



# AGENDA RĀRANGI TAKE

## COUNCIL



10AM, Wednesday 27  
September 2023

Council Chambers, 37  
Ayr Street, Ohakune



# RUAPEHU DISTRICT COUNCIL

## Te Kaunihera-ā-Rohe o Ruapehu

### NOTICE OF MEETING

A MEETING OF RUAPEHU DISTRICT COUNCIL WILL BE HELD IN THE  
COUNCIL CHAMBERS, 37 AYR STREET, OHAKUNE  
ON WEDNESDAY, 27 SEPTEMBER 2023, AT 10AM

#### Members

Mayor	Weston Kirton
Deputy Mayor	Vivienne Hoeta
Councillors	Robyn Gram
	Janelle Hinch
	Channey Iwikau
	Fiona Kahukura Hadley-Chase
	Lyn Neeson
	Rabbit Nottage
	Brenda Ralph
	Korty Wilson

Clive Manley  
**CHIEF EXECUTIVE**

**Quorum (5)**

**THE PUBLIC BUSINESS PART OF THE AGENDA IS LIVE STREAMED TO  
COUNCIL'S FACEBOOK PAGE**

# RUAPEHU DISTRICT COUNCIL Te Kaunihera-ā-Rohe o Ruapehu

## ORDER PAPER

A MEETING OF RUAPEHU DISTRICT COUNCIL WILL BE HELD IN THE  
COUNCIL CHAMBERS, 37 AYR STREET, OHAKUNE  
ON WEDNESDAY, 27 SEPTEMBER 2023, AT 10AM

### PUBLIC BUSINESS | KAUPAPA O WAHO

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#### 1 Opening Karakia | Karakia Timatanga

#### 2 Apologies (includes leave of absence notification)

#### 3 Declarations of Interest

Members need to stand aside from decision-making when a conflict arises between their role as a Member of the Council and any private or other external interest they might have. This note is provided as a reminder to Members to review the matters on the agenda and assess and identify where they may have a pecuniary or other conflict of interest, or where there may be a perception of a conflict of interest. If a member feels they do have a conflict of interest, they should publicly declare that at the start of the meeting or of the relevant item of business and refrain from participating in the discussion or voting on that item.

#### 4 Notification of Additional Items

##### **Matters Requiring Urgent Attention as Determined by Resolution of Ruapehu District Council**

Pursuant to Sections 46A(7) and 46A(7A) of the Local Government Official Information and Meetings Act 1987, to receive the Chairperson's explanation that specified item(s), which do not appear on the Agenda of this meeting and/or the meeting to be held with the public excluded, will be discussed. The item(s) may be allowed onto the agenda by resolution of the Ruapehu District Council with an explanation as to why they cannot be delayed until a future meeting.

##### **Minor Matters relating to the General Business of Ruapehu District Council**

Any additions in accordance with Section 46A(7A) may be received and discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Ruapehu District Council for further discussion.

#### 5 Confirmation of Order of Meeting

#### 6 Public Forum

A period of up to 30 minutes is set aside for public participation at the commencement of any meeting of the Council. Public forums are designed to enable members of the public to bring matters of their choice, not necessarily on the meeting's agenda, to the attention of the Council. Council standing orders do not apply.

#### 7 Confirmation of Minutes of Council Meeting(s)

The minutes of the Council Meetings held 23 August 2023 will be put to the Council for confirmation.

*Page*

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*Please Note: The contents of the Reports attached to this Order Paper have yet to be considered by Council, and officer recommendations may be altered or changed by the Council in the process of making the formal Council decisions. This Order Paper may be subject to amendment.*

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## REPORTS

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## PUBLIC EXCLUDED BUSINESS | KAUPAPA Ā ROTO

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*Please Note: The contents of the Reports attached to this Order Paper have yet to be considered by Council, and officer recommendations may be altered or changed by the Council in the process of making the formal Council decisions.  
This Order Paper may be subject to amendment.*

## Report to: Council

Meeting Date: 27 September 2023

Subject: **Public Forum: Temporary Suspension and Reinstatement of Standing Orders**

Report for: **Decision**

Author(s): Tasha Paladin

**GOVERNANCE MANAGER**

Endorsed By: Clive Manley

**CHIEF EXECUTIVE**



### Purpose of Report | Te take mō te pūrongo

- 1.1 The purpose of this report is to enable the Council to temporarily suspend Standing Orders to allow Elected Members and the Public to address the Council.

