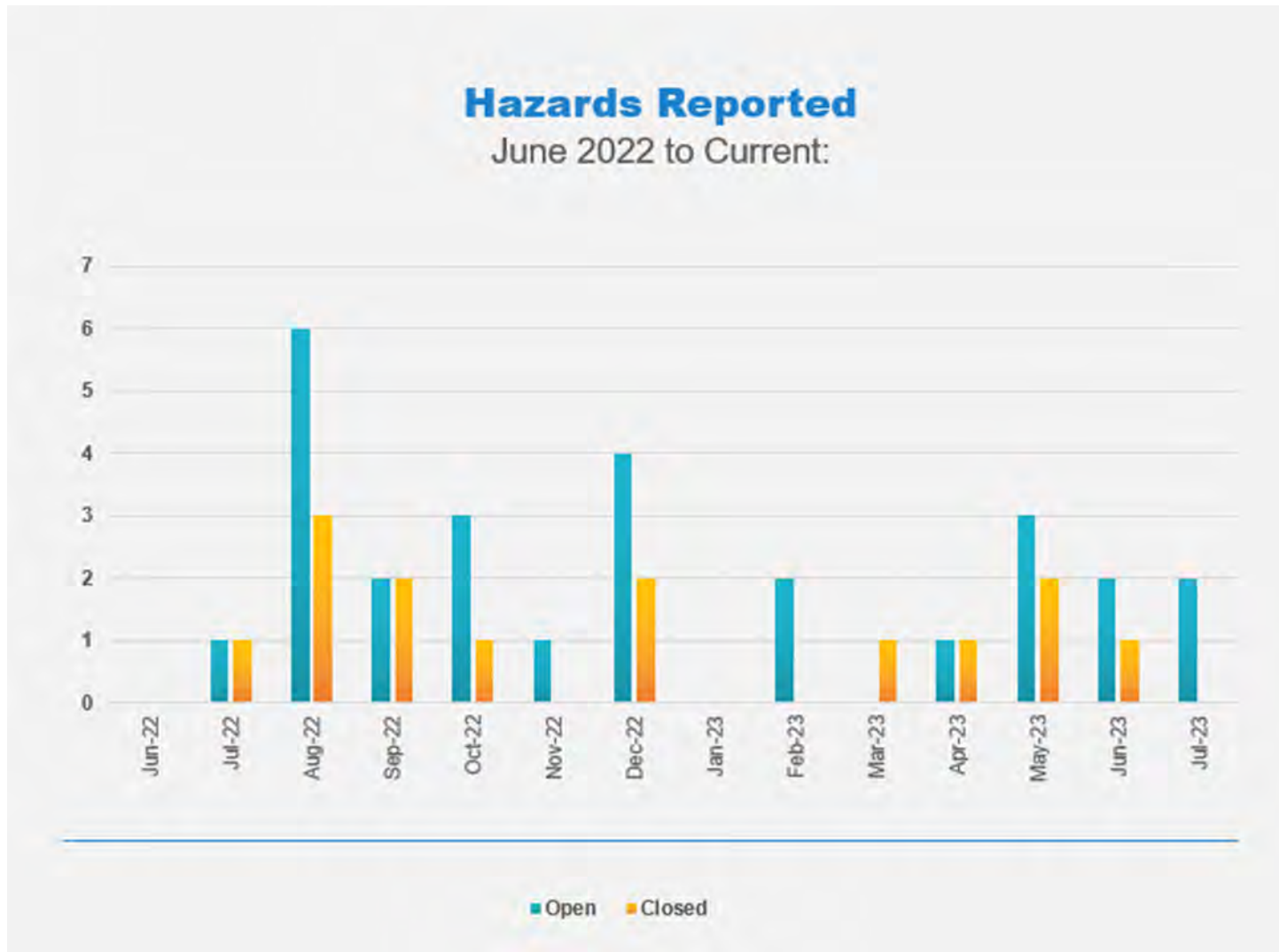
Appendix C



Worker/Volunteer Incident Reporting

June 2022 to Current:





MINUTES OF A MEETING OF THE UTILITIES AND ROADING COMMITTEE HELD IN THE COUNCIL CHAMBER, RANGIORA SERVICE CENTRE, 215 HIGH STREET, RANGIORA ON TUESDAY 20 JUNE 2023 AT 9AM.

PRESENT

Councillor N Mealings (Chairperson), Councillors R Brine, P Redmond, J Ward, P Williams and Mayor D Gordon.

IN ATTENDANCE

Councillors B Cairns and T Fulton.

J Millward (Chief Executive), G Cleary (General Manager Utilities and Roading), J McBride (Roading and Transport Manager), K Simpson (3 Waters Manager), J Recker (Stormwater and Waterways Manager) and E Stubbs (Governance Support Officer).

1 APOLOGIES

There were no apologies.

2 CONFLICTS OF INTEREST

There were no conflicts declared.

3 CONFIRMATION OF MINUTES

3.1 Minutes of the meeting of the Utilities and Roading Committee held on Tuesday 23 May 2023.

Moved: Councillor Redmond

Seconded: Councillor Williams

THAT the Utilities and Roading Committee:

- (a) **Confirms** the circulated Minutes of the meeting of the Utilities and Roading Committee held on 23 May 2023, as a true and accurate record.

CARRIED

3.2 Matters arising (From Minutes)

There were no matters arising from the minutes.

4 DEPUTATION/PRESENTATIONS

Nil.

5 REPORTS

5.1 Mandeville Resurgence and Channel Diversion Upgrade Project – Public Consultation – S Murphy (Senior Civil Engineer) and J Recker (Stormwater and Waterways Manager)

J Recker and K Simpson presented the report which sought approval from the Council to undertake consultation on options for the Mandeville Resurgence and Channel Diversion Upgrade Project. Previous project work had determined two stages of work required and this had been recently assessed with three potential options for Stage 1 and two potential options for Stage 2 identified.

If the Council approved, staff would undertake public consultation on the potential options including a drop-in session at the Mandeville Sports Ground on 10 July 2023 with advertising in June. Utilities and Roading staff would consult with the Communications and Engagement team to determine the most effective communications strategy. Project information regarding the potential

solutions and cost estimates would be provided at the drop-in session and staff would talk directly with residents.

Councillor Williams was pleased to see the report as Mandeville residents had been waiting a long time for a viable solution. He enquired if it was possible for Stage 1 and 2 to be completed together. J Recker advised that was a potential option.

Councillor Redmond noted that none of the proposed work would assist residents this winter and asked if there were any solutions that could mitigate issues in the short term. J Recker replied that there were options such as raising bunds or rock armouring that were being looked at over the next couple of weeks.

Mayor Gordon agreed with Councillor Redmond regarding the need for short term solutions. He suggested staff be prepared with responses to the 20-30 action points Mandeville residents would like to see addressed for the drop-in session. J Recker noted that the main focus of the drop-in session was the proposed future options however staff would be able to address any specific questions also.

Mayor Gordon referred to the poor communications for the Cust chlorine exemptions consultation and enquired how residents would be made aware of the Mandeville drop-in session. J Recker noted staff would reach out via email to the Drainage Advisory Group, use social media including the Mandeville Residents Association Facebook group as well as a flyer drop. Mayor Gordon requested that the communications plan be circulated to Committee members.

Councillor Fulton asked about associated infrastructure works for Stage 2 diversion options. J Recker advised that for both diversion options there would be upgrades of driveway culverts.

Councillor Mealings referred to Stage 1 options and enquired about consideration of downstream effects. J Recker advised staff had completed modelling analysis and the calculated one cumec through the diversion would not have adverse impacts. There would be some upgrades downstream. K Simpson commented that the best way of looking at the Stage 1 upgrades was that the current infrastructure was not containing flow and therefore creating issues. Bradley's Road drain did have capacity so upgrades were effectively extending what had been done previously. It was not increasing the flow heading toward Ohoka as with the diversion it was changing where water was going.

Moved: Councillor Williams

Seconded: Councillor Redmond

THAT the Utilities and Roading Committee:

- (a) **Receives** report No. 230511067733.
- (b) **Authorises** that consultation would be undertaken with those affected or interested in this project by holding an informative drop-in session at the Mandeville Sports Ground on 10 July 2023.
- (c) **Notes** that Utilities and Roading staff would develop consultation documentation and information to be presented at the drop-in session in conjunction with Council's Communications team.
- (d) **Notes** that a workshop would be scheduled with the Utilities and Roading Committee following the consultation period. Feedback from the consultation process would be analysed and summarised in a further report which would be presented at this workshop.
- (e) **Notes** that staff would continue to refine estimated costs referred to in attachment iii of the report to enable budgets to be set for the 2024/34 Long Term Plan (LTP).

- (f) **Notes** that following the Utilities and Roothing Committee workshop it was intended that a preferred solution would be adopted. If required, Council staff would then be requesting additional budget as part of the 2024/34 Long Term Plan.
- (g) **Circulates** this report to the Oxford-Ohoka Community Board for information.

CARRIED

P Williams was pleased to see the project being brought forward as residents had been waiting a long time for the flooding issues in the area to be addressed.

Councillor Redmond commented it was very good to receive the report and residents would be relieved. He still felt it was an 'ambulance' and catch-up scenario. Locals had known this was an issue before the subdivisions had been developed.

Mayor Gordon supported the direction of the report which had been a long-time coming and would provide a degree of relief to residents. It was important the program had a clear plan to reduce long-standing issues. It was also important to ensure communications were right so that all affected residents were aware of what was happening.

Councillor Fulton was supportive of the recommendation for further consultation and noted this issue had been on the Council table for some years and there was growing impatience in the community. He commented on the importance of modelling when considering any further intensification.

Councillor Mealings commented it was great to see the report finally coming to the Council as residents had been approaching the Council for a long time regarding the issues. She thanked staff for getting the project moving.

5.2 July 2022 Flood Response Update – K Simpson – (3 Waters Manager), J McBride (Roading and Transport Manager) and R Kerr (Flood Recovery Programme Manager)

R Kerr noted the service requests following the July 2022 flood event had been distilled into 143 investigations and 321 maintenance actions. These had been worked through steadily and aside from a portion of fieldwork all investigations had been completed. All maintenance actions had been started and 245 had been completed. The majority of capital expenditure work had been completed with \$385,000 proposed to be carried forward. Staff were looking to close out projects and return this type of work to Business as Usual.

Councillor Redmond requested clarification of the \$1.5 million scope of work for the diversion of the lower Kaikainui Stream. R Kerr provided further information on the location and advised that during flood events water flowed across farmland toward the Courtenay Stream and staff were looking at a potential project to improve how the lower section of the Kaikainui flowed.

It was asked how the Rural Drainage for Ashley Gorge Road was funded with Environment Canterbury (ECan). K Simpson replied that it was not a river within one of the rural rating areas and was an area ECan engineers had also been considering. The stream could have high erosion damage. A solution had been implemented between the Roading team, Drainage team and ECan engineers with the work to be carried out by the Roading team. Councillor Fulton asked if it reflected gaps in the funding system. K Simpson replied yes potentially, however it also indicated that two Councils were involved in the management of waterways and the importance of a good working relationship. In this situation a practical approach had been taken for resolving and funding the issue between the Councils.

Councillor Williams asked about progress on Mt Thomas Road and were the residents still being encouraged to complete works. K Simpson advised that the abatement notice issued by ECan had been withdrawn as it required additional information and ECan was not confident in its position to defend the notice if it was reviewed. A meeting would be held with landowners to discuss the next steps which would not be easy or straightforward. It was hoped a representative from ECan would also attend.

Councillor Mealings asked for clarification on the Wilson Drive project and if it had been included in the 2023/24 Annual Plan. K Simpson advised that was correct.

Moved: Councillor Brine

Seconded: Councillor Williams

THAT the Utilities and Roading Committee:

- (a) **Receives** Report No. 23607083123.
- (b) **Notes** that investigations, funded physical works and maintenance actions arising from the July 2022 floods were well advanced, with the majority expected to be completed prior to end of winter 2023.
- (c) **Circulates** this report to all Community Boards for information.

CARRIED

Councillor Williams commented it was a good report showing a lot of work had been completed. He hoped weather in 2023 would not result in the need for a similar report.

Councillor Mealings commented it had been a herculean effort from staff to progress this far through the a years' worth of service requests received in three and a half weeks. The triaging of issues was commendable.

6 CORRESPONDENCE

Nil.

7 PORTFOLIO UPDATES

7.1 Roading – Councillor Philip Redmond

- Preparation of the Speed Management Plan was ongoing – note Council workshop following this meeting.
- Confirmation of the Resealing Programme for 2023/24.
- Continuing with unsealed road inspections with Corde.
- Work continuing on Transport Choices programme including Woodend to Ravenswood path and Marsh/Dunlops Road rail crossings.
- Construction of Tuahiwi gritted path to be carried out in two stages.
- Traffic signals and road marking on Southbrook road completed and post-construction safety audit underway.
- Kerb and channel contract now completed.
- Butchers Road culvert – all work now completed except for taller permanent posts for guardrail.
- Footpath renewals were complete on Blackett Street and a short section of new path had been installed between Williams Street Bridge and Hakarau Road.
- During May approximately 8,000m³ of unsealed road remetalling had been completed on 11 roads. Remetalling would continue through June and July.
- Drainage works were underway on Upper Sefton Road to address scour.
- Ice gritting was underway.
- Winter driving advertising was underway.
- Ice scrapers and window cloths were available at service centres.

- There had been a concerning number of crashes around the district over the last two weeks resulting in serious injuries and fatalities sadly.
- Consultation on Riverside Road was underway.
- Consultation on Transport Choices funding remained on hold.

G Cleary advised that the Butchers Road culvert hydraulic capacity had increased from 6.94 m³/s to 16.7 m³/s. The bottom section of the 3x3m² box culvert was in-ground below channel which was required for fish passage and 0.5m of freeboard was also required.

P Williams referred to community concerns regarding humming from the new lights at Southbrook. J McBride advised staff were currently investigating this with the installers.

