

**MINUTES OF THE MEETING OF THE WAIMAKARIRI DISTRICT COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS, 215 HIGH STREET, RANGIORA, COMMENCING AT 9AM ON TUESDAY, 5 AUGUST 2025.**

**PRESENT:**

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

**IN ATTENDANCE:**

J Milward (Chief Executive), G Cleary (General Manager Utilities and Roding), C Brown (General Manager Community and Recreation), S Hart (General Manager Strategy, Engagement and Economic Development), J McBride (Roding and Transport Manager), K Simpson (3 Waters Manager), S Nichols (Governance Manager), T Sturley (Community Team Manager), C Fahey (Water and Wastewater Asset Manager), D Caird (Senior Policy Analyst), B Dollery (Biodiversity Team Leader), S Docherty (Policy and Corporate Planning Team Leader), A Childs (Property Acquisitions and Disposals Officer) and K Rabe (Governance Advisor).

There were five members of the public present.

**1. APOLOGIES**

There were no apologies.

**2. ACKNOWLEDGEMENTS**

Mayor Gordon acknowledged the recent passing of Neill Price, QSM, QFSM, JP No823355 Sgt. N Price had served the Kaiapoi and district tirelessly, being involved as a Trustee of the Te Kōhaka o Tūhaitara Trust, the RSA serving as President of both the Kaiapoi RSA and the District and the Fire Services among others. In 2024 N Price had received a Mayors Award for outstanding service to the community. As a mark of respect, flags had been flown at half mast on the day of his funeral.

A moments silence was observed.

**3. CONFLICTS OF INTEREST**

There were no conflicts declared.

**4. CONFIRMATION OF MINUTES**

**4.1 Minutes of a meeting of the Waimakariri District Council held on Tuesday, 24 June 2025**

Moved: Councillor Goldsworthy      Seconded: Councillor Fulton

**THAT** the Council:

- (a) **Confirms**, as a true and correct record, the circulated Minutes of the Waimakariri District Council meeting held on Tuesday, 24 June 2025.

**CARRIED**

**4.2 Minutes of a meeting of the Waimakariri District Council held on Tuesday, 1 July 2025**

Moved: Councillor Mealing      Seconded: Councillor Redmond

**THAT** the Council:

- (a) **Confirms**, as a true and correct record, the circulated Minutes of the Waimakariri District Council meeting held on Tuesday, 1 July 2025.

**CARRIED**

## **MATTERS ARISING (from Minutes)**

Nil.

## **5. DEPUTATIONS AND PRESENTATIONS**

### **5.1 Abbeyfields Society – T Clisby and V Reveley**

V Reveley of Abbeyfield Waimakariri Incorporated provided a brief overview of the goals reached with assistance from Council staff to progress the possibility of introducing the Abbeyfields elderly housing model to the Waimakariri. This vision commenced with a group of passionate volunteers with Abbeyfields Waimakariri being incorporated in December 2021. V Reveley noted that this vision had progressed with the support of Council and staff to a point where land had been identified and plans drawn up for a landscaped single storey dwelling, no different to others in the neighbourhood. Volunteers had and would continue to promote and educate residents in the area on the objectives and aspirations of an Abbeyfields home to ensure the neighbourhood had no concerns regarding this project being incorporated in their area.

T Clisby, Director, Abbeyfield Properties Limited introduced himself and provided a brief overview of his role, noting that he had over 50 years' experience in project management, design and construction. He also provided an overview of the process for starting up an Abbeyfield home which included the establishment of local volunteers with a view towards a long-term commitment, engaging with local authorities, business and communities, securing land which was considered a milestone for the vision and objective, ensuring minimal disruption for surrounding community and securing Government funding. Once all those tasks had been completed the build could commence. Once the house was up and running it would be self-sustaining, requiring no further outside funding to operate. Volunteers would continue to offer support and assistance.

Mayor Gordon thanked all those involved for their contribution in achieving a successful outcome to this point in time.

Deputy Mayor Atkinson stated that he and the Mayor had visited the Abbeyfield property in Hornby and had been very impressed with how the house worked and the independence it offered older people. He queried how long the Hornby house had been operational and how many people it had housed. V Reveley noted that the Hornby house was opened in April 2019 and of the 12 original residents two still resided at the house. Other residents came and went, depending on their circumstances however she would not be able to provide details off hand.