### Recommendation(s) | Ngā tūhunga

That the Council:

- 1 Receives the Report **Public Forum: Temporary Suspension and Reinstatement of Standing Orders**; and
- 2 Pursuant to Section 27(4) Schedule 7 of the Local Government Act 2002, temporarily suspends the following Standing Orders to enable members of the Public to address Council, and members to engage in discussion in a free and frank manner:
  - (a) 21.2 Time limits on speakers | Te tepenga wā mā ngā kaikōrero
  - (b) 21.5 Members may speak only once | Kotahi noa iho te wā e āhei ai te mema ki te korero; and
  - (c) 21.6 Limits on number of speakers | Ngā tepenga mō te maha o ngā kaikōrero.

The Council received addresses as follows:

### RESOLVED

That the Council:

- 1 Pursuant to Section 27(4) Schedule 7 of the Local Government Act 2002, reinstates Standing Orders in their entirety for consideration of the Agenda.

### Public Forum Guidelines

- 2.1 Council has adopted the following Public Forum Guidelines:
  - (a) A period of up to 30 minutes, or such longer time as the meeting may determine, will be available for the public forum at each scheduled Council meeting;
  - (b) Speakers can speak for up to **five minutes**. Where the number of speakers presenting exceeds six in total, the chairperson has discretion to restrict the speaking time permitted for all presenters;
  - (c) The Public Forum is designed for members of the public to speak about matters of interest to them to Council. It is not intended as a forum to question Council members. Council members may ask questions of speakers to clarify their statement;
  - (d) Members of the public wishing to speak must advise the Chief Executive (or delegate) at least one clear working day prior to the meeting;
  - (e) The Chairperson may refuse applications which are repetitious or offensive and may terminate a speaker in progress where the subject matter is disrespectful or offensive;
  - (f) There are not to be criticisms of individual Council members or individual staff members.

## Report to: Council

**Meeting Date:** 27 September 2023



**Subject:** Confirmation of Minutes of Council Meeting

**Report for:** Decision

**Author(s):** Tasha Paladin **GOVERNANCE MANAGER**

**Endorsed By:** Clive Manley **CHIEF EXECUTIVE**

### Purpose of Report | Te take mō te pūrongo

- 1.1 The purpose of this report is to present the minutes of the Council Meetings held on 23 August 2023 for confirmation as true and correct records.

### Recommendation(s) | Ngā tūhonga

That the Council:

- 1 Confirms the Public Business Minutes of the Ruapehu District Council meeting held Wednesday, 23 August 2023 as attached, as a true and correct record.

### Attachment(s) | Ngā āpitihanga

- 1 Ruapehu District Council Public Business Minutes

# RUAPEHU DISTRICT COUNCIL

## Te Kaunihera-ā-Rohe o Ruapehu

### MINUTES

THE MEETING OF RUAPEHU DISTRICT COUNCIL HELD IN THE  
COUNCIL CHAMBERS, 59-61 HUIA STREET, TAUMARUNUI  
ON WEDNESDAY, 23 AUGUST 2023, AT 10:04AM

### PUBLIC BUSINESS | KAUPAPA O WAHO

<b>Present   Tuhinga</b>
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Mayor	Weston Kirton
Deputy Mayor	Vivienne Hoeta
Councillors	Robyn Gram Janelle Hinch Fiona Kahukura Hadley-Chase Lyn Neeson Rabbit Nottage Brenda Ralph Korty Wilson

<b>By Zoom</b>	Channey Iwikau	10:58AM Item 8
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<b>In Attendance   I Tae Mai</b>
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Clive Manley	Chief Executive
Vini Dutra	Executive Manager Infrastructure
Neil Ward	Acting Manager, Finance, Strategy & Governance
Sonny Houpapa	Executive Manager Iwi Relationships
Natasha Poloai	Executive Manager People, Capability & Safety
Pauline Welch	Executive Manager Community & Economic Development
Warrick Zander	Executive Manager Regulatory & Customer Services
Melissa Jackson	Manager Policy & Strategy
Karee Cadman	Strategy & Policy Advisor
Fiona Thomas	Manager Community Libraries
Libby Ogle	Senior Librarian
Phoebe Harrison	Licensing & Compliance Manager
Peggy Veen	Manager Community & Economic Development
Simon Pallin	Senior Management Accountant
Rina Hepi	Manager Community & Recreational Facilities
Candice McNaught	Manager Community Relationships & Wellbeing
Tasha Paladin	Governance Manager

Members of the Public

<b>By Zoom</b>	Fiona Ferrar	Acting Manager, Finance, Strategy & Governance
	Paul Wheatcroft	Executive Manager Communications
	Carole Colquhoun	Community Property Assets Officer
	Hannah Rix	Executive Assistant Infrastructure

External Speakers		Item
Aiden Gilbert		8
Te Kurataiaha Tūroa Wanikau		8
Liz Brooker		8
Gavin Beattie (By Zoom)		17
Jo Kennedy	Visit Ruapehu	26

Absent | **Ngaro**

Councillor Robyn Gram

## 1 Opening Karakia | Karakia Timatanga

Councillor Fiona Kahukura Hadley-Chase

## 2 Apologies

The Chairperson invited notice from members of apologies, including apologies for lateness and early departure from the meeting.