7.2 Drainage, Stockwater and Three Waters (Drinking Water, Sewer and Stormwater) – Councillor Paul Williams

- Disappointed at conditions of drains coming into winter. Ratepayers had expressed concern regarding drains that had not been cleared.
- Disappointed at continued push by regulators for chlorination of Waimakariri water which had been acknowledged to be a very good quality. The health consequences of chlorination needed to be understood.
- Noted a number of the Council sewerage consents were due to expire soon.
- Oxford No.1, McPhedrons Road well had stabilised and the Boil Water Notice lifted. Noted the workshop on the issue at end of meeting today.
- Final version of the Cust Residual Disinfection Exemption application Decision Report expected from Taumata Arowai later in the week.
- Mandeville storage reservoir was now operational.
- Mandeville Resurgence Channel project drop-in session planned for Monday 10 July at Mandeville Sports Ground.
- Better Off Funding for Drainage Maintenance and Capacity Improvements with a list being collated by staff.
- McIntosh Drain Pump Station – pumps were now onsite and being connected up. Commissioning of the pumps was expected to be completed early next week. Opening date currently confirmed for mid-July 2023.
- Water Services Entities Amendment Bill was introduced to Parliament last week.

7.3 Solid Waste– Councillor Robbie Brine

- The second round of kerbside recycling bin audits were near completion. 45 bins had been added to the removal list with nine removed.
- The change in collection days for Ravenswood had been made with few issues, however there was still an issue with the text alert system.
- Solid Waste and Business Support Team were working on a solution to the waste and recycling bins and commercial cages and skips on Good Street.
- Regional waste staff had met to discuss applications to the Canterbury Waste Joint Committee waste minimisation fund, 15 applications had been received.
- Regional waste staff had also discussed a number of other topics including event waste management plans, the need for a regional waste management and minimisation plan, and the potential need for regional waste/minimisation infrastructure.
- The Ministry for the Environment (MfE) have confirmed that they required all councils to collect the same products at kerbside from 1 February 2024. Standardization would mean the Council could no longer accept paper or cardboard in organic bins.

- The MfE were also banning specific single use plastic products from 1 July 2023 including produce bags, plastic tableware, drinking straws and produce labels.
- Attended waste minimisation conference in Hamilton and had been somewhat disappointing by content but the networking was important. A report would follow.

Councillor Mealings asked about the stopping of cardboard and paper in the organic bins and G Cleary advised MfE were concerned about chemicals from print going into the organics chain. Staff had requested further information to explain change to the community. It was apparently still acceptable to line organic bins with newspaper although clarity was being sought. Staff believed the change would cause some confusion to the community.

Councillor Cairns asked if there was an ongoing education programme regarding recycling to help residents get their recycling correct. Councillor Brine advised flyers were available. If there was a particular community that required further education Solid Waste staff could help. With the upcoming MfE changes the education collateral (flyers etc) would require updating and more education would be required.

Councillor Redmond asked with the need for standardisation would there be education support from a national level. G Cleary commented that had not been confirmed, Canterbury Solid Waste officer would work together to standardise throughout Canterbury.

Councillor Fulton asked about plans for remote recycling sites. Councillor Brine commented it had been expected there would be submissions from local communities like Sefton or North Loburn for a site like at Cust however nothing had come through the Annual Plan.

7.4 Transport – Mayor Dan Gordon

- From a regional transport perspective, a number of Councils were experiencing challenges with Kiwirail particularly around cycleway planning. It was difficult when a Government funded organisation had unreasonable requirements.
- Regarding the conversation with Waka Kotahi the previous week the Council were now waiting what communications came back. They were also awaiting a response regarding the Woodend Safety Improvement project.
- Commented on the unfortunate vehicle accidents over the weekend, Councillor's thoughts were with the families. They were awaiting the results of the Police investigation.

Councillor Mealings noted that in the Northern Biosecurity meeting concern had been raised about gorse and broom weed in the rail corridor. Kiwirail were not spraying and were not allowing others to enter the corridor to control. Mayor Gordon would follow up.

8 MATTERS REFERRED FROM OXFORD-OHOKA COMMUNITY BOARD

8.1 Proposed Roding Capital Works Programme for 2023/24

Items 8 – 11 were introduced by J McBride and dealt with as one item.

There were no questions from Councillors

Moved: Councillor Redmond

Seconded: Councillor Brine

THAT the Utilities and Roding Committee:

- (a) **Approves** the attached 2023/24 Proposed Roding Capital Works Programme (TRIM No. 230306030136).
- (b) **Authorises** the Roding and Transport Manager to make minor changes to this programme as a result of consultation or technical issues that may arise during the detailed planning phase, provided the approved budgets and levels of service are met, and the changes included in Quarterly Financial reporting.
- (c) **Endorses** the indicative Roding Programme for the 2024/25, 2025/26 and 2026/27 years.

CARRIED

9 MATTERS REFERRED FROM WOODEND-SEFTON COMMUNITY BOARD

9.1 Proposed Roding Capital Works Programme for 2023/24

Moved: Councillor Redmond

Seconded: Councillor Brine

THAT the Utilities and Roding Committee:

- (a) **Approves** the attached 2023/24 Proposed Roding Capital Works Programme (TRIM No. 230306030136).
- (b) **Authorises** the Roding and Transport Manager to make minor changes to this programme as a result of consultation or technical issues that may arise during the detailed planning phase, provided the approved budgets and levels of service are met, and the changes included in Quarterly Financial reporting.
- (c) **Endorses** the indicative Roding Programme for the 2024/25, 2025/26 and 2026/27 years.

CARRIED

10 MATTERS REFERRED FROM RANGIORA-ASHLEY COMMUNITY BOARD

10.1 Proposed Roding Capital Works Programme for 2023/24

Moved: Councillor Redmond

Seconded: Councillor Brine

THAT the Utilities and Roding Committee:

- (a) **Approves** the attached 2023/24 Proposed Roding Capital Works Programme (TRIM No. 230306030136).
- (b) **Authorises** the Roding and Transport Manager to make minor changes to this programme as a result of consultation or technical issues that may arise during the detailed planning phase, provided the approved budgets and levels of service are met, and the changes included in Quarterly Financial reporting.
- (c) **Endorses** the indicative Roding Programme for the 2024/25, 2025/26 and 2026/27 years.

CARRIED

11 MATTERS REFERRED FROM KAIAPOI-TUAHIWI COMMUNITY BOARD

11.1 Proposed Roothing Capital Works Programme for 2023/24

Moved: Councillor Redmond

Seconded: Councillor Brine

THAT the Utilities and Roothing Committee:

- (a) **Approves** the attached 2023/24 Proposed Roothing Capital Works Programme (TRIM No. 230306030136).
- (b) **Authorises** the Roothing an Transport Manager to make minor changes to this programme as a result of consultation or technical issues that may arise during the detailed planning phase, provided the approved budgets and levels of service are met, and the changes included in Quarterly Financial reporting.
- (c) **Endorses** the indicative Roothing Programme for the 2024/25, 2025/26 and 2026/27 years.

CARRIED

Councillor Redmond noted the proposed rooding Capital Works Programme had been discussed at the Community Board level and he was not aware of any changes.

12 MATTERS FOR INFORMATION

12.1 Waikuku Beach Drainage Investigations Update – Jason Recker (Stormwaters and Waterways Manager)

(Report No. 230531080636 to the Woodend-Sefton Community Board meeting of 12 June 2023).

Moved: Councillor Redmond

Seconded: Councillor Williams

THAT the Utilities and Roothing Committee

- (a) **Receives** the information in Item 12.1.

CARRIED

13 QUESTIONS UNDER STANDING ORDERS

Nil

14 URGENT GENERAL BUSINESS

Nil.

15 MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED

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: Councillor Ward

Seconded: Councillor Redmond

1. That the public be excluded from the following parts of the proceedings of this meeting:
 - Item 15.1 Public Excluded Minutes Utilities and Roothing Committee meeting 23 May 2023
 - Item 15.2 Report from Management Team meeting of 23 May 2023

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:

| Meeting Item No. and subject | Reason for excluding the public | Grounds for excluding the public. |
|--|--|--|
| 15.1 Public Excluded Minutes Utilities and Roading Committee meeting 23 May 2023 | 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)). |
| 15.2 Report from Management Team meeting of 23 May 2023 | Good reason to withhold exists under section 7 | To carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (s 7(2)(i)). |

CARRIED

CLOSED MEETING

The public excluded portion of the meeting commenced at 10.09am and concluded at 10.11am.

OPEN MEETING

Moved: Councillor Mealings

Seconded: Councillor Ward

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

CARRIED

NEXT MEETING

The next meeting of the Utilities and Roading Committee will be held on Tuesday 18 July 2023 at 9am.

Workshop

- Turbidity Issues on the Oxford No.1 Water Supply – *Caroline Fahey (Water Operations Team Leader) 30mins*

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 10.12AM.

CONFIRMED

Chairperson

Date

MINUTES OF A MEETING OF THE UTILITIES AND ROADING COMMITTEE HELD IN THE COUNCIL CHAMBER, RANGIORA SERVICE CENTRE, 215 HIGH STREET, RANGIORA ON TUESDAY 18 JULY 2023 AT 9AM.

PRESENT

Councillor R Brine (Acting Chairperson), Mayor D Gordon, Councillors P Redmond, J Ward and P Williams.

IN ATTENDANCE

Councillors B Cairns and T Fulton.

G Cleary (General Manager Utilities and Roading), J McBride (Roading and Transport Manager), K Simpson (3 Waters Manager), R Kerr (Stimulus Programme Delivery Manager), J Recker (Stormwater and Waterways Manager) and E Stubbs (Governance Support Officer).

ELECTION OF CHAIRPERSON

G Cleary opened the meeting and called for nominations for an Acting Chairperson.

Moved: Councillor Williams

Seconded: Councillor Ward

THAT Councillor R Brine be nominated as Acting Chairperson.

CARRIED

Councillor Brine assumed the Chair at this time for the duration of the meeting.

1 APOLOGIES

Moved: Councillor Redmond

Seconded: Councillor Ward

THAT an apology of absence be accepted from Councillor N Mealings.

CARRIED

2 CONFLICTS OF INTEREST

Councillor Williams wished it to be recorded that he was a resident of River Road and would be abstaining from the vote on Item 8.1.

3 CONFIRMATION OF MINUTES

3.1 Minutes of the meeting of the Utilities and Roading Committee held on Tuesday 20 June 2023.

Moved: Councillor Redmond

Seconded: Councillor Williams

THAT the Utilities and Roading Committee:

- (a) **Confirms** the circulated Minutes of the meeting of the Utilities and Roading Committee held on 20 June 2023, as a true and accurate record.

CARRIED

3.2 Matters arising (From Minutes)

There were no matters arising from the minutes.

3.3 Notes of the workshop of the Utilities and Roding Committee held on Tuesday 20 June 2023.

Moved: Mayor Gordon

Seconded: Councillor Williams

THAT the Utilities and Roding Committee:

- (a) **Receives** the circulated notes of the workshop of the Utilities and Roding Committee held on 20 June 2023.

CARRIED

4 DEPUTATION/PRESENTATIONS

Nil.

5 REPORTS

5.1 Stimulus Programme Close Out Report – R Kerr (Stimulus Programme Delivery Manager)

R Kerr advised the report provided a close out summary of the completed Stimulus Programme of works. The programme spent \$8.02 million granted from the Crown to upgrade three waters infrastructure as part of the three waters reform process. The Council also spent a further \$2.29 million from the Council on the programme. The total cost had increased from \$10.35 million to \$10.92 million with increased budgets required for the Tuahiwi sewer works and Loburn Lea project.

The funding had delivered ten physical works projects and five investigation projects. The majority of these were internally managed which was a phenomenal effort by staff. The benefits of the programme were outlined in the report, however of note was that the funding had allowed resolution of long-standing issues for some small schemes that had not been in a position to afford the necessary works due to a small rating base.

R Kerr acknowledged the typo in paragraph 5.2 and noted that Te Ngāi Tūāhuriri hapū had been interested in the programme and the partnership had worked well.

Councillor Cairns referred to the sewer extension in Tuahiwi which allowed for future development of Maori owned land and queried the extent of development it would support. R Kerr explained he did not have information on numbers, however the work resolved existing constraints and setup the system for future development.

Moved: Councillor Williams

Seconded: Councillor Redmond

THAT the Utilities and Roding Committee:

- (a) **Receives** Report No. 230324040945.
- (b) **Acknowledges** the successful completion of the Three Waters Stimulus Programme of works.
- (c) **Circulates** this report to all Community Boards for information.

CARRIED

Councillor Williams commented it was good to see the completion of the work which had solved a number of problems.

Councillor Redmond commented it was a very good report, clear and concise. He congratulated the team for completing the work on time and on budget which was a good achievement during difficult times.

Councillor Ward reiterated her sincere thanks for the work done. She believed the delivery had been well balanced.

G Cleary and the Mayor thanked R Kerr for the significant contribution he had made to the Council over the past two years in particular leading a number of large projects.

5.2 Zone Implementation Programme Addendum Capital Works Programme – 2023-24 – S Allen (Water Environment Advisor)

S Allen introduced the report which detailed the proposed 2023-24 Council capital expenditure work programme, based on the Zone Implementation Programme Addendum (ZIPA) recommendations. The projects included fish passage improvements, biodiversity and amenity improvements, terrestrial planting, improvement to inanga spawning areas, and improvements for a recreation esplanade strip.

Councillor Williams asked if staff had liaised with the drainage team regarding planting and the ability to get diggers and other machinery in to clear drains as required. He provided examples where plantings had prevented machinery access. S Allen explained that the planting sites were part of continuous planting projects and were not new areas. Planting was carried out in consultation with drainage staff and ECan engineers. She asked that Councillors advise her of where planting had created difficulties. The inanga spawning area planting was complimentary to the other work being completed on McIntosh Drain.

Councillor Fulton referenced the use of planting to shade areas preventing the need for mechanical excavation of a stream bank. S Allen replied that staff did look for sites that would be suitable for self-management.

Councillor Fulton asked where members of the public could be directed for funding for the planting of native species. S Allen advised that the Waimakariri Zone Committee had funds for projects and the Council had limited funds, such as was used for the planting round the Cam River.