Councillor Ward stated that this was an exciting concept and noted that Government funding would be required to complete the build, however queried how the fittings and fixtures would be funded. V Reveley stated that the Society would fund the furnishings for the shared areas of the house however residents would be responsible for furnishing their own units.

In response to a query regarding the volunteer's role once the house was built, V Reveley stated that most of the volunteers were committed for life and would continue to assist, support and promote Abbeyfields Waimakariri Incorporated.

The Mayor thanked the Abbeyfield group, including the volunteers in the gallery for their work and commitment to this exciting and worthwhile project which was being introduced to the Waimakariri district.

## **6. ADJOURNED BUSINESS**

Nil.

## 7. **REPORTS**

### 6.1 **Abbeyfields House, Rangiora – Memorandum of Agreement** – R Hawthorne (Property Unit Manager) and A Childs (Property Acquisitions and Disposals Officer)

The report sought the Council's approval of the Memorandum of Agreement between the Council, Abbeyfield Properties Ltd and Abbeyfields Waimakariri Incorporated in support of the proposed development by Abbeyfield Property Ltd of and Abbeyfield House in Rangiora.

Given the ongoing work and support of the Council and the presentation by V Reveley and T Clisby there were no questions regarding this item.

Moved: Councillor Ward

Seconded: Deputy Mayor Atkinson

**THAT** the Council:

- (a) **Receives** Report No. 250730139718.
- (b) **Approves** execution by Council of the attached Memorandum of Agreement (Trim 241213222048), with continued support for the development of an Abbeyfields House by making land available for them to lease and develop at 249 / 251 Kingsbury Avenue (vested as DP58842), subject to any commercial and lease discussions being considered under Report 250707123257.
- (c) **Delegates** to the Property Manager authority to complete investigations and actions that may be required to clarify lease terms and support the use of the Site by, and lease agreement with, Abbeyfields Property Limited and Abbeyfields Waimakariri Incorporated.
- (d) **Delegates** to the Property Manager and Chief Executive authority to consult, progress, negotiate lease provisions, the Reserve Management Plan and other documentation and approvals, in-keeping with the attached Memorandum of Agreement and the outcome of matters considered under 2© above.
- (e) **Notes** that any approvals and delegations under these Recommendations are subject to the commercial and lease discussions being considered under Report 250707123257.
- (f) **Notes** that once more material information about the proposed development is available public consultation will occur in order to progress and adopt a Reserve Management Plan for the site. The results of that consultation will be reported back to Council and used to inform the finalisation of the Reserve Management Plan.
- (g) **Notes** following the adoption of a Reserve Management Plan (if that sanctioned a housing use / lease), Abbeyfields are likely to need a Resource Consent and this is likely to include consultation with affected parties. These matters would be paid and actioned by Abbeyfields.
- (h) **Notes** the Memorandum of Agreement provides four years for Abbeyfield Property Limited and Abbeyfields Waimakariri Incorporated to secure adequate funding to progress the housing development and commence the lease.
- (i) **Notes** that any rent received from Abbeyfields would be used to cover any lease management and holding costs associated with the Abbeyfield premises, with any net proceeds ring fenced to address additional Reservoir requirements at this location in the future, if these arise as a result of the proposed occupancy by Abbeyfields.

**CARRIED**

Councillor Ward supported the motion as she believed this was a worthwhile cause and would be an asset for the district.

Deputy Mayor Atkinson stated that this Memorandum of Agreement was a huge step forward in the right direction. He stated he believed that this was an impressive organisation doing important work by assisting older people to retain their independence which assisted in reducing the effects of isolation. It also showed that good outcomes could be achieved by working in partnership with the community and local authorities.

Mayor Gordon concurred with the previous speaker's comments, noting that he supported this model of social housing which provided meals and shared living spaces while allowing residents privacy in their own units. He noted that the location in Kingsbury Avenue was ideal as it had access to bus routes, health services and was in close proximity to the town centre. He also noted that V Reveley was well known and respected in the district and the volunteers had been working hard at fundraising.

Councillor Cairns stated that he supported the motion which indicated that the Council had listened to its community to actively assist with social housing. He acknowledged the volunteers who had been raising money for years to ensure this vision came to fruition.

Councillor Mealings believed that the Abbeyfield model was amazing and mitigated the chances of elders being isolated in the community. She emphasised that this partnership with Abbeyfield would be at no cost to the ratepayer. She also believed that this was a good use of Council resources which could be required in 50 years' time.

Councillor Fulton noted that this was a good example of the Council being able to assist the community by using the land for a good purpose rather than the cost of maintaining it for the next 50 years when it was scheduled for water service development.