### **RESOLVED**

Moved: Cr Kahukura Hadley-Chase

Seconded: Cr Ralph

*That the Apologies from Councillor Robyn Gram, and Councillor Channey Iwikau (lateness) be accepted.*

## 3 Declarations of Interest

Councillor Nottage declared a conflict of interest in Item 21: Document Signed and Sealed: 124 Totara Street, Manunui.

Councillor Kahukura Hadley-Chase declared a conflict of interest in Item C3: Ngāti Hāua: Proposed Redress Properties.

## 4 Notification of Additional Items

There were no additional items not on the Agenda.

## 5 Confirmation of Order of Meeting

The order of the meeting was confirmed as bringing Item 9: Notice of Motion for the Revocation of a Previous Resolution of Council before Item 8: Deputation: Uenuku | Te Korowai o Wainuiārua.



<b>6 Public Forum: Temporary Suspension and Reinstatement of Standing Orders</b>
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Council temporarily suspended Standing Orders to allow Members and the public to address Council.

**RESOLVED**

Moved: Cr Neeson

Seconded: Cr Kahukura Hadley-Chase

*That the Council:*

- 1 *Receives the Report **Public Forum: Temporary Suspension and Reinstatement of Standing Orders**; and*
- 2 *Pursuant to Section 27(4) Schedule 7 of the Local Government Act 2002, temporarily suspends the following Standing Orders to enable members of the Public to address Council, and members to engage in discussion in a free and frank manner:*
  - (a) *21.2 Time limits on speakers | Te tepenga wā mā ngā kaikōrero*
  - (b) *21.5 Members may speak only once | Kotahi noa iho te wā e āhei ai te mema ki te korero; and*
  - (c) *21.6 Limits on number of speakers | Ngā tepenga mō te maha o ngā kaikōrero.*

Council received addresses as follows:

**6.1 Barry Murphy (By Zoom)**

Barry Murphy addressed the Council, on behalf of over 1,300 petition signatories, regarding the Teitei Drive development and his concerns that there had not been any public consultation on the matter. He has been documenting his concerns on the website [saveohakune.com](http://saveohakune.com).

He agreed there was a need for additional housing however felt Teitei Drive would be a waste of tax payer money when there were currently 60 properties under \$500,000 listed on Trade Me and only 12 people on the Ministry of Social Development waiting list for social housing.

He has seen Council's Moore Street social housing project and was of the opinion that building 44 homes, and up to 157, in that ilk on Teitei Drive would create a big eye-sore. The Snowmass development has high covenants to retain the value of the properties, whereas the Teitei Drive development would comprise a significant number of similar looking units intensified on small sections.

He advised he would be advising all the petition signatories to attend Council's Community hui 31 August in Ohakune.

**RESOLVED**

Moved: Deputy Mayor Hoeta

Seconded: Cr Ralph

*That the Council:*

- 1 *Pursuant to Section 27(4) Schedule 7 of the Local Government Act 2002, reinstates Standing Orders in their entirety for consideration of the Agenda.*

<b>7 Confirmation of Minutes of Council Meeting</b>
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**RESOLVED**

Moved: Cr Neeson

Seconded: Deputy Mayor Hoeta

*That the Council:*

- 1 Confirms the Public Business Minutes of the Ruapehu District Council meeting held Monday, 19 June 2023 as attached, a true and correct record subject to the following amendments.*

**Item 3: Declarations of Interest**

*Correct typo: Ngāti Waewae Hapū*

**Item 4: Council Voting at Ruapehu Alpine Lifts Watershed Meeting 20 June 2023**

*Amend the wording to read "The Mayor advised Council he would be proposing Option B (Standing Orders 22.3) for speaking and moving motions for the consideration of the item and it provided more flexibility, and no restrictions on the number of Elected Members speaking to a motion."*

- 2 Confirms the Public Business Minutes of the Ruapehu District Council meeting held Wednesday, 21 June 2023 as attached, a true and correct record.*

*Note: the meeting moved to Item 9: Notice of Motion for the Revocation of a Previous Resolution of Council.*

<b>9 Notice of Motion for the Revocation of a Previous Resolution of Council</b>
--

Members received a report advising notice has been given by Councillor Hinch, Councillor Nottage and Deputy Mayor Vivienne Hoeta that they propose to move a motion to revoke a previous resolution of the Council by its antecedent Waimarino County Council pertaining to the subsequent deputation.