Moved: Councillor Williams Seconded: Councillor Redmond

THAT the Utilities and Roading Committee:

- (a) **Receives** report No. 230623094211.
- (b) **Approves** the proposed 2023-24 Waimakariri District Council capital expenditure work programme, based on the Zone Implementation Programme Addendum (ZIPA) recommendations.
- (c) **Requests** staff liaise with the drainage team prior to planting to ensure machinery access was maintained for mechanical drain clearance.
- (d) **Circulates** this report to all Community Boards, WDC-Rūnanga liaison meeting and the Waimakariri Water Zone Committee for their information.

CARRIED

Councillor Williams commented it was a good report and noted the importance of access to allow for drain clearance.

6 CORRESPONDENCE

Nil.

7 **PORTFOLIO UPDATES**

7.1 **Roading – Councillor Philip Redmond**

- Continuing joint road inspection with Corde.
- Flood metalling from July 2022 event was completed, however there was ongoing issues with grading frequency.
- Attended tour of gravel road network with roading staff member – overall network not too bad, there were some areas that obvious maintenance was required. It was good to see work happening and heading in the right direction.
- Work continuing on Transport Choices Programme including meeting with Kiwirail regarding rail corridor safety assessments, and noted update circulated by Don Young.
- Tuahiwi gritted path construction - final tidy-up underway.
- Preparation for Speed Management Plan workshop as part of the upcoming All Boards briefing.
- Project Delivery Unit were closing out the last items for 2022/23 and about to start survey design for 2023/24.
- The new roundabout construction at Kippenberger Avenue/ McPhail Avenue was underway.
- Footpath renewals were underway in Park Avenue, Oxford.
- A further 4,400 m³ metal to be placed on 11 roads.
- Lees Valley would receive remetalling during July 2023.
- Ice gritting was continuing.
- Footpath inspections had been completed in Moorecroft, Kaiapoi and investigating tree root damage issues.
- Winter driving advertising was underway.
- Ice scrapers and window cloths were available at service centres.
- Consultation on Transport Choices funding remained on hold until issues were resolved.
- Road Reserve Management Policy had planned consultation the following month.

Councillor Cairns asked when the Moorcroft trip hazard programme was planned to occur. J McBride advised that grinding would be underway this week, the larger sections that required replacement would follow shortly after.

7.2 **Drainage, Stockwater and Three Waters (Drinking Water, Sewer and Stormwater) – Councillor Paul Williams**

- Noted work on Mandeville Resurgence and workshop.
- Better off Funding – staff were investigating options including tree removal in drains.
- Had attended a number of Drainage Advisory Board meetings, it was the happiest he had seen groups.

7.3 **Solid Waste– Councillor Robbie Brine**

- Solid Waste staff visited the Selwyn Districts' new education facility at its transfer facility coming away with good ideas for the new facility.
- Council had been approached by Christchurch City Council regarding a regional facility for kerbside organics – the Council was supportive of this proposal.
- Currently the Burwood organics treatment facility could still accept Waimakariri organics however staff were looking at options in case public pressure forced closure of the facility.
- The Draft Waste Assessment had been received and would be brought to the August meeting.

- The initial assessment of non-financial KPIs were looking positive for the last financial year including meeting landfill reduction and diversion increase targets being met. The final quarter had seen an improvement in kerbside collection services.
- Collection drivers were using their 'Contamination App' to let staff know of issues while doing collection rounds. The photos were good evidence for why collections had not been made.
- Kerbside recycling audit statistics: 834 contaminated, 269 letter sent after second contamination, 155 bins identified for removal after third contamination and 124 bins removed. 13 bins had been returned
- Staff were working a number of projects to improve signage around site and advertising campaigns to address ongoing issues such as common items in recycling bins that should not be there.

Councillor Williams asked if a Solid Waste meeting was planned and Councillor Brine advised staff were currently organising.

7.4 Transport – Mayor Dan Gordon

- From a regional transport perspective, were still awaiting the Government Policy Statement to be announced. Was frustrating as much work relied on that.
- Noted some Councils used the Infrastructure Fund Levy for roading projects and had requested staff look into this option to see if some projects such as Skewbridge could be completed.

8 MATTERS REFERRED FROM RANGIORA-ASHLEY COMMUNITY BOARD

8.1 River Road Upgrade – Approval of Scheme Design

J McBride introduced the report noting early engagement had been undertaken with the main feedback being around the need for on-street parking. Further development of the scheme design had made it clear that there was insufficient budget for the full length.

J McBride advised that the report had been taken to the Rangiora-Ashley Community Board to seek endorsement of the scheme design. The Board had considered the report and determined that Option 2 – to upgrade the southern side of River Road for the full urban length was more appropriate than the staff recommendation for Option 3 – to upgrade from Riverview Road to No.61 River Road (an updated recommendation was tabled). J McBride advised that Option 2 required additional budget of \$175,000 taking the total to \$700,000. This would require a roading rates increase of 0.11% and overall 0.02%. Current advice from Waka Kotahi was that the National Land Transport Fund was fully allocated and there was no ability to secure additional funding. If there was an underspend staff could put in an application at that time.

At the Community Board meeting there had been questions around property connections to the sewer. J McBride advised that sewer connections would extend beyond the path and there would be information on sewer connections in the consultation.

Councillor Redmond asked about cost savings if the full urban length was completed at one time. J McBride agreed that there would definitely be cost savings if completed at one time. The staff recommendation had been made in order that the work would fit within the budget allocated. G Cleary agreed that from a staff point of view it made sense to complete in full. There was currently a deficiency in the level of service in that location, now with the dog park, 'park n ride' and health facilities there was a lot more activity in the area.

Councillor Williams thanked staff for responding to questions around sewer connections. As he lived on the road he was aware of concerns regarding the width of the road considering the presence of buses and need for parking.

Some residents had suggested that the current width of the path was adequate and did not need to be increased at the expense of road width and parking. J McBride advised that in terms of a shared path, the minimum recommended width was 2.5m compared to the current width of 1.8m. The reason that this funding had been approved by Waka Kotahi was to assist other modes of transport therefore if the path was not widened, it would not be providing the facilities to meet requirements for funding. The grass berm allowed parked cars to not impede on the path with people entering and exiting cars.

Councillor Williams noted item 4.7 – that ‘the Management Team had reviewed the report and supported the recommendations’ and queried the process and due diligence of the Management Team as the recommendation in the report was now different to what was presented by staff. G Cleary explained that the Management Team had given the report a lot of consideration and scrutiny. Any situation like this posed challenges weighing up a constrained budget with the best outcome for the project. The process was that the Management Team reviewed the report and recommendations before it went to the Community Board, and it was then the Community Board who gave the recommendation to the Committee and the Community Board could change the recommendation at its discretion. It was not uncommon for Community Board’s to change recommendations to Committees or to the Council. The updated recommendation from the Community Board should have been provided in the agenda however that had been a matter of timing.

Mayor Gordon supported concerns regarding timing, the Community Board meeting had been held the Wednesday prior to the meeting and the Committee agenda should have been updated. He asked if staff supported the recommendation proposed by the Board. J McBride and G Cleary agreed that it made sense in terms of efficiency to complete the work at one time.

Mayor Gordon requested clarification on areas that would be tidied up by the work, particularly areas of informal parking that required shingling, he suggested that as an important entrance to Rangiora it should be improved.

Councillor Fulton noted the cost escalation and asked what changes meant there was not sufficient budget to complete the full length. J McBride advised that the requirement for street lighting had been an oversight. Staff had looked ahead and provided cost estimates for projects in the National Land Transport Programme. Cost fluctuations were something they tried to manage. Councillor Fulton asked if contingencies were included and J McBride advised that they had a 20% contingency however cost escalations were at 22% and that was prior to the detailed design stage.

Councillor Williams referred to the report which showed five car parks in the parking bay closest to Ashley Street however the map showed six. J McBride clarified it should be five parks.

Councillor Ward requested clarification on the budget and J McBride advised that the recommendation included a request to the Council for additional budget of \$175,000.

Moved: Councillor Ward Seconded: Mayor Gordon

THAT the Utilities and Roading Committee:

- (a) **Approves** the River Road Upgrade Scheme Design (as per Trim No. 230412051155).
- (b) **Endorses** proceeding with Option Two – Upgrading the southern side of River Road for the full urban length, between Ashley Street, and the western boundary of no. 61 River Road, subject to additional funding being approved;
- (c) **Notes** this option had an estimated construction cost of \$700,000, which resulted in a budget shortfall of \$175,000;
- (d) **Approves** the installation of no stopping restrictions as per the following table.

| Town | Street Name | Side of Road | Location | Length (m) |
|----------|----------------|--------------|--|------------|
| Rangiora | River Road | South | Ashley Street to Riverview Road | 175 |
| Rangiora | River Road | South | Riverview Road to Cones Road | 285 |
| Rangiora | Riverview Road | East | River Road going South | 10 |
| Rangiora | Riverview Road | West | River Road going South | 10 |
| Rangiora | River Road | North | Both sides of each Park and Ride entranceway | 18 |

- (e) **Notes** that there was currently no formal on-street parking on River Road, and that there was a lack of on-street parking. It was noted that the residential land use on the southern side of the road, with the addition of community facilities and recreational areas on the northern side of the road had created more parking demand in the area. The creation of formalised parking areas therefore fitted with the surrounding land use.
- (f) **Notes** that staff would proceed to detailed design and tender stage following approval of the Scheme Design.
- (g) **Notes** that the recommended option had been through an independent Road Safety Audit and any changes to the design had been completed.
- (h) **Notes** that a budget of \$40,000 was available in 2022/23 for design and \$485,000 was available in 2023/24 to complete the first stage of the work. The budget is therefore \$525,000 across both years.

AND

THAT the Utilities and Roothing Committee recommends:

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 20223/24 Annual Plan year would be a 0.11% increase on the Roothing rate and a 0.02% increase overall on rates.

CARRIED

Councillor Williams abstained

Councillor Ward advised the recommendation to upgrade the full urban length had been unanimous from the Board where there had been very good discussion. Whether the extra \$175,000 was loan or rates funded, the benefit of completing the whole project at one time had been clear.

Mayor Gordon agreed with the Community Board, the job needed to be done once and done right. He understood staff were trying to ensure savings however this area was well used and it was important to get it looking right. As an important entrance, the area on the northern side also needed treatment so it did not deteriorate and look untidy. During large events at the A&P Showgrounds the area was also regularly parked in. He hoped pricing would could back as competitive.

9 MATTERS REFERRED FROM KAIAPOI-TUAHIWI COMMUNITY BOARD

9.1 Request Approval of No-Stopping Restrictions in Heywards Road

The Chair advised this item was withdrawn prior to the meeting.

10 QUESTIONS UNDER STANDING ORDERS

Nil.

11 URGENT GENERAL BUSINESS

Nil.

12 **MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED**

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: Councillor Brine

Seconded: Councillor Ward

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

Item 12.1 Public Excluded Minutes Utilities and Roading Committee meeting
20 June 2023

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:

| Meeting Item No. and subject | Reason for excluding the public | Grounds for excluding the public- |
|---|--|--|
| 12.1 Public Excluded Minutes Utilities and Roading Committee meeting 20 June 2023 | 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)). |

CARRIED

CLOSED MEETING

The public excluded portion of the meeting commenced at 10.05am and concluded at 10.06am.

OPEN MEETING

Moved: Councillor Brine

Seconded: Councillor Redmond

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

CARRIED

NEXT MEETING

The next meeting of the Utilities and Roading Committee will be held on Tuesday 15 August 2023 at 9am.

Workshop

- Mandeville Resurgence Drop-in Session Advertising Strategy – *Jason Recker (Stormwater and Waterways Manager) 45mins*

THERE BEING NO FURTHER BUSINESS, THE MEETING CLOSED AT 10.06AM.

CONFIRMED

Chairperson

unconfirmed

**MINUTES FOR THE MEETING OF THE KAIAPOI-TUAHIWI COMMUNITY BOARD
HELD IN THE KAIKANUI ROOM, RUATANIWHA KAIAPOI CIVIC CENTRE,
176 WILLIAMS STREET, KAIAPOI ON MONDAY, 19 JUNE 2023 AT 4PM.**

PRESENT

J Watson (Chairperson), S Stewart (Deputy Chairperson), A Blackie, T Bartle, T Blair, and R Keetley.

IN ATTENDANCE

B Cairns (Kaiapoi-Woodend Ward Councillor) and P Redmond (Kaiapoi-Woodend Ward Councillor).

C Brown (Community and Recreation Manager), V Thompson (Senior Advisor Business and Centres), J McBride (Roading and Transport Manager), K Rabe (Governance Advisor), and A Connor (Governance Support Officer).

There were two members of the public present.

1 APOLOGIES

Moved: J Watson

Seconded: T Bartle

THAT an apology for absence be received and sustained from N Atkinson.

CARRIED

2 CONFLICTS OF INTEREST

J Watson noted a conflict of interest for item 6.5. Funding application for All Together Kaiapoi as she is a member of the organisation.

3 CONFIRMATION OF MINUTES

3.1 Minutes of the Kaiapoi-Tuahiwi Community Board – 15 May 2023

Moved: J Watson

Seconded: R Keetley

THAT the Kaiapoi-Tuahiwi Community Board:

- (a) **Confirms** the circulated Minutes of the Kaiapoi-Tuahiwi Community Board meeting, held 15 May 2023, as a true and accurate record.

CARRIED

3.2 Matters Arising (From Minutes)

Nil.

3.3 Notes of the Kaiapoi-Tuahiwi Community Board Workshop – 15 May 2023

Moved: J Watson

Seconded: T Blair

THAT the Kaiapoi-Tuahiwi Community Board:

- (a) **Receives** the notes of the Kaiapoi-Tuahiwi Community Board Workshop, held on 15 May 2023.

CARRIED

4 DEPUTATIONS AND PRESENTATIONS

Nil.

5 ADJOURNED BUSINESS

5.1 Updated Application to the Kaiapoi-Tuahiwi Community Board's Discretionary Grant Fund 2022/23 from It Takes A Village Hub – K Rabe (Governance Adviser)

K Rabe noted the Board requested further information on the number of bundles being distributed within the ward. It was estimated that 30% of the families the hub assisted were from the Boards area and 45% of the bundles were distributed through their Kaiapoi collection point for North Canterbury. The organisation noted that addresses were not used due to the fast-changing nature of the recipients who were from emergency or temporary housing.