Councillor Ward stated that this was a good example of private/public partnership which would result in a wonderful asset for the community.

## 6.2 **Wastewater Bylaw 2015 Review** – D Caird (Senior Policy Analyst) and C Fahey (Water and Wastewater Asset Manager)

D Caird presented the report which advised the Council of the findings from the Section 155 Review of the Wastewater Bylaw 2015 which had resulted in staff recommendations for a way forward by splitting the management of the discharge of domestic wastewater by moving the trade waste to sewage within the Waimakariri district. This would make the bylaw clearer and simpler for the public to understand to ensure compliance. D Caird acknowledged that Government changes to legislation would also need to be incorporated in the review.

J Millward noted that the new Council Controlled Organisation, Waimakariri Water Unit being an internal unit would assist during the amendments needed in relation to the Government changes.

Councillor Fulton queried how the public would understand the differences now that trade and residential waste would be governed by different bylaws. D Caird replied that communication, education and training would be key features to allow a smooth transition. In response to a query regarding community groups she noted that the bylaw did not cover this area in the bylaw.

Councillor Mealings asked what the timeline for the Government changes and the new bylaws were and D Caird replied that the Government was moving relatively quickly, and the Council had two years to implement the changes required, therefore the timing of the Bylaw review fit well to ensure that the changes could be included in the revised Bylaw.

Councillor Blackie asked how this would work for businesses in rural areas such as farms and D Caird responded that the trade bylaw would take precedent.

Councillor Fulton queried how the bylaw would affect farmers and was told that agricultural runoff was not part of the bylaw which only dealt with wastewater.

Moved: Councillor Goldsworthy

Seconded: Councillor Blackie

**THAT** the Council:

- (a) **Receives** Report No. 250714128194.
- (b) **Receives** the Section 155 Report for the review of the Wastewater Bylaw 2015 TRIM no. 250711127210.

- (c) **Approves** the findings of the Section 155 Report on the review of the Wastewater Bylaw 2015, which was undertaken in accordance with the requirements of the Local Government Act 2002, demonstrating that the Bylaw:
- (i) is the most appropriate way of addressing wastewater management within the Waimakariri District.
  - (ii) is not considered to be the most appropriate form of the Bylaw due to the scope including both wastewater and trade waste.
  - (iii) There are a significant number of legislative changes due to be come into force soon. These changes will need to be included in the bylaw.
  - (iv) does not have implications or inconsistencies under New Zealand Bill of Rights Act 1990.
  - (v) A replacement Bylaw is required because:
    - The bylaw scope is too large and would be improved if replaced by separate trade waste and domestic wastewater bylaws. This will also increase clarity and ease of administration.
    - The Government will release new wastewater legislation soon. The new Trade Waste and Wastewater Bylaws would need to reflect the legislative changes.
- (d) **Notes** there are a significant number of administrative changes required to bring the Bylaw up to date with the current template and to align with plain language best practices. These changes will increase the Bylaws clarity.
- (e) **Endorse** staff to investigate the potential to develop separate Wastewater and Trade Waste bylaws as per the outcomes of the Section 155 review process.
- (f) **Notes** that work on the Wastewater and Trade Waste bylaws will continue to progress following Council's approval of the findings of the Section 155 Report. Public consultation is scheduled for early 2026 after reporting the draft Bylaw(s) to Council. Following this, staff will present the new Bylaw(s) to Council to consider for adoption.
- (g) **Circulates** this report and attachments to Community Boards for information.

**CARRIED**

Councillor Goldsworthy supported the motion noting it would be good to make the Bylaw less confusing and easier to understand.

Councillor Williams noted that the Bylaw dealt with sewage rather than wastewater.

### 6.3 **South of High Conceptual Development Masterplan** – H Downie (Strategy and Centres Team Leader)

The report sought the Council's endorsement of the final South of High Conceptual Development Plan. The South of High area was the area bounded by Alfred Street, Percival Street, Queen Street and Victoria Street located in the Rangiora town centre.

There were no questions from members.

Moved: Councillor Cairns

Seconded: Councillor Ward

**THAT** the Council:

- (a) **Receives** Report No. 250714127540.
- (b) **Endorses** the South of High Conceptual Development Masterplan (Attachment i, 250714127543).