Councillor Hinch spoke of her pride in bringing the Notice of Motion to Council and shared that raising the practice of reverting place names to their original Māori names was not just a symbolic act of cultural recognition, but a tangible effort to restore the dignity and authenticity of these locations. Supporting the proposal to return the name of Waimarino acknowledges the connection of indigenous communities to the land, respects the linguistic heritage of Māori people and helps raise awareness of the colonial history that led to the renaming of these places.

Councillor Hoeta added that there was a lot of scaremongering and misinformation within the community regarding this matter. The purpose of the Notice of Motion was to enable Council to rectify a previous Council decision and make a clear space to move towards supporting the proposal in Item 8: Deputation: Uenuku | Te Korowai o Wainuiārua.

Councillor Neeson noted the Council of 1957 made the decision for its own reasons and those reasons must be respected. As the Council of the day, there is no appetite to revoke all past decisions, however by embracing the commitment to work for Ruapehu's communities, Council must address this past decision to enable it to support Uenuku | Te Korowai o Wainuiārua's proposal.

**RESOLVED**

Moved: Cr Neeson

Seconded: Cr Hinch

*That the Council:*

- 1 *Receives the Report **Notice of Motion for the Revocation of Previous Resolutions of Council**; and*
- 2 *Revokes the resolution made at the 12 December 1957 meeting of the Waimarino County Council:  
"That the Council is not in favour of the proposal to change the name of the National Park Railway Station to Waimarino and that the Clerk write giving reasons for its decision"; and*
- 3 *Records this as a unanimous decision of Council.*

Councillor Wilson requested her support to the motion be recorded.

*Note: the meeting moved to Item 8: Deputation: Uenuku | Te Korowai o Wainuiārua.*

**8 Deputation: Uenuku | Te Korowai o Wainuiārua**

*Note: Councillor Iwikau joined the meeting at 10:58AM*

Members received a deputation from Aiden Gilbert, Te Kurataiaha Tūroa Wanikau and Liz Brooker seeking Council's support regarding its recent Uenuku | Te Korowai o Wainuiārua application to the New Zealand Geographic Board Ngā Pou Taunaha o Aotearoa (the Board) for its consideration to revert the name of "National Park" Village and "National Park" Station to the original ingoa of "Waimarino" and "Waimarino" Railway Station.

As part of the submission of Uenuku | Te Korowai o Wainuiārua, the Board requires evidence that consultation with the relevant Council body has been undertaken. A deputation was presented to the Ōwhango-National Park Community Board at its meeting 1 August 2023 where it received the Members' unanimous support. The application was made to the New Zealand Geographic Board on 8 August 2023. The Board has indicated that it is happy to receive the relevant minutes of this Council Meeting noting any decision of Council on the matter, to be appended to the application.

Ms. Brooker advised the Village and Railway Station are listed as two entities within the LINZ database and the Board requested two applications: one for the village and one for the station. It was also noted there are two types of qualifications of names within the database; Gazetted and Approved. "National Park" is listed as an approved change. If the Board moves forward in principle and, following consultation, favours reverting to "Waimarino", it is hoped the name will be Gazetted and officially recognised.

The Board has advised it will consider the application at its meeting on 3 October; if it moves forward, it has indicated a three-month New Zealand wide consultation would commence in October. Letters of support to the proposal have already been received from Federated Mountain Clubs of New Zealand, Tongariro Taupō Conservation Board, and Visit Ruapehu, and included in the application. It was also noted that KiwiRail has subsequently erected new signs at the Railway Station that read "Waimarino National Park".

Members expressed their concerns of costs associated with reverting the name, to the community and businesses of National Park, and asked how these concerns could be alleviated. Mr. Gilbert noted the change provided opportunities for businesses to identify with being part of the National Park in the North Island known as Waimarino.