Moved: J Watson

Seconded: T Blair

THAT the Kaiapoi-Tuahiwi Community Board:

- (a) **Receives** Report No. 230426057825.
- (b) **Approves** a grant of \$500 to It Takes A Village Hub towards the cost of materials to host a sewing bee.

CARRIED

J Watson stated she was happy to support this motion as she believed it was good local community project.

T Blair noted that at this time of rising prices and inflation families needed all the support they could get in keeping their families fed and clothed.

6 REPORTS

6.1 Compulsory Acquisition of Part Lots 20 & 21 DP 139 within the 70 Hilton Street carpark at the Ruataniwha Kaiapoi Civic Centre – V Thompson (Senior Advisor Business and Centres)

V Thompson spoke to the report noting the Council was already using the parking spaces and had been for the last 30 years. It was only recently discovered that the area was not owned by the Council when the EV chargers were being installed. Staff would be investigating to establish if there are any descendants of the original title holder as the documentation was signed 110 years ago.

S Stewart questioned who would be paid if a descendant was not located. V Thompson noted staff were working through options with lawyers and if no descendants were located the Council may be able to acquire the lots through the Public Works Act.

P Redmond asked if these were the same lots discussed during the previous term. V Thompson confirmed they were. The property group dealing with the matter had staffing issues so unfortunately timeline had been out of Councils control. P Redmond noted there was an act under which stated that if someone had occupied land for more than 15 years it could be considered as belonging to you. He suggested staff may like to investigate this option.

Moved: T Bartle

Seconded: R Keetley

THAT the Kaiapoi-Tuahiwi Community Board:

(a) **Receives** Report No. 230606082602.

AND

THAT the Kaiapoi-Tuahiwi Community Board recommends:

THAT the Council:

- (b) **Notes** that the acquisition sought to resolve the underlying land status of Part Lots 20 and 21 DP 139 and bring them under Council ownership in recognition of its current and proposed future use.
- (c) **Notes** the Property Group's preliminary desktop estimate for the combined lots (165 m²) sat within a range from \$45,000 to \$82,000.
- (d) **Notes** that the three private landowners were first registered on the titles 110 years ago and were deceased. The Council would follow statutory requirements in an attempt to locate any descendants of the deceased.
- (e) **Recommends** that Council acquire Part Lots 20 & 21 DP 139 within the 70 Hilton Street carpark at the Ruataniwha Kaiapoi Civic Centre in accordance with the statutory requirements of the Public Works Act 1981.
- (f) **Recommends** that the land acquisition be funded from the 2023/24 South Mixed Use Business Area budgets (101.781.000.5135 and 101.783.000.5133).
- (g) **Notes** that staff were currently investigating the full costs associated with the acquisitions and would provide this information to the Council in a future report.

CARRIED

T Bartle stated it was common sense to rectify this anomaly.

R Keetley concurred with T Bartle.

6.2 **Proposed Roading Capital Works Programme for 2023/24 – J McBride (Roading and Transport Manager)**

J McBride stated this report followed on from the March 2023 Board workshop. After feedback from the Board two streets had been added to the programme and were included in year five of the work programme.

B Cairns questioned if the Central Business District was included in this work programme as he had concerns on the condition of the footpaths on Charles Street near the carpark where the Saturday morning Market was located. J McBride replied that this section would be repaired under the maintenance programme. However, the intention was that staff would work with the Developers of the Paris for the Weekend Café upgrade to repair the whole area alongside the building site.

J Watson enquired if the cycle count data for Peraki Street requested at the workshop had been completed. J McBride agreed that she would circulate the data to the Board once it was received.

Moved: J Watson

Seconded: A Blackie

THAT the Kaiapoi-Tuahiwi Community Board:

(a) **Receives** Report No. 230608084132.

AND

THAT the Kaiapoi-Tuahiwi Community Board recommends:

THAT the Utilities and Roading Committee:

(b) **Approves** the 2023/24 Proposed Roading Capital Works Programme (TRIM No. 230306030136).

(c) **Authorises** the Roading and Transport Manager to make minor changes to the programme as a result of consultation or technical issues that may arise during the detailed planning phase, provided the approved budgets and levels of service were met, and the changes included in Quarterly Financial reporting.

(d) **Endorses** the indicative Roading Programme for the 2024/25, 2025/26 and 2026/27 years.

CARRIED

J Watson believed that this matter had been discussed by the Board previously and reflected the feedback given by the Board.

6.3 **Amendments to Standing Orders for the Kaiapoi-Tuahiwi Community Board – T Kunkel (Governance Team Leader)**

K Rabe took the report as read.

T Bartle sought clarity on item 6.4 of the standing orders regarding decisions made under delegated authority being rescinded or amended. K Rabe clarified that only the body that made the decision could rescind a decision unless the body had been disestablished.

P Redmond stated these standing orders aligned with the stand orders approved by the Council.

Moved: J Watson

Seconded: R Keetley

THAT the Kaiapoi-Tuahiwi Community Board:

(a) **Receives** report No. 230606082724.

(b) **Adopts** the updated Community Boards Standing Orders June 2023 (Trim 230524076131), effective from 20 June 2023.

CARRIED

6.4 **Appointment of a New Board Representative to the Waimakariri Access Group – K Rabe (Governance Adviser)**

K Rabe spoke to the report noting it was difficult for T Blair to attend meetings during the day that due to her work commitments.

B Cairns stated he was already appointed to the Waimakariri Access Group by the Council and would be able to report back a the Board's behalf. K Rabe noted the Chair of the Access Group was concerned the Kaiapoi-Tuahiwi Ward area was not being represented and due to B Cairns being a Councillor for the Kaiapoi-Woodend Ward this would solve the issue.

Moved: J Watson

Seconded: A Blackie

THAT the Kaiapoi-Tuahiwi Community Board:

- (a) **Receives** report No. 230606082973.
- (b) **Acknowledges** the resignation of Tracey Blair as the Board's representative to the Waimakariri Access Group from 20 June 2023.
- (c) **Approves** the appointment of Board Member B Cairns as the Board's new representative and liaison person to the Waimakariri Access Group, to take immediate effect from 20 June 2023 until the end of the 2022/25 triennial term.
- (d) **Acknowledges** Tracey Blair's service during her time as Board's representative to the Waimakariri Access Group.

CARRIED

J Watson sat back from the table due to a conflict of interest and S Stewart took the Chair.

6.5 **Applications to the Kaiapoi-Tuahiwi Community Board's Discretionary Grant Fund 2022/23 – K Rabe (Governance Adviser)**

Moved: S Stewart

Seconded: A Blackie

THAT the Kaiapoi-Tuahiwi Community Board:

- (a) **Receives** Report No. 230517071119.
- (b) **Approves** a grant of \$500 to All Together Kaiapoi for the purchase of corflute signs to promote the 'Celebrate Matariki in Kaiapoi' event.

CARRIED

Moved: A Blackie

Seconded: R Keetley

- (c) **Approves** a grant of \$500 to the Allstars Marching Teams towards the cost of hosting a training camp.

CARRIED

J Watson resumed the Chair.

7 CORRESPONDENCE

Nil.

8 CHAIRPERSON'S REPORT

8.1 **Chairperson's Report for June 2023**

Moved: J Watson

Seconded: T Bartle

THAT the Kaiapoi-Tuahiwi Community Board:

- (a) **Receives** the report (Trim: 230613086674) from the Kaiapoi-Tuahiwi Community Board Chairperson.

CARRIED

9 **MATTERS REFERRED FOR INFORMATION**

- 9.1 Oxford-Ohoka Community Board Meeting Minutes 3 May 2023.
- 9.2 Rangiora-Ashley Community Board Meeting Minutes 8 May 2023.
- 9.3 Woodend-Sefton Community Board Meeting Minutes 10 May 2023.
- 9.4 Spraying and Chemical Usage - Waterways and Roding Spraying Information – Report to Water Zone Committee meeting 6 March 2023 – Circulates to all Boards.
- 9.5 Waimakariri District Council Bylaw and Policy Review Programme– Report to Council meeting 2 May 2023 – Circulates to all Boards.
- 9.6 Three Waters Transition: Scope of Property Transfer– Report to Council meeting 2 May 2023 – Circulates to all Boards.
- 9.7 Voting Method and Representation Review for 2025 Election – Report to Council meeting 2 May 2023 – Circulates to all Boards.
- 9.8 Health, Safety and Wellbeing Report April 2023 – Report to Council meeting 2 May 2023 Circulates to all Boards.
- 9.9 Update of Standing Orders for Council, Cttees, Sub-Cttees Joint Cttees and Hearings– Report to Council Extraordinary meeting 16 May 2023 – Circulates to all Boards.
- 9.10 Aquatics May Update – Report to Community and Recreation Committee meeting 23 May 2023 – Circulates to all Boards.
- 9.11 Libraries update to May 11, 2023– Report to Community and Recreation Committee meeting 23 May 2023 – Circulates to all Boards.
- 9.12 Water Quality and Compliance Annual Report 2021-22 – Report to Utilities and Roding Committee meeting 23 May 2023 – Circulates to all Boards.
- 9.13 On-Demand UV Disinfection headworks site configurations – Report to Utilities and Roding Committee meeting 23 May 2023 – Circulates to all Boards.
- 9.14 Health, Safety and Wellbeing Report – May 2023 – Report to Council meeting 6 June 2023 – Circulates to all Boards.
- 9.15 Submission: Electric Vehicle Charging Infrastructure Strategy– Report to Council meeting 6 June 2023 – Circulates to all Boards.
- 9.16 Customer Satisfaction Survey 2022– Report to Council meeting 6 June 2023 – Circulates to all Boards.
- 9.17 Establishment of a Promotions Associations Review Working Group – Report to Council meeting 6 June 2023 – Circulates to all Boards.
- 9.18 Draft Road Reserve Management Policy – Report to Council meeting 6 June 2023 – Circulates to all Boards.

Moved: J Watson

Seconded: R Keetley

THAT the Kaiapoi-Tuahiwi Community Board

(a) **Receives** the information in Items 9.1 to 9.18.

CARRIED

10 **MEMBERS' INFORMATION EXCHANGE**

T Bartle

- Attended North Canterbury Neighbourhood Support meeting.
- Attended On Track Training hosted by the Council's Community Team which assisted small local groups and non-profits with governance management. It was very educational.
- Attended the Central and Clarkville Drainage Advisory Board meetings. They had growing concerns with later frosts resulting in greater vegetation growth in the drains.

A Blackie

- Spoke on Radio New Zealand National panel regarding boats on the Kaiapoi River. Deputy Harbour Master was going to put three five knot buoys in the river which hopefully would prevent vandalism which was occurring on the signs on the bank. He was also prepared to start fining for safety violations and excessive speeding. Environment Canterbury had been funding a local resident to monitor the boat ramps for many years which the Council was unaware of until recently.
- Te Kohaka o Tuhaitara Trust had appointed a new General Manager who would start in late July 2023. The sections for rent in Kairaki had been put on hold for several reasons. This would continue to progress once the new General Manager was in place. Mahinga Kai stage two was almost complete.
- Attended Silverstream planting day where 1,000 trees were planted.
- Kaiapoi Regeneration Plan won another award for Council/Community Relations.

T Blair

- Attended Sovereign Palms CCTV meeting which was well supported by residents.
- Attended Good Street opening.
- Attended the Craft Market at the Working Mens Club which was very well attended and had amazing stalls.
- The Darnley Club had one friend turn 100 years old.
- The food caravan in Kaiapoi was going to start selling dinner on Monday to Wednesday nights.

Philip Redmond

- Attended Chief Executive interviews.
- Attended Property Portfolio Working Group
- Attended Extraordinary Council meeting.
- Attended workshop regarding the United Nations 2030 agenda. Sustainable Development Goals were non-binding however some saw this as supporting Local Government New Zealand (LGNZ), World Health Organisation (WHO) climate change, globalisation, World Economic Forum (WEF), One World Government, 15-minute cities and loss of individual freedoms.
- Attended North Canterbury Sport and Recreation Trust (NCSRT) meeting.
- Attended Solar Power meeting for effected residents. No applications had been received currently and residents were advised on the process.
- Attended Kaiapoi Historical Society Annual General Meeting. The Kaiapoi blanket had been stolen. Was caught on CCTV and number plate was provided to the police.
- Attended Citizenship Ceremony.
- Attended Utilities and Roding and Community and Recreation Committees meetings.
- Attended LGNZ Sectors Together meeting in Wellington.

- Attended Good Street re-launch.
- Attended District Licensing Committee training.
- Attended Annual Plan Deliberations.
- Attended All Boards briefing.
- Attended Stalkers Road drainage meeting.
- Attended Cones Road drainage meeting.
- Attended Clarkville Rural drainage meeting.
- Attended Kaiapoi Promotions Association Fundraiser Quiz. 450 people in attendance along with Shaun Wallace, the Dark Destroyer, from the Chase.
- Attended Ship Nails and Tail Feathers opening at Christchurch Art Gallery.
- Unsealed roads were being audited. Transport choices programme consultation was on hold. All bridges had signage checked. Were preparing for frosts and the Butchers Road culvert was opened.

B Cairns

- Creative Market was held for the first time at the Kaiapoi Club. Had 60-70 stalls with a further 10-20 stall holders on the waiting list.
- 120 residents attended the Sovereign Palms CCTV community meeting. From this another two meetings were being organised for Silverstream and Pegasus.
- Kaiapoi Promotions Association Chase quiz event was well run and attended.
- All together Kaiapoi was holding a Matariki event in Norman Kirk Park. Was a first for this location that included accessibility parking, many stall holders and expected numbers attending were to be high.
- Aotearoa Food Rescue alliance members visited the Kaiapoi Food Forest.
- North Canterbury Neighbourhood Support was growing quickly and had 120 new sign ups.
- Attended Civil Defence event at Kaiapoi High School. Was well run and several residents came and got involved.
- North Canterbury Inclusive Sports Festival was on 29 September 2023 at MainPower Stadium.