- (c) **Notes** that the South of High Conceptual Development Masterplan's purpose is to provide a considered and informed Plan for development opportunities that are appropriate for this precinct and respond to growth, aspirations articulated in the Rangiora Town Centre Strategy, and opportunities to intensify activity and 'deepen' the town centre core; however that it is flexible, long term, and does not impact on individual property owner rights, but rather provides a platform for further discussions between key players.
- (d) **Notes** the considerable landowner, elected member and internal stakeholder engagement that has been undertaken to inform the South of High Conceptual Development Masterplan, as outlined in this report.
- (e) **Circulates** this report to the Rangiora-Ashley Community Board and thanks them for their significant involvement in the development of and directions signalled in the South of High Conceptual Development Masterplan.

#### **CARRIED**

Councillor Cairns thanked staff for the work done on this project and in working constructively with business to achieve an agreed Masterplan.

Councillor Ward noted that she had been involved in some of the discussions and believed it would be advisable for the Plan to be adaptable for future changes to the town centre requirements.

Councillor Mealings acknowledged that this was a high level, aspirational plan however she believed this was the right approach to take to ensure businesses were on board with future planning for the town centre.

Mayor Gordon stated that this Plan would help property developers/owners to understand the aspirations of the Council in relation to the town centre.

In his right of reply Councillor Cairns believed that working with businesses was essential to achieve a strategic and vibrant town centre.

#### **6.4 Council Submissions to Central Government Consultations for May, June and July 2025** – S Docherty (Policy and Corporate Planning Team Leader)

S Docherty presented the report which provided the Council with the formal opportunity to receive the submissions developed in relation to the Central Government consultations over the previous three months.

Mayor Gordon acknowledged the work and effort required by the team in the development of the high-quality submissions and the edits required to include feedback from Councillors while ensuring timeframes were met.

Moved: Councillor Fulton

Seconded: Councillor Mealings

**THAT** the Council:

- (a) **Receives** Report No. 250522090964.
- (b) **Endorses** the attached submission made on 20 May 2025 to the Government's National Emergency Management Agency regarding the discussion document on Strengthening New Zealand's Emergency Management Legislation (attachment i 250508080577).
- (c) **Endorses** the attached submission made on 29 May 2025 to the Government's Ministry for the Environment regarding product stewardship regulations for agrichemicals, their containers and farm plastics (attachment ii 250513084220).
- (d) **Endorses** the attached submission made on 29 May 2025 to the Government's Ministry for the Environment regarding proposals to amend the Waste Minimisation Act 2008 and the Litter Act 1979 (attachment iii 250513084020).
- (e) **Endorses** the attached submission made on 23 June 2025 to the Government's Transport and Infrastructure Committee regarding the Building and Construction (Small Stand-alone Dwellings) Amendment Bill (attachment iv 250610104636).

- (f) **Notes** an oral submission was made by Mayor Gordon and Aaron Haymes, Building Unit Manager, on 4 July 2025 to the Government's Transport and Infrastructure Committee regarding the Building and Construction (Small Stand-alone Dwellings) Amendment Bill.
- (g) **Endorses** the attached submission made on 23 June 2025 to the Government's Finance and Expenditure Committee regarding the Regulatory Standards Bill (attachment v 250618110481).
- (h) **Endorses** the attached submission made on 25 July 2025 to the Government's Ministry for Environment regarding proposals to update Resource Management national direction (attachment vi 250714127642).
- (i) **Circulates** the report and attached submissions to the community boards for their information.

#### **CARRIED**

Councillor Fulton endorsed the process which engaged with Councillors to develop submissions, which had been a useful learning experience. He also thanked staff for keeping members in the loop with regard to timelines that were required to ensure the submissions were lodged timeously.

Councillor Mealings also acknowledged the amount of work done on varied and diverse subjects.

Councillor Ward noted that the team had achieved an amazing amount of work in a very professional manner and also noted that most of the submissions had been lodged early.

#### 6.5 **Waimakariri Natural Environment Strategy: Year One Update** – Dr B Dollery (Biodiversity Team Leader)

The report provided an update to the Council on the progress of the works directed under the Waimakariri Natural Environment Strategy, noting that this was a 30-year strategy aimed at protecting and enhancing the district's natural ecosystems.

In response to a query from Councillor Fulton relating to the Government's directive to concentrate on infrastructure and core services, B Dollery replied that the Waimakariri District Council was working with the Regional Council to achieve the required outcomes.