Councillor Wilson addressed the speakers:

*“Ka nui hāku mihi ki kautau e ngā whanaunga mo te rā whakanui e pā ana ki to hainatia o Te Tihi o te Rae mot e Korowai o Te Wainuiārua, nei rā ngā mihi. Ka tū tātau ki runga i tō tātau maunga a Ruapehu, ki te tihi o te rae, arā ko Raetihi, ka titiro ki te ao e rere nei, ka kite ngā waitukukiri o kui mā, o koro mā ā ko to Waimarino tenei.*

*As we stand on our mountain Ruapehu, we cast our eyes to Raetihi, where we see the world pass us by. Some things we like, some we don't. We look to the waters of our ancestors to pay homage and there we will see Waimarino, the calm waters.”*

### **RESOLVED**

Moved: Cr Hinch

Seconded: Cr Kahukura Hadley-Chase

*That the Council:*

- 1 *Receives the Report **Deputation: Uenuku | Te Korowai o Wainuiārua**;*
- 2 *Recommends to the New Zealand Geographic Board that it approves in principle to revert the name of "National Park" Village and "National Park" Station to the original ingoa of "Waimarino" and "Waimarino" Railway Station and commences the Place Name Consultation; and*
- 3 *Agrees to the Minutes and any decision of Council pertaining to this item being provided to Uenuku | Te Korowai o Wainuiārua, for appending to its application to the Board; and*
- 4 *Records this as a unanimous decision of Council.*

*Note: the meeting returned to the Order of Business as set out in the Agenda commencing with Item 10: Update Report: Long Term Plan 2024-2034.*

## **10 Update Report: Long Term Plan 2024-2034**

Members received a report summarising the progress of the preparation of the 2024-34 Long Term Plan (LTP); the report had also been presented to Council's three Community Boards. Council's Manager Policy & Strategy spoke to the report and answered Members' questions.

It was outlined that the next steps would be to commence pre-engagement throughout the month of September; Community feedback would be collated and presented to Council to provide direction on community priorities. Members were advised that results of the 2024/34 online survey would be used to inform the design and content of the Long Term Plan consultation. The survey has been published on Facebook, in local papers, promoted on local radio stations, and hard copies are available at Council's offices.

Council's Chief Executive recommended Elected Members did not make formal submissions to the Long Term Plan and instead reserved their comments for the deliberations. He advised that Elected Member submissions could be perceived as a conflict of interest with the Member having pre-conceived ideas and reminded Members to keep an open mind on any submissions until the final decision to adopt the Long Term Plan.

### **RESOLVED**

Moved: Cr Hinch

Seconded: Cr Wilson

*That the Council:*

- 1 *Receives the Report **Update Report: Long Term Plan**.*

<b>11 Draft Interim Speed Management Plan - Approval for Public Consultation</b>
--

Members received a report seeking Council's approval of the draft interim Speed Management Plan for public consultation during Engagement Month. The new Speed Limits Setting Rule is a government mandated process which came into force in May 2022. It sets a new process for creating and changing speed limits. The council is required to use this new process to develop a Speed Management Plan for the roads in its network. The New Zealand road safety strategy "Road to Zero" has set a target of 40 per cent of all schools to be covered by a slower speed limit by June 2024.

Council Officers are proposing to consult with the community on reducing speed limits on roads around schools. There are 21 schools included in this proposal which equates to 100 per cent of the schools in the District that fall within Council's jurisdiction as a Road Controlling Authority. Waiouru School is situated within the New Zealand Defence Force Base and therefore falls outside of Council's jurisdiction.

Council's Executive Manager Infrastructure and Manager Policy & Strategy spoke to the report and answered Members' questions. Members expressed their concerns that Marae had not be included and were advised that there would be further consultation as the scope expands. Implementation would take place in two stages; the initial interim Speed Plan addressing speed limits around schools in the current financial year followed by a second stage full Speed Management Plan to be tabled for consultation at a future Council meeting.

Members also raised concerns regarding speed limits around rural schools and felt it would be more appropriate to implement variable speed limits during school times for rural schools rather than impose permanent lower speed limits. Officers advised variable speed limit signage would be more costly to implement compared to fixed speed limits.

**RESOLVED**

Moved: Cr Kahukura Hadley-Chase

Seconded: Cr Hinch

*That the Council:*

- 1 *Receives the Report **Draft Interim Speed Management Plan - Approval for Public Consultation**; and*
- 2 *Approves the draft Interim Speed Management Plan for public consultation.*

<b>12 Adoption of Statement of Proposal - Smokefree and Vapefree Policy</b>
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Members received a report seeking Council's approval of the Smokefree Vapefree Policy 2023 Statement of Proposal for adoption. In March 2011, the Government adopted the goal of New Zealand being smokefree by 2025. In support of the Government's Smokefree 2025 vision, and the Smokefree Environments and Regulated Products Act 1990, a smokefree and vapefree policy gives effect to the purpose of local authorities to promote the social, economic, environment and cultural wellbeing of communities in the present and for the future, as provided for under the Local Government Act 2002.

Most local authorities have implemented smokefree policies. Ruapehu District Council is one of the few councils that does not have an existing policy in this regard. The Council approved the creation and development of a Smokefree and Vapefree Policy in the Ruapehu District at the Council meeting on 22 February 2023.