S Stewart

- Alongside Dr Bex Dollery visited Kaiapoi East Residents Association to look at their planting. Had 1,500 plants growing well.
- Kaiapoi Croquet Club had concerns and were wanting funding support from the Council. Recommended they put in a submission to the Annual Plan however they missed the deadline and were looking at applying to the Long Term Plan.
- Attended Biodiversity Working Group meeting. Were considering starting an annual Waimakariri Environmental Awards. Draft version of Keeping Your Lifestyle Block in Tip Top Condition flyer.
- Received letter from Environment Canterbury stating the Cam River Stopbank had not been funded by the Government. It was unclear what would happen moving forward but the result has meant the Arohatia Te Awa planting was on hold.
- Patchina's Walkway way under way.

R Keetley

- Attended Patchina's Walkway Sub-committee meeting which had been successful.
- Attend Historical Society Annual General Meeting. Was very well attended.

11 CONSULTATION PROJECTS

There are currently no consultations.

12 REGENERATION PROJECTS**12.1 Town Centre, Kaiapoi**

Updates on the Kaiapoi Town Centre projects are emailed regularly to Board members. These updates can be accessed using the link below:

<http://www.waimakariri.govt.nz/your-council/district-development/kaiapoi-town-centre>.

13 BOARD FUNDING UPDATE**13.1 Board Discretionary Grant**

Balance as at 31 May 2023: \$3,132.

13.2 General Landscaping Budget

Balance as at 31 May 2023: \$49,490.

14 MEDIA ITEMS**15 QUESTIONS UNDER STANDING ORDERS****16 URGENT GENERAL BUSINESS UNDER STANDING ORDERS****NEXT MEETING**

The next meeting of the Kaiapoi-Tuahiwi Community Board will be held at the Ruataniwha Kaiapoi Civic Centre on Monday 17 July 2023 at 4pm.

THERE BEING NO FURTHER BUSINESS THE MEETING CONCLUDED AT 4.41PM.

CONFIRMED

Chairperson

Date

Workshop

- *Discretionary Grant Review – Kay Rabe (Governance Advisor)- 30mins*
- *Members Forum*

A Discussion with J Caygill from Waka Kotahi will follow directly after the Board meeting.

MINUTES FOR THE MEETING OF THE OXFORD-OHOKA COMMUNITY BOARD HELD IN THE COUNCIL CHAMBER, 215 HIGH STREET, RANGIORA ON WEDNESDAY 5 JULY 2023 AT 7PM.

PRESENT

T Robson (Chairperson), S Barkle (Deputy Chairperson), M Brown, T Fulton, R Harpur, N Mealings, P Merrifield, and M Wilson.

IN ATTENDANCE

G Cleary (General Manager Utilities and Roading), K Howat (Parks and Facilities Team Leader), S Morrow (Rates Officer – Property Specialist), H Belworthy (Intermediate Landscape Architect – District Regeneration), K Rabe (Governance Advisor) and C Fowler-Jenkins (Governance Support Officer).

1. APOLOGIES

There were no apologies.

2. PUBLIC FORUM

There was no one present for the public forum.

3. CONFLICTS OF INTEREST

There were no conflicts of interest declared.

4. CONFIRMATION OF MINUTES

4.1. Minutes of the Oxford-Ohoka Community Board – 7 June 2023

Moved: R Harpur Seconded: P Merrifield

THAT the Oxford-Ohoka Community Board:

- (a) **Confirms** the circulated Minutes of the Oxford-Ohoka Community Board meeting, held on 7 June 2023, as a true and accurate record.

CARRIED

4.2. Matters Arising

There were no matters arising.

5. DEPUTATIONS AND PRESENTATIONS

5.1. Environment Canterbury – Councillor Clair McKay

C McKay spoke to the Board noting Board members should have received an email from Environment Canterbury (ECan) outlining the opportunities for them to have their say in regard to the future for Canterbury. She explained that it had been more than ten years since ECan reviewed its Regional Policy Statement which had quite a significant impact on what Territorial Authorities could do. New legislation from Central Government meant that ECan had to adopt changes to its freshwater management. ECan was working with Papatipu Rūnanga as the legislation dictated that the local Rūnanga from across Canterbury should be involved. ECan had been building that relationships with all of its ten Rūnanga.

C McKay noted that ECan's Annual Plan had been adopted and the rate increase set at a 10% increase.

At the Board's March 2023 meeting, C McKay noted that there had been a discussion regarding water and nitrates. She alerted the Board to a recent report from ECan's Science team regarding the lag times for nitrate in the water. The overall summary of the report, which was on the website, indicated that there were expected improvements in groundwater within a five year timeframe, however the problem was that the trend analysis was difficult to see a trend in a five year timeframe.

T Fulton noted that in getting these results within the five to ten year timeline would have implications on the implementation of regulation rather than the expected thirty to forty year timeframe. He asked how that impacted on land use and regulations for intensity farming practices. C McKay was unsure how it would impact, particularly with some of our waterways having high nitrate levels. From an ecosystem perspective ECan were narrowing the bottom line of the essential freshwater set at 2.4 where some were at 9-10 and in other cases more. In Plan Change Seven Waimakariri ECan had set its target for 6.9 and were now on the trajectory. Realistically getting down to 2.4 was not going to happen in ten years however could be achieved in 50-60 years.

S Barkle asked if there had been any more thought about flow gauges in the Eyre River. C McKay noted that there had not been anything done to date, however she had attended a Council meeting with ECan's River team and this had been discussed however staff had not confirmed there would be any gauging in the near future.

S Barkle asked if at ECan had any conversations regarding the resurgence in the Boards area. C McKay noted that they had not.

M Wilson noted that there was some drop in sessions for the engagement regarding the regional plan however there were none scheduled in Rangiora and asked if this could be reconsidered. C McKay noted that she had asked ECan staff and would follow up.

6. **ADJOURNED BUSINESS**

Nil.

7. **REPORTS**

7.1. **Road Naming – Neil Gary Grant – S Morrow (Rates Officer – Property Specialist)**

S Morrow spoke to the report noting the purpose was to seek a decision from the Board to approve a new road name as part of a residential subdivision in Springbank. The property being developed was currently known as 1037 Oxford Road.

T Fulton noted that the similarity of the proposed road name 'Springwater' was close to Springbank. S Morrow noted that there were other similar names in the district however the developer had also suggested 'Rymore' and if those names were not suitable the Board could choose a name from its pre-approved list.

M Brown asked if the developer had requested that the new road be a terrace. S Morrow noted that the developer had put forward terrace and it fit with the road naming criteria as being on a raised hill.

Moved: N Mealings

Seconded: M Wilson

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** Report No. 230621092400.
- (b) **Approves** the name Rymore Terrace (Pvt) for the new private Right of Way as shown on the plan attached to the report.

CARRIED

N Mealings commented that Rymore was the Developers family name and while Springwater had a nice ring to it she believed it could cause confusion during emergencies with Civil Defence and other emergency services.

S Barkle preferred that road names were historic to the area. She commented that Rymore was nothing to do with that particular area apart from someone's name from the highlands of Scotland.

T Fulton commented that Springwater was close enough to Springbank that it would cause confusion. He noted that the Springbank name was still in use in the area. He also noted that the original footprint of the Springbank Station had been vast and ran from Fernside to Cust.

7.2. **Oxford-Ohoka Community Board's 2023/24 Discretionary Grant Fund and 2023/24 General Landscaping Fund – K Rabe (Governance Advisor)**

K Rabe spoke to the report noting that the Board had discussed the matter thoroughly.

Moved: M Brown

Seconded: R Harpur

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** Report No. 230609084741.
- (b) **Notes** that the Board's General Landscaping Budget allocated by the Council for 2023/24 was \$13,680, with a carry forward for 2022/23 still to be determined due to outstanding invoices being processed.
- (c) **Notes** that the Board's Discretionary Grant Funding allocated by the Council for 2023/24 was \$6,120 and that an amount of \$39 was carried forward from the 2022/23 budget. Thereby bringing the Discretionary Grant Fund to a total of \$6,159 for this financial year.
- (d) **Adopts** the Board's 2023/24 Discretionary Grant Fund application criteria and Application Form (Trim No. 210603089866).
- (e) **Adopts** the Board's 2023/24 Discretionary Grant Accountability Form (Trim No. 210603089980).
- (f) **Adopts** the Financial Template for Informal Groups (Trim No: 23027095307).
- (g) **Approves** that Discretionary Grant Fund applications be considered at each meeting during the 2023/24 financial year (July 2023 to June 2024).

CARRIED

8. **CORRESPONDENCE**

8.1. **Letter of Support to International Dark Sky Association**

Trim Ref: 230608084226.

8.2. **Council Annual Plan Response**

Trim Ref: 220114003526.

8.3. **Petition opposing the Woodstock Quarry**

Tabled.

Moved: P Merrifield

Seconded: T Fulton

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** the letter of support to the International Dark Sky Association (Trim Ref: 230608084226).
- (b) **Receives** the Council Annual Plan Response Letter (Trim Ref: 220114003526).
- (c) **Notes** the submission opposing the Woodstock Quarry.

CARRIED

9. **CHAIRPERSON'S REPORT**

9.1. **Chairperson's Report for June 2023**

- Meeting with Mitchel Alatalo (New Zealand Police) and Jean Pierre, the manager of the Ashley Gorge Holiday Park. Positive meeting. Jean Pierre left feeling quite reassured and supported by the Council and the Board.
- The Woodstock Quarry Hearings started on Monday 3 July 2023.

Moved: S Barkle

Seconded: P Merrifield

THAT the Oxford-Ohoka Community Board:

- (a) **Receives** report (Trim. 230626094254) from the Oxford-Ohoka Community Board Chairperson.

CARRIED

10. **MATTERS FOR INFORMATION**

- 10.1. Woodend-Sefton Community Board Meeting Minutes 12 June 2023.
- 10.2. Kaiapoi-Tuahiwi Community Board Meeting Minutes 15 May 2023.
- 10.3. Enterprise North Canterbury Approved Statement of Intent Beginning 1 July 2023; Approved Enterprise North Canterbury Business Plan and Budget 2023/24; and Promotion of Waimakariri District Plan 23/24 – Report to Audit and Risk Committee 13 June 2023 – Circulates to all Boards.
- 10.4. Mandeville Resurgence and Channel Diversion Upgrade Project – Public Consultation – Report to Utilities and Roading Committee 20 June 2023 – Circulates to the Oxford-Ohoka Community Board.
- 10.5. July 2022 Flood Response Update – Report to Utilities and Roading Committee 20 June 2023 – Circulates to all Boards.

Moved: M Wilson Seconded: S Barkle

THAT the Oxford-Ohoka Community Board:

(a) **Receives** the information in Items.10.1 to 10.5.

CARRIED

11. MEMBERS' INFORMATION EXCHANGE

T Fulton

- Community Networking Forum.
- North Canterbury Community Support.
- Waimakariri Water Zone Committee Meeting – Review of Action Plan, budget, and Rakahuri Ashley Revival Strategy. At the 3 July 2023 meeting there was a deep sense of the unknown both with the Zone Committee members and the wider community about exactly what the community had been consulted on. There were very few targets for farmers to step up to regarding nitrate intensity and in land management programmes. It appeared that the community would be waiting to hear what the Runanga's input would be prior to the community's ability to comment.
- Visited Cust farmer regarding willow and weed control issues, river and drainage.
- Audit and Risk Committee Meeting.
- Facilities and Consents Fee waiver Sub Committee Meeting.
- Attended Clare Williams Tangi at Tuahiwi Marae.
- Oxford Promotions Action Committee Meeting.
- District Plan and Regulation portfolio holder briefing.
- Utilities and Roading Committee Meeting.
- Workshop with Council on speed management.
- Adoption of Annual Plan.
- Mahinga Kai field trip, hosted by ECan which ran from the grange near Oxford down the Cust Main Drain to Ohoka, Silverstream and where it met the Kaiapoi. This was a very good perspective on Māori values in waterway management, harvesting and gathering of food. Also, options for river management, there was some perspective for instance that it might be advisable in certain waterways and riverbanks to plant along the north bank of a river which could create shading required and help prevent buildup of pollutants and contaminants in the water way.
- Road Reserve Management Policy meeting.
- Following up heritage/recreation trail signage with Council staff. Aiming ultimately for directional signage pointing from Kaiapoi to Oxford along the route of the old Eyreton branch railway line.

M Wilson

- Oxford Networking Meeting – as minuted.
- Local Government New Zealand – Introduced to Committee members. Simon Britten represents our Zone. Simon was also Co-Chair. Goals included stronger partnerships, recognizing being on Community Boards was valuable, career path, valued voice.
- Waimakariri Health Advisory Group Meeting – great to hear for the first time that there would be a dedicated rural strategy and there was also a women’s health strategy being developed. Hospital taxi chits discussed and there needed to be further clarification as it appeared that taxi chits were available to get to the hospital but not necessarily home again. There had been a large volume of patients seeing GPs there was discussion around resilience and how they could increase it and the health literacy of people.
- Alcohol Drug Harm Prevention Steering Group Meeting, presentation by Emma Wood who was a social work student which had a placement with the Council’s Community Team. She was looking at recording the stories and information that was out in the community in relation to drug and alcohol harm.

P Merrifield

- All Boards Briefing.
- Oxford-Ohoka Community Board Meeting.
- Oxford Museum Monthly Meeting.
- Met with Peter Gill – had a good discussion.
- Rangiora-Ashley Community Board Meeting – the speed limit report was on the agenda but had been pulled prior to the meeting.
- Kaiapoi-Tuahivi Community Board Meeting – the speed limit report was not even on the agenda.

R Harpur

- Grey Power Meeting.
 - Grey Power members were having trouble with taxi chits from Christchurch Hospital not being issued to travel home.
 - 40% of GPs in Canterbury had now closed their books and were not taking on any new patients.
 - There were 75 job vacancies currently at Christchurch hospitals. More nurses were now being trained to fill the shortfall.
 - There was a new maternity hospital opened in St Asaph’s Street with capacity for 750 births per year.
 - Southern Community Lab in Rangiora renamed Awanui Lab but only had two staff members who were not coping.
 - Age concern – found four main areas of concern within the Waimakariri area safety; crime, ID theft and scams, insufficient elderly housing; health, more home help and better access to facilities; Transport better carparking and better spaces for minibuses.
 - Positives about the Waimakariri area – good health services with blood services and x-rays. Great cafes and shopping. Excellent services available for the elderly.