Moved: Councillor Blackie

Seconded: Councillor Mealings

**THAT** the Council:

- (a) **Receives** Report No. 250720132393.
- (b) **Notes** the progress of the 85 actions to date with a total of 79 to begin or continue work in 2025-2026.
- (c) **Notes** the developing monitoring programme to effectively assess and report on environmental progress and association social goals.
- (d) **Notes** that the results of the report will be shared with each Community Board.

#### **CARRIED**

Councillor Blackie noted that 90% of the programme was underway on time and on budget which was a great achievement. Emphasis was on education and bringing communities on board to allow them to take ownership of projects. The Government's directive regarding Council's core role was misguided as if the Council did not take a lead in improving biodiversity in the district who would. Waimakariri was a good place to live as a result of the lead that the Council had taken on environmental matters.

Councillor Mealings stated it was heartening to see that work had commenced. She noted that the district had 92 Significant Natural Areas which had been voluntarily registered, thereby indicating that the community was in favour of protecting the environment for future generations.

Councillor Cairns noted that he was impressed by the number of community groups working in partnership to achieve a better environment which added value to the district. He also acknowledged the information on the food forests, sustainability and the great partnerships being developed and successfully delving deeper to achieve meaningful data.

Mayor Gordon fully supported the strategy and the budget set aside during the Long Term and Annual Plan process. He noted he was amazed at the number of volunteers who turned up to help with planting days. The original intention was to increase bird life and biodiversity however the impacts had become much wider than originally envisioned. Landowners had bought in to the concept and the district, which stretched from the mountains to the sea, showing results from the care and attention being given to the environment.

## 6.6 **Elected Member Remuneration 2025/26** – S Nichols (Governance Manager)

S Nichols presented the report which updated the Council on the Remuneration Authority Determination for the 2025-2026 financial year pertaining to elected members remuneration and expenses.

Mayor Gordon noted that an update on this matter had just been received via email and adjourned the meeting for five minutes to allow members to read the paper prior to discussion of this matter.

Councillor Redmond requested a clearer definition on hybrid vehicles and whether this should be amended to the IRD definition for clarity. S Nichols replied that the figures quoted included road user charges. Mayor Gordon suggested that Councillor Redmond discuss this matter privately with S Nichols as how it pertained to his personal case.

Deputy Mayor Atkinson queried if the figures shown relating to petrol vs diesel vehicles were correct as it was showing that diesel vehicles were more expensive to run. S Nichols noted that the figure was not solely based on petrol/diesel prices, but road user cost as well.

Councillor Fulton queried the cost for childcare and if this included a spouse or family member babysitting. S Nichols replied that the Remuneration Authority Determination (legislation) had strict criteria which did not allow for a spouse, direct family members or grandparent supervision. Mayor Gordon also noted that the provision of \$7,000 annually was per child. Councillor Fulton believed that if we wanted to encourage younger people to stand for local government the allowance should be more flexible in relation to childcare.

Moved: Deputy Mayor Atkinson

Seconded: Councillor Blackie

**THAT** the Council:

- (a) **Receives** Report No. 250513084230.
- (b) **Notes** the remuneration set by the Remuneration Authority for Waimakariri Mayor, Councillors and Community Board members in two stages from 1 July 2025 to date of official election result declared (approx. 16 October 2025) and 17 October 2025 to 30 June 2026 as follows:

Position	Pre-election July-October 2025	Post- election 2025
Mayor	\$158,057	\$164,728
Deputy Mayor	\$74,674	<b>** indicative \$91,271</b>
Councillor (with portfolio and chairing responsibilities) (all 9 Councillors)	\$58,110	<b>\$71,026 indicative</b>
Kaiapoi-Tuahiwi Community Board Chair	\$20,139	\$20,945
Kaiapoi-Tuahiwi Community Board	\$10,070	\$10,472
Oxford-Ohoka Community Board Chair	\$18,973	\$19,731



Oxford-Ohoka Community Board	\$9,486	\$9,866
Rangiora-Ashley Community Board Chair	\$25,978	\$27,017
Rangiora-Ashley Community Board	\$12,988	\$13,508
Woodend-Sefton Community Board Chair	\$16,639	\$17,305
Woodend-Sefton Community Board	\$8,320	\$8,652

- (c) **Notes** the incoming Council will review and determine the Deputy Mayor and Councillors remuneration based on remuneration pool share at the late October 2025 meeting.
- (d) **Approves** the Elected Member Expenses Policy to 30 June 2026 (*Trim 210811131910*).
- (e) **Circulates** a copy of this report and the approved Expenses Policy to all Community Boards for their reference.