The public will be consulted about the Policy using the Special Consultative Procedure (SCP) process outlined in Section 83 of the Local Government Act 2002 (LGA) and Section 87 of the LGA. Council is not required to consult using this process but deems it appropriate to do so.

Council's Manager Policy & Strategy and Strategy & Policy Advisor spoke to the report and answered Members' questions.

It was noted that any activities taking place in a shared public Council space would be impacted by the Policy, such as footpaths outside cafés. Officers advised the policy could not be enforced without a Bylaw, and its purpose was to encourage the District to be Smokefree and Vapefree. Through the consultation, officers are seeking feedback from the community, including the business community, on the Policy, in particular the inclusion of vaping.

### **RESOLVED**

Moved: Cr Hinch

Seconded: Cr Kahukura Hadley-Chase

*That the Council:*

- 1 *Receives the Report **Adoption Report: Statement of Proposal - Smokefree and Vapefree Policy**; and*
- 2 *Adopts the Statement of Proposal Smokefree and Vapefree Policy 2023.*

### **RESOLVED**

Moved: Cr Neeson

Seconded: Deputy Mayor Hoeta

- 1 *That the meeting extends the time before a break and continues past the two-hour mark.*

## **13 Elected Members' Remuneration 2023/24**

Members received a report advising of the Remuneration Authority Determination for the 2023/24 financial year. Remuneration is reviewed annually with new rates applying from 1 July 2023 through to 30 June 2024. The remuneration rates are included in a determination made under the Local Government Act 2002.

In March 2023, The Authority sought the views of all local authorities on the matters that it should consider in making this years' determination. The results are that The Authority decided to:

- (a) Maintain the allowance and hearing fees at the post-2022 local election levels, except for the vehicle-kilometre allowance, which has been adjusted to reflect the rates prescribed by the Inland Revenue Department for the 2023 year.
- (b) Apply a four per cent increase to the remuneration of all Elected Members of Community Boards as there was no increase to the remuneration following the 2022 local elections.
- (c) Maintain the remuneration of most Elected Members of local authorities and local boards, including those of the Ruapehu District, at the post-2022 local election levels.

### **RESOLVED**

Moved: Cr Neeson

Seconded: Cr Hinch

That the Council:

- 1 Receives the Report **Elected Members' Remuneration 2023/24**; and
- 2 Adopts the remuneration and allowances for the 2023/24 Financial Year for Ruapehu District Elected Members as set out in table below:

<b>Mayor and Councillors</b>	<b>2022/23 \$</b>	<b>2023/24 \$</b>
Mayor	120,497	120,497
Deputy Mayor	50,000	50,000
Councillor (with no additional responsibilities) (10)	38,707	38,707
Councillor (minimum allowable remuneration)	23,948	23,948
<b>Community Boards</b>		
Waimarino-Waiouru: Chair	13,910	14,466
Waimarino-Waiouru: Member	6,955	7,233
Ōwhango-National Park: Chair	6,140	6,385
Ōwhango-National Park: Member	3,070	3,193
Taumarunui-Ōhura: Chair	13,910	14,466
Taumarunui-Ōhura: Member	6,955	7,233
<b>Childcare</b>		
Childcare Allowance	Up to \$6,000 pa per eligible child	Up to \$6,000 pa per eligible child
<b>ICT Allowance (Communications Allowance)</b>		
For the use of a personal computer, tablet, or laptop, including any related docking station	400	400
For the use of a multi-functional or other printer	50	50
For the use of a mobile telephone	200	200
For the use of ICT consumables	Up to \$200	Up to \$200
Use of members own internet service for the purpose of local authority business	Up to \$800 for the determination term	Up to \$800 for the determination term
Use of members own mobile telephone service for the purpose of local authority business, the members option:	(a) Up to \$500 for the determination term Or (b) Reimbursement of actual costs of telephone call made on local authority business on production of relevant telephone records and receipts	(a) Up to \$500 for the determination term Or (b) Reimbursement of actual costs of telephone call made on local authority business on production of relevant telephone records and receipts
<b>Vehicle Kilometre Allowance (Mileage )</b>		
<b>2022/23 \$</b>		
<b>2023/24 \$</b>		
<b>Petrol or Diesel</b>		
Petrol or diesel for the first 14,000km of eligible travel	0.83/km	0.95/km
Petrol or diesel after 14,000km of eligible travel	0.31/km	0.34/km
<b>Petrol Hybrid Vehicle</b>		
<b>2022/23 \$</b>		
<b>2023/24 \$</b>		
Petrol hybrid vehicle for the first 14,000km of eligible travel	0.83/km	0.95/km
Petrol hybrid vehicle after 14,000km of eligible travel	0.18/km	0.20/km