- Abbeyfield – a charity organisation funding over forty houses in New Zealand. The accommodation was mainly set up for elderly independent single low-income living. Houses had facilities for 12-14 individuals with separate living quarters but communal lounges. Two meals were provided per day. All staff were volunteers except housekeepers who were paid. They were fundraising currently to build a house in the Waimakariri area and needed \$3.5 million to \$4 million. They were wanting to lease Council owned land to keep costs down.

S Barkle

- All Boards Briefing.
- Ohoka Drainage Meeting.
 - Council looking at re-mapping and identifying all the drains in the district.
- Woodstock Landfill Meeting.
 - Catch up on issues that needed to be brought to meeting with commissioners.
 - Concerned about the availability of information and time to read/submit on this. Also concerned about some people unsure how to request to speak to their submission.
 - Outcomes – Applicant needed to supply information by 12 June 2023 which they did. Submitters would be given time slots in the second week of hearings to give them more time to get through information. We published information about how to request to speak to submissions at the hearings and have passed this on to anyone they could.
- Swannanoa School Production – first they had been able to have in five years. Such a brilliant show based on families in the district and how they came to Swannanoa. Great amount of history involved. Teachers did a brilliant job and students were absolute stars.
- Speed Meeting – Meeting with Mayor, Councillors and Council staff to discuss options for the speed limit reduction consultation.
- Environment Canterbury Fieldtrip.
 - Farmers fieldtrip for Mahinga Kai – Ki Uta Ki Tai.
 - Fieldtrip to inform about the importance of waterway health so food could be gathered from the source.
 - Explaining the various stages and their significance from mountain to the sea.
 - Excellent fieldtrip, very informative and great to see some good practices in freshwater farm management.
 - Need to look at more sustainable drain maintenance so it does not disturb habitats.
 - Planting to help slope stability and provide food, shelter to the stream life.
 - Keeping cattle out and looking at urban impacts – storm water entering waterways.
- Water Race Advisory Group Meeting.
- Woodstock Quarry Hearings.

M Brown

- Oxford Rural Drainage Meeting.
- All Boards Briefing.
- Oxford-Ohoka Community Board Meeting.
- Oxford Promotions Action Committee (OPAC) Meeting.
 - OPAC jingle now ready for businesses to use.
 - Oxford Area School students will paint first water tank when weather allows.
 - Matariki Winter Lights Competition 1 July 2023 to 16 July 2023.
 - Garage Sale Trail 6 August 2023.
 - Spoke to OPAC about the Dark Sky Initiative and the Dark Sky team have asked OPAC for a letter of support.
 - OPAC discussed the flag issue, updated them with the Boards \$1,500 offer, they will be discussing options with Council.
 - Next meeting is a mix and mingle at Black Beech.
 - OPAC would be updating its mission statement.
 - OPAC would restart its newsletter.

N Mealings

- Oxford Community Network Meeting – all services busy but managing. Next Steps website going well. www.nextsteps.org.nz. Oxford Community Trust has a new Youth Coordinator, U-drive instructor. Sixty volunteers. Medical transport service, budget advice and food bank busy. Different clientele being seen.
- Ten Top Tips Catchup – been working with the CWMS Waimakariri Zone Committee to produce a Ten Top Tips flyer/page for Lifestylers to educate around good water/waterway stewardship.
- Council Workshop – Waka Kotahi State Highway 7/Lineside Road Safety Improvement Project, Integrated Transport Strategy and Environment Canterbury Ashley/Rakahuri future resilience area.
- Northern Biosecurity Group Meeting – First meeting of the term. Main role to protect the region from declared pests from impacting the economy, environment, health, and cultural/social values. Find-a-pest app, linked to iNaturalist.
- Social Services Waimakariri Hui – Gave update on outcome of vaping regulatory framework consultation post-submissions.
- Utilities and Roding Committee Meeting – Mandeville resurgence channel diversion – consultation postponed till September 2023; workshop on Oxford #1 Water Supply – Turbidity at McPhedrions Road well issues and options.
 - G Cleary noted that once the turbidity got past a certain level it no longer complied with the drinking water standards. Council had never put the river intake online.
 - Council was looking at building a secondary well there so that when they took the primary offline then staff could swap it over to the secondary well while they redeveloped the primary well. G Cleary explained that in terms of the turbidity there was a few issues, the well shut down automatically

once the turbidity came up and while it as offline Council flushed it, being a restricted scheme, it was ok to shut it down for short periods of time while it was flushed but it was not great managing the well like that. Staff had hope that it would not continue having these ongoing problems so the urgency of getting the river intake up and going had stepped up a notch.

- T Robson asked if there was a situation where Council had to go on to the Rockford Road intake which would require a boil water notice, would that mean that when they went back on to the original scheme there would be an expectation that everyone drained their tanks. G Cleary noted that if someone wanted to be certain they could drain their tanks or keep boiling the water for several days.
- Speed Management Plan Workshop.
- Council Meeting to adopt Annual Plan.
- Attended Community Wellbeing North Canterbury Raranga Wananga – as a Board member, was invited to attend a weaving workshop with staff.
- Mandeville Sports Club Meeting.
- Natural Environment Strategy Project Control Group Meeting.
- Mandeville Sports Club Catchup – Monthly catchup with Council staff and Mandeville Sports Club Board Members.
- Community Wellbeing North Canterbury Trust Board meeting.
- Waimakariri Youth Council Meeting – Organising a river cleanup and an art competition for Conservation Week or Keep New Zealand Beautiful Week. 1,200 people attended the North Canterbury Future Careers Expo and had 45-50 stalls.
- Simpson Grierson / Taituara Webinar – “What Happened to the Water Legislation”
- Waimakariri Economic Development Strategy Catch up.
- Canterbury Climate Change Action Planning Reference Group Meeting – Updates to strategic framework and engagement options.
- Portfolio catchup.
- Drainage and Stockwater Working Group Meeting.
- Waimakariri Youth Council Environmental Committee Meeting.
- Property Portfolio Working Group Meeting – Draft Housing Policy consultation deadline extended to 7 July 2023.
- Council Meeting – as minuted.
- Alcohol and Drug Harm Prevention Steering Group Meeting – Local research project, review of Terms of Reference.
- Meeting at Ashley Gorge Camp with Board members.

12. CONSULTATION PROJECTS**12.1. Housing**

<https://letstalk.waimakariri.govt.nz/housing>

Consultation closes Sunday 2 July 2023.

The Board noted the consultation project.

13. BOARD FUNDING UPDATE**13.1. Board Discretionary Grant**

Balance as at 1 July 2023: \$6,159.

13.2. General Landscaping Fund

Balance as at 1 July 2023: \$13,680.

The Board noted the funding update.

14. MEDIA ITEMS

Nil.

15. QUESTIONS UNDER STANDING ORDERS

Nil.

16. URGENT GENERAL BUSINESS UNDER STANDING ORDERS

Nil.

NEXT MEETING

The next meeting of the Oxford-Ohoka Community Board is scheduled for 7pm, Wednesday 2 August 2023 at the Oxford Hall.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8.18pm.

CONFIRMED

Chairperson

Date

Workshop

(8:18pm to 9:40pm)

- *Wolffs Road Bridge – Hannah-Rose Belworthy (Intermediate Landscape Architect – District Regeneration)*
- *Greenspace Information and Funding for the 2023/24 Financial Year – Ken Howat (Parks and Facilities Team Leader)*
- *Members Forum*
 - *Trail Signage – Tim Fulton*
 - *Queries Spreadsheet*



**MINUTES FOR THE MEETING OF THE WOODEND-SEFTON COMMUNITY BOARD
HELD AT THE WOODEND COMMUNITY CENTRE, SCHOOL ROAD, WOODEND ON
MONDAY 10 JULY 2023 AT 5.30PM.**

PRESENT

S Powell (Chairperson), M Paterson (Deputy Chairperson), B Cairns, I Fong, R Mather, P Redmond, and A Thompson.

IN ATTENDANCE

S Salthouse (General Manager Organisational Development and Human Resources), T Allinson (Senior Policy Analyst), K Rabe (Governance Advisor) and C Fowler-Jenkins (Governance Support Officer).

There were two members of the public in attendance.

1 APOLOGIES

Moved: S Powell Seconded: B Cairns

THAT apologies for lateness be received and sustained for M Paterson who arrived at 5:34pm and I Fong who arrived at 5:43pm.

CARRIED

2 CONFLICTS OF INTEREST

There were no conflicts declared.

3 CONFIRMATION MINUTES

3.1 Minutes of the Woodend-Sefton Community Board – 12 June 2023

Moved: R Mather Seconded: P Redmond

THAT the Woodend-Sefton Community Board:

- (a) **Confirms**, as a true and accurate record, the circulated Minutes of the Woodend-Sefton Community Board meeting, held on 12 June 2023.

CARRIED

3.2 Matters Arising

There were no matters arising.

3.3 Notes of the Woodend-Sefton Community Board Workshop – 26 June 2023

Moved: B Cairns Seconded: R Mather

THAT the Woodend-Sefton Community Board:

- (a) **Receives** the notes of the Woodend-Sefton Community Board Workshop, held on 26 June 2023.

CARRIED

4 DEPUTATIONS AND PRESENTATIONS FROM THE COMMUNITY

4.1 Community Outcomes – Temi Allinson (Senior Policy Analyst)

T Allinson gave an overview of the proposed revised community outcomes which would be used in the 2024-34 Long Term Plan and would consider the changes to the Local Government Act in 2019 which put the responsibility of wellbeing on Local Government. Currently there were 15 outcomes with another 55 sub indicators under each outcome. Staff had rationalised and aligned the outcomes to the four wellbeing's, economic, social, cultural, and environmental. The Council had adopted the outcomes for public consultation at its July meeting.

T Allinson gave an overview of the four outcomes:

- Social - a place where everyone can have a sense of belonging (to turangawaewae) and the sub indicators were:
 1. Public spaces are diverse, respond to changing demographics and meet local needs for leisure and recreation.
 2. Council commits to minimizing the risk of social harm to its communities.
 3. Housing is available to match the changing needs and aspirations of our community.
 4. Our community groups are sustainable and able to get the support they need to succeed.
 5. Our community has access to the knowledge and skills needed to participate fully in society and to exercise choice and how to live their lives.
 6. People are able to enjoy meaningful relationships with others in their families, whanau, communities, iwi and workplaces.
 7. Our community has reliable access to the essential infrastructure and services required to support community wellbeing.
- Cultural – Where our people are enabled to thrive and give creative expression to their identity and heritage (etangata whakapuawai).
 1. Public spaces express our cultural identities and help to foster an inclusive society.
 2. The distinctive character of our Takiwa, arts and heritage are preserved.
 3. Members of our community are able to engage in arts, culture and heritage events and activities as participants, consumers, creators, or providers.
 4. Waimakariri's diversity is freely expressed, respected, and valued.
 5. There is an environment that supports creativity and innovation for all.
 6. Local arts, culture and heritage are able to make a growing contribution to the community and economy.
- Environmental – that values and restores our environment (hei kaitiaki).
 1. People participate in improving the health and sustainability of our environment.
 2. Land use is sustainable; biodiversity is protected and restored.
 3. Our district is resilient and able to quickly respond to and recover from natural disasters and the effects of climate change.
 4. Our district transitions towards a reduced carbon and waste district.
 5. The natural and built environment in which people live is clean, healthy, and safe.

6. Our communities are able to access and enjoy natural areas and public spaces.
- Economic – supported by a resilient and innovative economy (he ohanga manawaroa).
 1. Our district is prosperous and reflects the value of both paid and unpaid work.
 2. Infrastructure and services are sustainable, resilient, and affordable.
 3. Our district readily adapts to innovation and emerging technologies that support its transition to a circular economy.
 4. There are sufficient and appropriate locations where businesses can set up in our district.
 5. There are sufficient skills and education opportunities available to support the economy.
 6. There is access to meaningful, rewarding, and safe employment within the district.

S Powell asked if staff had met with community groups when revising the outcomes and T Allinson replied that the review had been internal and would now be going out to the community for further input.

P Redmond noted that Council had appointed a hearing panel comprising of himself Councillor Ward and Councillor Goldsworthy.

4.2 **Woodend Lions – Jeff Taylor-Hayhurst**

J Taylor-Hayhurst was not preset for the meeting.

5 **ADJOURNED BUSINESS**

Nil.

6 **REPORTS**

6.1 **Woodend-Sefton Community Board's 2023/24 Discretionary Grant Fund and 2023/24 General Landscaping Budget – K Rabe (Governance Advisor)**

K Rabe took the report as read and request clarification on the bullet point which stated, *“if in the event that funds were not spent on a project within the financial year or activity applied for the recipient would be required to return the funding”*. She queried if this point should be removed as if funding was allocated in June there was no way the money would be spent within that financial year and there were other checks and balances to make sure that funding was spent.

After some discussion, the Board agreed to change the wording as follows: *“if in the event that funds were not spent on a project or activity within 12 months of the granting of funds the recipient may be required to return the funding”*.

K Rabe also requested feedback from the Board on the informal financial template to be used for smaller informal groups or for seeding funding. The Management Team had suggested that two officials verified, via signatures, that the figures on the form were correct. R Mather noted that the idea of having signatories was good however pointed out that smaller groups may not have “officials” such as a treasurer.

S Powell noted that there were two signatories required on the accountability form so there should be no problem about having two signatories.

M Paterson asked why the Board were taking the required financial forms out of the application. K Rabe explained that when the Board discussed this during the June All Boards Briefing, members had agreed that a lot of smaller informal groups did not have audited accounts, or a formal accounting package and the Boards criteria were cutting those groups out by insisting on financial records. M Paterson believed that if groups did have financial records, then they should be supplying them with their application as financial records were useful in determining if the group was eligible for funding. It was agreed that the clause requesting financial information be retained.

S Powell noted that sometimes when you were looking at the smaller groups it would be helpful to know how many members the group had.