**CARRIED**

Deputy Mayor Atkinson noted that he still did not understand why councils were required to approve its remuneration when they had no choice in the matter. The Remuneration Authority made the decision which was not contestable.

Councillor Blackie noted that not many people understood the amount of work that was required of a Councillor and the breadth of topics that were covered by the role all of which took effort and time. He also agreed that more incentives should be given to encourage young women to stand.

Mayor Gordon supported the motion noting that the figures reflected that the Waimakariri was a growth district with increasing populations.

Councillor Fulton believed that the allowance for childcare had gaps which should be considered further, noting that families worked as a team and spouses or close family members should be reimbursed for work done. He noted that some families did not believe in childcare and the restrictions in the allowance discouraged young people from standing.

Deputy Mayor Atkinson believed that the Remuneration Authority report should include the information that no other allowances/'perks' were given such as free lunches and no bonuses were received.

## **8. HEALTH, SAFETY AND WELLBEING**

### **8.1 Health, Safety and Wellbeing Report June 2025 to Current - J Millward (Chief Executive)**

J Millward took the report as read.

Moved: Councillor Williams

Seconded: Councillor Goldsworthy

**THAT** the Council:

- (a) **Receives** Report No 250722134298.
- (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.

**CARRIED**

## 9. REPORT REFERRED FROM THE COMMUNITY AND RECREATION COMMITTEE

### 9.1 Community Development Strategy 2025-2035 – T Sturley (Community Team Manager)

T Sturley presented the report which sought the Council's approval of the Whakawhānake Hapori o Waimakariri – Waimakariri Community Development Strategy 2025-2035 which would be adopted as the framework for community-led development in the district over the coming ten years. T Sturley acknowledged the work done by S Docherty in developing the strategy and noted that a high level of engagement had been carried out to achieve the document.

Deputy Mayor Atkinson queried if future reports could show how many people had been assisted in securing funding opportunities. T Sturley agreed that this would be included in the annual Review Report in the future.

Councillor Fulton noted that the report gave a good overview of the work done within the district and asked for further information on the Mayors Taskforce for Jobs. T Sturley noted that the new contract had included increased funding as the Government was supportive of decreasing unemployment in the youth sector. This would include increasing trade training and assistance in getting drivers licences. The aim was to upskill youth to enable them to hit the ground running when work was found. Funding also provided for wrap around services to support young people for the first three to six months in employment which included the business concerned. Surveys would assist in monitoring satisfaction and to quantify data for reporting.

Councillor Cairns queried if T Sturley believed this should be considered core role/ infrastructure and she replied definitely. By investing in youth employment, the district was encouraging economic growth and increased benefits for both youth, families and businesses.

Councillor Redmond asked if community outcomes were removed to increase motor infrastructure what impact would it have on community development. T Sturley replied that social infrastructure worked hand in hand with economic infrastructure especially if it was result based.

Moved: Councillor Cairns

Seconded: Councillor Ward

**THAT** the Council

- (a) **Approves** the Whakawhānake Hapori o Waimakariri – Waimakariri Community Development Strategy, 2025 – 2035, to be adopted as the framework for community-led development in the Waimakariri District, over the coming 10-year period.
- (b) **Notes** the many successful community development initiatives developed over the past 20 years that have led to the Waimakariri District being recognised for its effectiveness in developing collaborative responses to community-identified issues and opportunities.
- (c) **Notes** the broad evidence base that has informed the development of this strategy.
- (d) **Notes** the extensive engagement across the social, health, education, community and business sectors to ensure the identification of key priorities to be addressed in this strategy and its subsequent implementation.
- (e) **Notes** that, following on from the community engagement, community consultation has been carried out via Council's 'Let's Talk' function and directly via the various networks facilitated by the Community Team. The aim of this consultation was to gather feedback that might lead to changes in the draft document and/or inform its implementation.
- (f) **Notes** the attached comprehensive response from Health New Zealand (Te Whatu Ora) and that recommendations for the implementation of the strategy have been noted and applied to the implementation plan.
- (g) **Notes** that, given its strong evidence base and the broad stakeholder involvement in informing and developing the strategy, community consultation responses to draft document were unanimously in support of Whakawhānake Hapori o Waimakariri – Waimakariri Community Development Strategy, 2025 – 2035, for adoption as the framework for community-led development in the Waimakariri District over the coming 10-year period.