<b>Electric Vehicles</b>		
Electric vehicle for the first 14,000km of eligible travel	0.83/km	0.95/km
Electric vehicle after 14,000km of eligible travel	0.10/km	0.11/km
<b>Travel Time Allowance</b>		
Travel Time (not applicable to Mayor) for each hour after the first hour travelled in a day (up to 8 hours in a 24-hour period)	40/hr	40/hr
<b>Hearing Fees</b>		
Chairperson	116/hr	116/hr
Member	93/hr	93/hr

#### 14 The Future Direction of Ruapehu Libraries

Members received a report providing information to enable a decision regarding the future direction and actions for Ruapehu Libraries to be made. The Draft Library Strategy was developed after consultation with the community and library users. The first year of the strategy would be planning and implementing items that had minimal or no additional funding requirements. It was recommended that the draft be adopted as a forward-looking strategy for the next 10 years (LTP), with the understanding that any new or improved programmes and activities developed are brought back to Council if and when more funding is required.

Council's Executive Manager Community & Economic Development was joined by the Manager Community Libraries and the Senior Librarian to speak to the report and answer Members' questions.

Members felt the report had not considered the concerns and opinions shared at the earlier Library Strategy workshop, and the survey had served to raise community expectations that would negatively fall onto Members, in particular, Members did not support a mobile library proposal due to the associated costs.

Officers advised they felt they had addressed Members' concerns over the financial burden of the Library Strategy, and emphasised the secondary community survey was planned to validate the overall thinking of the strategy.

Council's Chief Executive is supportive of the library services staff and the services they provide and accepted there was a need to engage better with stakeholders to understand how the services could be developed to be more appropriate to the community. He noted, at the workshop, Members did not express an appetite for change, however, the Library team still wanted to develop a framework for future library opportunities. He advised Elected Members they were under no obligation to adopt the strategy.

#### **RESOLVED**

Moved: Cr Kahukura Hadley-Chase

Seconded: Cr Neeson

*That the Council:*

- 1 **Receives the Report *The Future Direction of Ruapehu Libraries*; and**
- 2 **Does Not Adopt the Draft Library Strategy.**



<b>15 Retrospective Adoption of the Submission on the Review of the Emissions Trading Scheme</b>
--

Members were presented with Council's submission to the Ministry for the Environment and the Ministry for Primary Industries (the Ministries) on the Review of the Emissions Trading Scheme (ETS) for Council's consideration and retrospective adoption.

The ETS Review sought feedback on two key issues: whether the NZ ETS should be changed to provide support for gross emissions reductions; and how the NZ ETS could be changed to achieve this. Four high-level options to increase the incentives for gross emissions reductions while retaining or increasing support for removals were identified.

Council supports the objectives of the review but is concerned that as a Region where Primary Industries are a large contributor to the economy and is home to many businesses and households reliant on transport and energy, the District could be disproportionately affected by the rising costs that will result from the review. The implications for Māori owned forestry are also a concern.

Council's Strategy & Policy Advisor spoke to the report and answered Members' questions. Officers were congratulated on the quality of the two submissions and thanked for taking on board Members' feedback.

**RESOLVED**

Moved: Cr Neeson

Seconded: Deputy Mayor Hoeta

*That the Council:*

- 1 *Receives the Report **Retrospective Adoption of the Submission on the Review of the Emissions Trading Scheme**; and;*
- 2 *Retrospectively adopts the submission on the Review of the Emissions Trading Scheme.*

<b>16 Retrospective Adoption of the Submission to A Redesign New Zealand Emissions Trading Scheme (NZ ETS) Permanent Forest Category</b>
--

Members were presented with Council's submission to the Ministry for the Environment and the Ministry for Primary Industries (the Ministries) on a Redesign New Zealand Emissions Trading Scheme (NZ ETS) Permanent Forest Category for Council's consideration and retrospective adoption.

The Ministries sought feedback on three key design choices: what forests should be allowed in the permanent forest category, how transition forests should be managed to best ensure a successful transition, and what rules will best maximise the benefits of permanent forests in the category.

Council supports the objectives of the redesign. Council supports Māori aspirations and tino rangatiratanga on their whenua. Council supports small-scale forests planted within and alongside existing farm systems as an integrated approach and identifies a need for a balance where farmers can register trees in the ETS but ensure carbon farming doesn't come at the expense of rural communities and biodiversity.