Moved: M Paterson

Seconded: R Mather

THAT the Woodend-Sefton Community Board:

- (a) **Receives** Report No. 230609084760.
- (b) **Notes** that the Board's General Landscaping Budget allocated by the Council for 2023/24 is \$13,680, with a carry forward for 2022/23 still to be determined due to outstanding invoices being processed.
- (c) **Notes** that the Board's Discretionary Grant Funding allocated by the Council for 2023/24 is \$4,400 and that an amount of \$3,210 is expected to be carried forward from the 2023/24 budget. Thereby bringing the Discretionary Grant Fund to a total of \$7,610 for this financial year.
- (d) **Approves** the Board's 2023/24 Discretionary Grant Fund Application Criteria and Application Form (Trim No. 210603089866) subject to the change to the third last bullet point of the criteria by removing the words "the financial year" and replacing them with "12 months of the date of the event/project".
- (e) **Approves** the Board's 2023/24 Discretionary Grant Accountability Form (Trim No. 210603089980).
- (f) **Adopts** the Financial Template for Informal Groups (Trim No: 23027095307) subject to the inclusion of two signatories.
- (g) **Approves** that Discretionary Grant Fund applications be considered at each meeting during the 2023/24 financial year (July 2023 to June 2024).

CARRIED

6.2 **Application to the Woodend-Sefton Community Board's 2023/24 Discretionary Grant Fund – K Rabe (Governance Advisor)**

K Rabe spoke to the report noting that the North Canterbury Federation Women's Institute application was on a Rangiora-Ashley Community Board form, as they had originally intended to apply to the Rangiora-Ashley Community Board. However, given the timing of Board meetings the application would not have met the criteria as the event would have already taken place. Whereas the application just met the cut off for the Woodend-Sefton Community Board meeting. The event was also being held at the Sefton Hall, which was in the Boards area, therefore staff had suggested that the application be submit to the Woodend-Sefton Community Board instead. The Waikuku Beach Surf Lifesaving Club was seeking funding towards a new

garage door and installation. The Waikuku Beach indoor market was a new group who were looking for some funding to get up and running.

Moved: P Redmond

Seconded: B Cairns

THAT the Woodend-Sefton Community Board:

- (a) **Receives** report No. 230623093998.
- (b) **Approves** a grant of \$200 to the North Canterbury Federation Women's Institute towards the cost of hall hire, publicity and tutor fees.

CARRIED

P Redmond commented that this group straddled the boundary with Rangiora-Ashley ward and the event was being held in the Boards area. He believed this was a modest contribution.

When considering the Waikuku Beach Surf Club application, R Mather noted the supplied quote was \$3,950.25 however the requested funding was for \$4,500 and queried what the extra funds were for. K Rabe was unable to answer.

I Fong suggested that given that the Board had carried over \$3,210 from the previous financial year that the Board grant them \$3,210. He noted that it was concerning that the Board had not spent its full allocation for the 2022/23 year. M Paterson noted that the Board needed to promote more.

Moved: S Powell

Seconded: P Redmond

THAT the Woodend-Sefton Community Board:

- (c) **Approves** a grant of \$750 to the Waikuku Beach Surf Life Saving Club towards the purchase and installation of a new garage door.

CARRIED

S Powell commented that it was a good organisation and she believed that they had access to other funding for the remainder of the project.

P Redmond supported a grant of \$750 as it was the increased amount that the Board had approved, noting that there was no indication that the Board were likely to have an increased allocation therefore the Board had to be cautious when approving grants.

Moved: M Paterson

Seconded: A Thompson

THAT the Woodend-Sefton Community Board:

- (d) **Approves** a grant of \$500 to the Waikuku Beach Indoor Market towards building shelving and display units.

CARRIED

P Redmond abstained

M Paterson commented that it was a new group and the Board needed to support it. He hoped the market was something that they could keep going and anything the Board could do to help was great.

A Thompson commented that it was nice to see the Waikuku Beach hall being used, it was a new group that was creating some activity in Waikuku.

P Redmond believed this was not a community group but rather a private sellers marketing their products. S Powell understood that the stall holders paid a fee to have a stall however it was the organisers of the market requesting funds.

7 CORRESPONDENCE

7.1 Council Annual Plan Response Letter

Trim Ref: 220114003526.

Moved: P Redmond Seconded: I Fong

THAT the Woodend-Sefton Community Board:

- (a) **Receives** the Annual Plan response letter (Trim Ref: 220114003526).

CARRIED

8 CHAIRPERSON'S REPORT

8.1 Chairperson's Report for June 2023

Moved: S Powell Seconded: B Cairns

THAT the Woodend-Sefton Community Board:

- (a) **Receives** the report from the Woodend-Sefton Community Board Chairperson (TRIM: 230703098888).

CARRIED

9 MATTERS FOR INFORMATION

- 9.1. Oxford-Ohoka Community Board Meeting Minutes 7 June 2023.
 9.2. Kaiapoi-Tuahivi Community Board Meeting Minutes 15 May 2023.
 9.3. Enterprise North Canterbury Approved Statement of Intent Beginning 1 July 2023; Approved Enterprise North Canterbury Business Plan and Budget 2023/24; and Promotion of Waimakariri District Plan 23/24 – Report to Audit and Risk Committee 13 June 2023 – Circulates to all Boards.
 9.4. July 2022 Flood Response Update – Report to Utilities and Roading Committee 20 June 2023 – Circulates to all Boards.

Moved: I Fong Seconded: M Paterson

THAT the Woodend-Sefton Community Board:

- (a) **Receives** the information in Items 9.1 to 9.4.

CARRIED

10 MEMBERS' INFORMATION EXCHANGE

I Fong

- S Powell asked the status of the Sefton Hall. I Fong replied that the Committee was going well and would be meeting with their architect soon. The site also needed to be surveyed.

P Redmond

- Cones Road meeting on drainage improvements.
- Clarkville Rural Drainage Advisory Group Meeting.

- Kaiapoi Promotions Association Fundraiser at Kaiapoi School – with the Chase’s Dark Destroyer. 450 attendees.
- Audit and Risk Committee Meeting – Sefton Library rate remission approved, marked increase in LGOIMA requests. March 2023 to May 2023 there was 52 requests, in the same period in 2022 there was 31.
- Council Briefing / Workshop with Waka Kotahi – Lineside Road median barrier, possible side road closures.
- Ronel’s Cuppa.
- Facilities and Consents Fee Waiver Subcommittee Meeting – Drafted amendments to Terms of Reference for Community and Recreation Committee and Council approval.
- Central Rural Drainage Advisory Group Meeting.
- Pegasus Residents’ Group Meeting – Steering Group established to hold a public meeting.
- Tuahiwi Marae – Tangi for Clare Williams.
- Matt Doocey Meeting – Discussion on Nationals position on speed management plans (to repeal the rule if in government).
- Kaiapoi-Tuahiwi Community Board Meeting.
- Utilities and Roading Committee Meeting.
- Speed Management Plan Workshop.
- Council meeting to adopt Annual Plan – Not all aspects unanimous for example MR873 Development Contribution remissions.
- Canterbury Property Investors Association Forum – Nationals housing policy for landlords.
- District Licensing Committee webinar.
- Chaired Waimakariri Road Safety Group – Various sections represented including road transport, Police, AA (Automobile Association) and SADD (Students Against Dangerous Driving) amongst others.
- Coastal Rural Drainage Advisory Group Meeting.
- Road Reserve Management Policy discussion.
- District Licensing Committee training via Zoom.
- Water Services Entities Amendment Bill submission discussion via Zoom.
- Draft Waimakariri Economic Development Strategy (2024-34) discussion.
- Waimakariri District Council Social Club mid-winter dinner at Pegasus Arms.
- Property Portfolio Working Group meeting – Discussed a number of disposals and strategic acquisitions.
- Integrated Transport Strategy pre-briefing discussion.
- Council Meeting – Dark Sky presentation, appointed to Community Outcomes Hearing Panel, approved Community Board increase in remuneration (Woodend-Sefton Community Board Chair \$15,457, Members \$7,729).
- Waimakariri Health Advisory Group meeting – Finalized Terms of Reference.
- Corcoran French Kaiapoi Art Expo Opening – Very well attended and high standard of art on display.

R Mather

- Attended a Grey Power meeting – she had mentioned at the June Board meeting that they were concerned about the signage at hospitals that it was in Te Reo and not English. They had now extended their concern to the Waimakariri District Council. Membership numbers had dropped by fourteen.

B Cairns

- The Green Philanthropy Fund approached on behalf of the Board, still following up regarding the biodiversity project in Waikuku.
- Increase in Petrol costs – spoke with Gabby from the Kaiapoi Community Wellbeing and there was an increase in the number of food bank requests.
- Attended Feast Matariki – two speakers from Kaiapoi talking about foraging for food and whitebait. Mutton birds were on the decline, instead of eating food they were eating plastic.

11 CONSULTATION PROJECTS

Nil.

12 BOARD FUNDING UPDATE**12.1 Board Discretionary Grant**

Balance as at 1 July 2023: \$7,610.

12.2 General Landscaping Fund

Balance as at 1 July 2023: \$13,680.

The Board noted the funding update.

13 MEDIA ITEMS

Nil.

14 QUESTIONS UNDER STANDING ORDERS

Nil.

15 URGENT GENERAL BUSINESS UNDER STANDING ORDERS

Nil.

NEXT MEETING

The next meeting of the Woodend-Sefton Community Board is scheduled for 5.30pm, Monday 14 August 2023 at the Woodend Community Centre, School Road, Woodend.

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 6:23pm.

CONFIRMED

Chairperson

Date

Workshop

- *Members Forum*

4. DEPUTATIONS AND PRESENTATIONS

4.1. Queen Street Trees – Matthew Hill and Queen Street Residents

Matthew Hill presented a PowerPoint (Trim 230717106466) to the Board on behalf of residents and property owners of Queen Street, Rangiora. He raised concerns regarding the problems residents experienced as a result of the London Plane street trees. He outlined the number of times residents had spoken to the Council regarding the trees starting with a site meeting in 1996. At that time residents had been guaranteed that trees would not be allowed to grow any taller than what they were at that time. While there had been some pruning over the period, trees had continued to grow and some had now reached a height of 25 metres. Since 1996 residents had repeatedly advocated for removal or height reduction of the trees.

M Hill outlined the problems caused by the trees which included the streetlights obscured by the canopy making the street dark, uneven footpaths due to root upheaval, shading of properties, allergies, an over abundance of leaf litter which blocked drains and guttering and caused excessive work for elderly residents. In the past mesh had been laid in a trench to prevent tree roots spreading under the road, however this forced tree roots into neighbouring properties where they invaded sewer systems and caused an undulating footpath and footpath damage. In addition, large branches were breaking off and were a safety risk to the public.

M Hill spoke to the Council's current Community Outcomes which included ensuring a safe environment by minimising harm, housing matching the needs and aspirations of the community, and opportunities to support people's wellbeing. He believed the plane trees were at odds with these outcomes due to the impact they had on residents including respiratory and eye irritation from the tiny hairs that coated the leaves.

M Hill noted the trees were planted in the late 1920-1930s and were pollarded until late 1980 when the powerlines were undergrounded. He advised that majority of the street residents wanted the trees removal, some supported their pollarding. London Plane Trees were not natives to New Zealand and residents supported their replacement with natives. He noted that while the Council policy was not to remove healthy trees, healthy London Plane trees had been removed previously in Sycamore Close, Arlington Boulevard, Oak Drive and Church Street.

M Hill advised the outcome being sought was removal of the plane trees and replacement with a less intrusive native tree, or a staged approach where the most troublesome trees could be removed immediately and remaining trees pruned and replaced over the next three to five years.

Mischela Avent a resident of Queen Street also raised concerns about the trees. She referenced the City of Melbourne and Sydney who had both removed plane trees from the inner city due to the respiratory issues caused by the trees. The Horowhenua District Council were also removing plane trees due to similar concerns.

There were no questions from the Board. J Gerard acknowledged the public in the gallery who had also attended, thanked the residents for their presentation, and advised that the Board would seek a staff report to consider the matter.

4.2. Road Names – Bellgrove – Paul McGowan

P McGowan (Bellgrove Project Director) addressed the Board regarding the first stage of road names for the new Bellgrove subdivision. He provided some background on the land including that the rural parcels dated back to 1840 and previous owners included the former Mayor, Trevor Inch. This first stage of development was 200 lots with a total development of 1,300 lots over the next eight to ten years.

P McGowan provided reasoning behind selected road names. Bellgrove Boulevard had been selected as it was the main collector road from Kippenberger Avenue. Homestead Drive had been selected as it was a sub-collector road that went directly past the original homestead. This was a Category 2 property and was being retained. The loop road that went past the homestead was suggested to be Inch Crescent. The names Stegall, Hanmer, Brandon, Peirse, McGrath, and Bamberger had all been chosen as historic landowners. Cam Mill had been selected for the mill that had been in that location and Ruataniwha as the original name for the Cam River.

J Gerard asked if Road 7 and 8 were continuous and thus should have the same road name. P McGowan explained that Road 7 was more of a cul-de-sac and Road 8 more intensive, they were on opposite sides of the main collector road and would not necessarily be considered a continuation.

J Gerard commented that the road names required approval from Ngai Tuahuriri and asked if that had been received. P McGowan advised that Ngai Tahu were joint venture partners and the road names had been passed through the team.

L McCure asked if Bellgrove was too similar to Belgrave and would cause confusion and if it would be less confusing if the road became a continuation of MacPhail Avenue. P McGowan did not believe it was too similar. He believed the name Bellgrove Boulevard was suitable as it was the main road for the subdivision. To be a continuation of MacPhail Avenue it would need to be MacPhail North for road numbering purposes. P Williams also expressed concern regarding the similarity of names. It was important in times of emergency that road names did not get confused.

Item 6.2 was taken at this time, the minutes have been presented as per the agenda.

4.3. **Community Outcomes – Temi Allison**

S Hart provided the presentation on Community Outcomes to be included in the Long Term Plan (LTP) (Trim 230713105882). It was important to articulate well what the Council strategic priorities were. This went alongside a new set of community outcomes rationalised under four Wellbeings. Once confirmed they would be built into the front end of the Long Term Plan.

S Hart briefly outlined the process to this point, the review of community outcomes had been a robust process and was the first genuine review in three LTP rounds. He went through the Draft Strategic Priorities and Community Outcomes that were proposed to go to public consultation, with the strategic priorities fed into the community outcomes. He noted that the Council was not solely responsible for some of the outcomes for example ECan had responsibility for buses, however it was important to partner with agencies and community groups, to show leadership.