**CARRIED**

Councillor Cairns noted that enhancement of community wellbeing added huge value to the district especially in welcoming new residents and migrants.

Councillor Ward believed that community development and community wellbeing were important aspects for the health of the district.

Councillor Mealings believed that the Waimakariri had a reputation for protecting wellbeing and was commended for its work in the area even before the community wellbeing was previously included in Government structure. She believed that this Council had a role in building communities which was achieved through the work carried out by the Community Team.

Councillor Redmond noted that he supported the four community wellbeings which provided safer, connected communities and the Council had a role in building communities.

Mayor Gordon supported his colleague's comments noting the Community Team produced wonderful outcomes and showed that the district cared for its communities. Mayor Gordon noted that citizenship ceremonies were popular as they were tailored to welcome newcomers. Libraries were welcoming to all in the community and encouraged inclusiveness and the district advocacy in the health sector was respected.

Councillor Cairns stated He tangata, he tangata, he tangate – it's the people, it's the people, it's the people which says it all.

## 10. CORRESPONDENCE

10.1 Local Government New Zealand Quarterly Report March 2025 to June 2025

10.2 Parking Management Plans Implementation Planning and Blake Street Carpark Reconfiguration Project - Heike Downie (Strategy and Centres Team Leader)

Moved: Councillor Brine

Seconded: Councillor Fulton

(a) **THAT** Items 10.1 and 10.2 be received for information.

(b) **Requests** that the trees within the current car park be retained them where possible.

**CARRIED**

## 11. COMMITTEE MINUTES FOR INFORMATION

11.1 Minutes of the Utilities and Roading Committee meeting 15 July 2025

11.2 Minutes of the Community and Recreation Committee meeting 15 July 2025

Moved: Deputy Mayor Atkinson

Seconded: Councillor Cairns

(a) **THAT** Item 11.1 and 11.2 be received for information.

**CARRIED**

## 12. COMMUNITY BOARD MINUTES FOR INFORMATION

12.1 Minutes of the Rangiora-Ashley Community Board meeting 11 June 2025

12.2 Minutes of the Oxford-Ohoka Community Board meeting of 2 July 2025

12.3 Minutes of the Rangiora-Ashley Community Board meeting of 9 July 2025

12.4 Minutes of the Woodend-Sefton Community Board meeting of 14 July 2025

12.5 Minutes of the Kaiapoi-Tuahiwi Community Board meeting of 21 July 2025

Moved: Councillor Williams

Seconded: Councillor Blackie

(a) **THAT** Items 12.1 to 12.5 be received for information.

**CARRIED**

### 13. **COUNCIL PORTFOLIO UPDATES**

#### 13.1 **Iwi Relationships** – Mayor Dan Gordon

Met with the Runanga regarding the Proposed District Plan. Relationship was strong and there was an intention to arrange a Hui in 2026. In a response to Councillor Ward's query, Mayor Gordon noted that the Tuahiwi footpath was appreciated and well used.

#### 13.2 **Greater Christchurch Partnership Update** – Mayor Dan Gordon

Would meet the week of 11 August 2025 to discuss structural change for the new term.

#### 13.3 **Government Reforms** – Mayor Dan Gordon

Ongoing, changes were many and often.

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

Brief update on Zone Committees.

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

Currently working on the Corporate Risk register in relation to sustainability.

Natural Environment Strategy important for climate change.

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

Acknowledgement of N Price and the work done with the RSA and the Waimakariri Passchendaele Working Group.

Final meeting of the term for the Passchendaele Advisory Group would be held at the end of the month.

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

Meeting to be held later in the week.

### 14. **QUESTIONS**

No questions under standing orders.

### 15. **URGENT GENERAL BUSINESS**

No urgent business.

### 16. **MATTERS TO BE CONSIDERED WITH THE PUBLIC EXCLUDED**

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

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

Moved: Mayor Gordon

Seconded Councillor Cairns

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

- 16.1 Confirmation of Public Excluded Minutes of Council meeting of 1 July 2025
- 16.2 Abbeyfields House, Rangiora – Memorandum of Agreement
- 16.3 Proposed Partial Road Stopping & Disposal to LIME Developments - Adderley Terrace, Silverstream
- 16.4 Townsend Road Culvert – Approval for Tender Award and Request for Additional Budget
- 16.5 Rangiora Water Supply – Smith St Well No.6 - Land Acquisition & Easements – 17, 13 & 11A Hakarau Road, Kaiapoi - Request for Additional Budget
- 16.6 Contract CON24/86 District Rural Drainage Maintenance Contract Tender Evaluation and Contract Award Report
- 16.7 Primary Contractor 28 Courtenay Drive Housing Development