M Fleming asked if groups like the Waimakariri Accessibility Group could make a submission. S Hart agreed they could, the outcomes were high level statements which could be used by the community to lobby for more specific needs.

5. **ADJOURNED BUSINESS**

Nil.

6. REPORTS

6.1. River Road Upgrade - Approval of Scheme Design – J McBride (Roading and Transport Manager) and G Kempton (Senior Project Engineer)

J McBride and K Straw were in attendance to speak to the report which sought approval for the scheme design and upgrade of River Road, Rangiora. During investigation of the scheme, it had been determined that there was insufficient budget to complete the full upgrade from Ashley Street to Cone Street within current funding. Staff had identified four options regarding the staging of the work as outlined in the report. Staff recommended Option 3 – upgrading from Riverview Road to No.61 River Road.

P Williams noted that many homes on River Road had septic tanks which were not connected to the sewer line. He requested that those homeowners be contacted prior to the kerb and channel installation to determine if they wanted to connect to the sewer line so as not to have to repair work just completed. J McBride advised that could be included with the communications.

M Fleming asked whether the gate entrance to the hospital would have appropriate kerb and channelling and K Straw advised that the hospital was not covered by Option 3.

J Gerard compared the costing for Option 2 and Option 3 the difference being \$175,000 and asked if it was possible to complete the full urban length with the difference being funded from some other budget. J McBride explained staff had already taken a request to the Council for an additional unsubsidised budget of \$125,000 to allow completion of street lighting. With the installation of Park'n'Ride, street lighting had become important for users after dark.

The meeting adjourned at 7.50pm for a workshop to discuss options (Trim 230713105900) and reconvened at 8.03pm)

Moved: J Ward

Seconded: I Campbell

THAT the Rangiora-Ashley Community Board:

(a) **Receives** Report No. 221014179364.

AND

THAT the Rangiora-Ashley Community Board recommends:

THAT the Utilities and Roading Committee:

(b) **Approves** the River Road Upgrade Scheme Design (as per Trim No. 230412051155).

(c) **Endorses** proceeding with Option Two – Upgrading the southern side of River Road for the full urban length, between Ashley Street, and the western boundary of no. 61 River Road, on the south side of River Road, subject to funding being approved.

(d) **Notes** this option had an estimated construction cost of \$700,000, which resulted in a budget shortfall of \$175,000.

(e) **Approves** the installation of no stopping restrictions as per the following table.

| Town | Street Name | Side of Road | Location | Length (m) |
|----------|----------------|--------------|--|------------|
| Rangiora | River Road | South | Ashley Street to Riverview Road | 175 |
| Rangiora | River Road | South | Riverview Road to Cones Road | 285 |
| Rangiora | Riverview Road | East | River Road going South | 10 |
| Rangiora | Riverview Road | West | River Road going South | 10 |
| Rangiora | River Road | North | Both sides of each Park and Ride entranceway | 18 |

- (f) **Notes** that there was currently no formal on-street parking on River Road, and that there was a lack of on-street parking. It was noted that the residential land use on the southern side of the road, with the addition of community facilities and recreational areas on the northern side of the road had created more parking demand in the area. The creation of formalised parking areas therefore fits with the surrounding land use.
- (g) **Notes** that staff would proceed to detailed design and tender stage following approval of the Scheme Design.
- (h) **Notes** that the recommended option had been through an independent Road Safety Audit and any changes to the design had been completed.
- (i) **Notes** that a budget of \$40,000 was available in 2022/23 for design and \$485,000 was available in 2023/24 to complete this first stage of the work. The budget was therefore \$525,000 across both years.

CARRIED

P Williams abstained

J Ward believed that it made sense to complete the job as one as it was more cost effective. It was important to have good communication with landowners including need to connect to sewer if they wanted prior to installation of the kerb and channel.

I Campbell agreed it was more cost effective to complete the job as one, the project would only increase in price.

J Goldsworthy requested that the work be competed around large events at the showgrounds to minimise disruption.

6.2. **Road Naming – Bellgrove Rangiora Limited – S Morrow (Rates Officer – Property Specialist)**

S Morrow referred to the presentation P McGowan (Bellgrove Project Director) regarding road name selections. Some of the Developer suggested names including Todd and Bayley had not been accepted due to the same or similar road names already existed in the district. These names had been replaced with other names provided as second and third choices.

S Hart provided clarification that and te reo road name required approval from Te Ngāi Tūāhuriri Rūnanga, however did not to suggest that Ruataniwha Avenue was not a suitable name.

Moved: B McLaren

Seconded: J Goldworthy

THAT the Rangiora-Ashley Community Board:

- (a) **Receives** Report No. 230629097812.
- (b) **Approves** the following proposed road names for the new roads marked as Roads 1 to 11 as shown on the plan attached to the report.
 - 1. Bellgrove Boulevard
 - 2. Homestead Drive
 - 3. Inch Crescent
 - 4. Steggall Road
 - 5. Hanmer Crescent
 - 6. Brandon Close
 - 7. Cam Mill Place
 - 8. Peirse Road
 - 9. Ruataniwha Avenue – subject to confirmation from Ngai Tuahuriri
 - 10. McGrath Lane
 - 11. Bamberger Way (Pvt)
- (c) **Notes:** That the Community Board may replace any proposed name with a name of its choice.

CARRIED

6.3. **Potential New Road Names for addition to the Pre-Approved Rangiora-Ashley Road and Reserve Name List – T Kunkel(Governance Team Leader)**

K Rabe briefly introduced the report which had come through as a request from the public.

Moved: L McClure

Seconded: M Fleming

THAT the Rangiora-Ashley Community Board:

- (a) **Receives** report No. 230418054162.
- (b) **Approves** the inclusion of the following two names in the Rangiora-Ashley Pre-Approved Road and Reserves Name List:
 - i. Louise Henderson
 - ii. Olivia Spencer Bower
- (c) **Notes** that the proposed name Doris Lusk has already been used in the in the Townsend Fields subdivision.
- (d) **Request** staff to write to inform J Hoult of the outcome of the Community Board decision.

CARRIED

L McClure commented it was nice to get the history as part of the request.

R Brine commented that although the name Olivia Spencer Bower was rather long, road names would come before the Board for approval and it could be shortened at that time if agreed by the Board.

6.4. **Rangiora-Ashley Community Board's 2023/24 Discretionary Grant Fund and 2023/24 General Landscaping Budget – T Kunkel (Governance Team Leader)**

J Gerard noted that the draft before the Board had the following wording in the sixth bullet point of the criteria “limited up to \$1,000 with a maximum of \$1,500 in any financial year”, however this had not been agreed to by the Board who had adopted the wording ‘The Board would consider granting more than \$1,000 in exceptional circumstances’. The Board requested that the mention of \$1,500 be removed from the criteria.

K Rabe noted the wording regarding the spending of funds in a “financial year” had been raised at the Woodend-Sefton Community Board given the likelihood of a group spending the funding if the money was allocated in the last month of the financial year. The Woodend-Sefton Community Board had changed the wording to within 12 months of the funding being granted. L McClure believed that a timeframe was important to include however suggested that the criteria should read within 12 months of the activity/project taking place. There was general agreement to this.

The other question was around the need for signatures from two officers including the treasurer. There was general agreement that there was no need for signatories.

Moved: J Goldsworthy

Seconded: M Clarke

THAT the Rangiora-Ashley Community Board:

- (a) **Receives** Report No. 230609084766.
- (b) **Notes** that the Board’s General Landscaping Budget allocated by the Council for 2023/24 is \$27,370, with a carry forward for 2023/24 still to be determined due to outstanding invoices being processed.
- (c) **Notes** that the Board’s Discretionary Grant Funding allocated by the Council for 2023/24 is \$10,160 and that an amount of \$8,566 is expected to be carried forward from the 2022/23 budget. Thereby bringing the Discretionary Grant Fund to a total of \$18,726 for this financial year.
- (d) **Approves** the Board’s 2023/24 Discretionary Grant Fund Application Criteria and Application Form (Trim No. 210603089866) subject to the agreed changes specified above.
- (e) **Approves** the Board’s 2023/24 Discretionary Grant Accountability Form (Trim No. 210603089980).
- (f) **Adopts** the Financial Template for Informal Groups (Trim No: 23027095307).
- (g) **Approves** that Discretionary Grant Fund applications be considered at each meeting during the 2023/24 financial year (July 2023 to June 2024).

CARRIED

J Goldsworthy supported the changes made and hoped they would encourage more applications.

B McLaren was happy for a high level of trust for this activity.

J Gerard noted that the Board wanted to make it as easy as possible for groups to apply.

6.5. **Application to the Rangiora-Ashley Community Board's 2023/24 Discretionary Grant Fund – Thea Kunkel (Governance Team Leader)**

K Rabe briefly introduced the report. She had contacted both applicants to advise the grant amount had increased to a maximum of \$1,000 and gave them the option to increase the amount of funding in their application.

Moved: R Brine

Seconded: M Fleming

THAT the Rangiora-Ashley Community Board:

- (a) **Receives** report No. 230621092481.
- (b) **Approves** a grant of \$495 to the North Canterbury Athletics Club towards printing costs of information booklets.

CARRIED

Moved: P Williams

Seconded: J Ward

THAT the Rangiora-Ashley Community Board:

- (c) **Approves** a grant of \$1,000 to the North Canterbury Pony Club towards the cost of a new cross country course.

CARRIED

J Ward believed both organisations did a great job supporting youth in the district.

7. CORRESPONDENCE

Nil.

8. CHAIRPERSON'S REPORT

8.1. Chair's Diary for June 2023

Moved: J Gerard

Seconded: L McClure

THAT the Rangiora-Ashley Community Board:

- (a) **Receives** report No. 230705101039.

CARRIED

9. MATTERS FOR INFORMATION

- 9.1. Oxford-Ohoka Community Board Meeting Minutes 7 June 2023.
- 9.2. Woodend-Sefton Community Board Meeting Minutes 12 June 2023.
- 9.3. Kaiapoi-Tuahiwi Community Board Meeting Minutes 15 May 2023.
- 9.4. Enterprise North Canterbury Approved Statement of Intent Beginning 1 July 2023; Approved Enterprise North Canterbury Business Plan and Budget 2023/24; and Promotion of Waimakariri District Plan 23/24 – Report to Audit and Risk Committee 13 June 2023 – Circulates to all Boards.
- 9.5. Mandeville Resurgence and Channel Diversion Upgrade Project – Public Consultation – Report to Utilities and Roading Committee 20 June 2023 – Circulates to the Oxford-Ohoka Community Board.
- 9.6. July 2022 Flood Response Update – Report to Utilities and Roading Committee 20 June 2023 – Circulates to all Boards.

Moved: J Gerard

Seconded: R Brine

THAT the Rangiora-Ashley Community Board:

- (a) **Receives** the information in Items 9.1 to 9.6.

CARRIED

10. **MEMBERS' INFORMATION EXCHANGE**

L McClure

- Attended All Boards briefing.
- Attended Waimakariri Health Advisory Group meeting, some concern regarding taxi chit service and need for assurance that residents could access.
- Helped prepare, cook and serve 98 cooked breakfasts for Southbrook School Matariki Breakfast celebration event.
- Attended Richard Blackmore's retirement event after 24 years at Southbrook School.

B McLaren

- Attended Good Street Relaunch event.
- Assisted and attended meetings with Rangiora Community Patrol.
- Attended Rangiora Early Records Society meeting, assisting with future thinking for the museum.
- Attended North Canterbury Neighbourhood Support meeting. Significant numbers of people were signing up for the 'Gets Ready' app.
- Follow-up to Rangiora High School recycling bin audit fail – EcoEducate was working with the Blue Planet group to help achieve sustainability goals.
- Council controlled security cameras – commented this had been a theme of discussions and that he would like to work with Council staff regarding review and management of crime cameras under WDC control in the district.

There was support from the Board for B McLaren to be involved where appropriate in camera policy development and connections with community groups.

J Ward

- Annual Plan had been signed off 20 June 2023. The Council was now progressing with the Long Term Plan process. Roading, transport and drainage would be priorities.
- There had been a lot of discussion at a Council workshop regarding the economic development strategy.
- The Rangiora Airfield Advisory Group meeting had been well attended, a new full-time manager had been appointed.
- Thanked staff for completing a lot of work at short notice for the new Water Entities Bill including preparation of a submission on behalf of the Council.

P Williams

- Attended many Drainage Committee meetings, concern was especially around flooding due to a lack of maintenance.
- Attended meeting with staff and rural resident regarding water usage.

R Brine

- Advised he had been appointed to the Greater Christchurch Spatial Plan Hearing Panel. An independent Chair had been appointed. Submissions would be heard in October.
- The regional greenwaste facility in Bromley was required to relocate. There had been some discussion regarding what would happen with greenwaste in the interim.

J Goldsworthy

- The Civil Defence team would be making a submission on the new Emergency Management Bill.
- Encouraged members to promote the Community Hub concept – it would be good to have 30-40 community hubs across the district.
- Attended Rangiora Promotions meeting, they had a new president.
- The Housing Policy hearing was in two weeks.

M Fleming

- Attended Honda tree planting event, it was a good facility for the future.
- Attended Keep Rangiora Beautiful meeting, the Keep NZ Beautiful week was coming up in September.
- Attended Kaiapoi Art Expo.

I Campbell

- Attended All Boards meeting in June.
- Attended Drainage Advisory Group meeting in Oxford, noted new 10m rule for waterways.
- Viewed new pump station near Kairaki Beach.

M Clarke

- Noted complaints regarding trucks on Southbelt damaging tar seal.

11. CONSULTATION PROJECTS

There are currently no consultation projects.

12. BOARD FUNDING UPDATE**12.1. Board Discretionary Grant**

Balance as at 30 June 2023: \$18,726.

12.2. General Landscaping Fund

Balance as at 30 June 2023: \$27,370.

13. MEDIA ITEMS

Nil

14. QUESTIONS UNDER STANDING ORDERS

Nil

15. URGENT GENERAL BUSINESS UNDER STANDING ORDERS

Nil

NEXT MEETING

The next meeting of the Rangiora-Ashley Community Board is scheduled for 7pm, Wednesday 9 August 2023.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS CLOSED AT 8.35PM.

CONFIRMED

Chairperson