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-
<b>MINUTES</b>			
16.1	Confirmation of Public Excluded Minutes of Council meeting of 1 July 2025	Good reason to withhold exists under section 7	To protect the privacy of a natural person, including that of deceased natural persons, and to carry on without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). <b>LGOIMA Sections 7(2) (a) and (i).</b>
<b>REPORTS</b>			
16.2	Abbeyfields House, Rangiora – Memorandum of Agreement	Good reason to withhold exists under section 7	To enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities; or enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or prevent the disclosure or use of official information for improper gain or improper advantage. <b>LGOIMA Section 7 (2) ( h, i &amp; j ).</b>
16.3	Proposed Partial Road Stopping & Disposal to LIME Developments - Adderley Terrace, Silverstream	Good reason to withhold exists under section 7	To protect the privacy of natural persons and enabling the local authority to carry on without prejudice or disadvantage, negotiations (including commercial and industrial) negotiations and maintain legal professional privilege. <b>LGOIMA Section 7 (2)(a), (g) and (i).</b>
16.4	Townsend Road Culvert – Approval for Tender Award and Request for Additional Budget	Good reason to withhold exists under section 7	To protect the privacy of natural persons and enabling the local authority to carry on without prejudice or disadvantage, negotiations (including commercial and industrial) negotiations and maintain legal professional privilege. <b>LGOIMA Section 7 (2)(a), (g) and (i).</b>
16.5	Rangiora Water Supply – Smith St Well No.6 - Land Acquisition & Easements – 17, 13 & 11A Hakarau Road, Kaiapoi - Request for Additional Budget	Good reason to withhold exists under section 7	To enable the local authority to carry out, without prejudice or disadvantage, commercial activities and enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). <b>LGOIMA Section 7(2)(h) and (i).</b>
16.6	Contract CON24/86 District Rural Drainage Maintenance Contract Tender Evaluation and Contract Award Report	Good reason to withhold exists under section 7	To enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities. <b>LGOIMA Section 7(h).</b>
16.7	Primary Contractor 28 Courtenay Drive Housing Development	Good reason to withhold exists under section 7	To enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities; or enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or prevent the disclosure or use of official information for improper gain or improper advantage, as per <b>LGOIMA Section 7 (2) ( h, i &amp; j ).</b>

**CARRIED**

### **CLOSED MEETING**

*The public excluded portion of the meeting was held from 11:20am to 12.26pm.*

## **OPEN MEETING**

### **16.2 Contract CON24/86 District Rural Drainage Maintenance Contract Tender Evaluation and Contract Award Report – J Recker (Stormwater and Waterways Manager) and J Thorne (Strategic Asset Management Advisor)**

Moved: Councillor Williams

Seconded: Councillor Blackie

**THAT** the Council:

- (a) **Receives** Report No. 250724136009.
- (b) **Authorises** the Mayor and Chief Executive the ability to award CON24/86 District Rural Drainage Maintenance Contract to Grounds & Services Ltd (GSL) following direct negotiations to agree a contract value within Council budget of up to \$2,869,330. GSL's tender price is \$3,546,379.48 over three years, excluding GST.
- (c) **Notes** that this contract is funded from the Rural Drainage Maintenance budget and that there is budget available of \$2,869,330 over three years. The Measure and Value Contract work can be managed within the current budget by making adjustments to the quantity of ordered works. If over time Council determines that the required level of maintenance cannot be managed within the available budget, a future request for additional budget will be made.
- (d) **Notes** that in accordance with the Conditions of Tendering, all tenderers will be advised of the name and price of the successful tenderer, and the range and number of tenders received. This information will be made available to the public if requested.
- (e) **Resolves** that the recommendations in this report be made publicly available but that the contents remain public excluded as there is good reason to withhold in accordance with Section 7(h) of the Local Government Official Information and Meetings Act; "enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities".

**CARRIED**

### **17. NEXT MEETING**

The next ordinary meeting of the Council is scheduled for Tuesday 2 September 2025, commencing at 9am to be held in the Council Chamber, 215 High Street, Rangiora.

THERE BEING NO FURTHER BUSINESS, THE MEETING CONCLUDED AT 12.26PM.

**CONFIRMED**



Chairperson  
Mayor Dan Gordon

2 September 2025

Date