**RESOLVED**

Moved: Cr Neeson

Seconded: Deputy Mayor Hoeta

*That the Council:*

- 1 *Receives the Report **Retrospective Adoption of the Submission to A Redesigned New Zealand Emissions Trading Scheme (NZ ETS) Permanent Forest Category**; and*
- 2 *Retrospectively adopts the submission to the Ministry for the Environment and the Ministry of Primary Industries to A Redesigned New Zealand Emissions Trading Scheme (NZ ETS) Permanent Forest Category.*

<b>17 Electoral Voting System Options for the 2025 and 2028 Ruapehu District Council Local Government Elections</b>
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Members received a report presenting electoral voting system options and sought Council's decision on the voting system to be used for the next two triennial Ruapehu District Council local government elections (2025 and 2028). In accordance with the Local Electoral Act 2001 (LEA), every three years, Council has the opportunity to consider which electoral voting system best suits its community. The LEA provides the options of either the First Past the Post (FPP) or Single Transferable Voting (STV) electoral systems for use in local elections and polls, along with mechanisms for changing the system currently used by a local authority. Ruapehu District Council resolved on 30 August 2017 to operate the STV electoral system for the 2019 and 2022 local government elections of Council and its Community Boards.

At the time of preparing this report, the Local Government Electoral Legislation Bill is before Parliament awaiting its third reading. It is anticipated it will be enacted by 31 August 2023; Parliament's last sitting day before the General Election. The Bill recommends bringing forward the last date for a demand for, or a resolution to hold a poll on the electoral voting system (5.8.1), and the last possible date for the holding of a poll (5.8.3) to minimise the risk of representation decisions being made before the type of electoral voting system was determined.

Council's Deputy Electoral Officer spoke to the report and Consultant Gavin Beattie was in attendance by Zoom to answer Members' questions.

**RESOLVED**

Moved: Cr Hinch

Seconded: Deputy Mayor Hoeta

*That the Council:*

- 1 *Receives the Report **Electoral Voting System Options for the 2025 and 2028 Ruapehu District Council Local Government Elections**; and*
- 2 *Confirms the Single Transferrable Vote (STV) voting system as the preferred electoral voting system for the next two Ruapehu District Council triennial local government elections (2025 and 2028) and any associated by-elections, and this decision be publicly notified by 19 September 2023 in accordance with statutory requirements including the public's right to demand a poll on this decision.*

The Meeting adjourned for lunch at 12:43PM and reconvened at 1:22PM

<b>18 Dog Control Policy and Practice: 2022/2023</b>
--

Members were presented with Council's Annual Report of the Dog Control Policy and practices for the period 1 July 2022 to 30 June 2023. The Dog Control Act 1996 requires all territorial authorities to report annually to Central Government on their Dog Control Policy and Practices each financial year. The requirement for Council to adopt an Annual Report on Dog Control Policies and Practices is a statutory obligation.

Once Council has adopted the Annual Report, public notice must be given and that the report is published in one or more local newspapers, made available to the public and a copy sent to the Secretary for Local Government. Council's Licensing and Compliance Manager spoke to the report and answered Members' questions.

Members were advised data on the number of wandering dogs was not available for the last year and therefore officers were unable to provide a comparison. It was noted the Dog Control Policy was not due for review until September 2025, and would automatically trigger a review of the Ruapehu Bylaw. If Members had an appetite to consult on changes, it could agree to review the Policy and Bylaw earlier however, operating outside of the standard review period would present a financial risk to Council.

**RESOLVED**

Moved: Cr Neeson

Seconded: Cr Kahukura Hadley-Chase

*That the Council:*

- 1 *Receives the Report **Dog Control Policy and Practice: 2022/2023**; and*
- 2 *Pursuant to Section 10A of the Dog Control Act 1996, Adopts the Council Annual Report on Dog Control Policy and Practices for 2022/2023.*

<b>19 Mayors' Taskforce for Jobs</b>
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Note: Councillor Nottage left the meeting at 1:43PM and re-entered at 1:45PM

Members received a report on the outcomes of the Mayors Taskforce for Jobs (MTFJ) programme 2022/23 and an update on the 2023/24 MTFJ programme. The Mayors Taskforce for Jobs (MTFJ) is a nationwide network of New Zealand's Mayors, administered by Local Government New Zealand (LGNZ), working together towards the vision of all young people under 25 being engaged in employment, education, training and other positive activities in their communities.

Ruapehu District Council has completed the third round of the MTFJ programme. The last two programmes "MTFJ: Community Recovery" have been delivered as a contract for service agreement in partnership with King Country REAP with a total outcome of 93 sustainable employment outcomes.

The 2023/24 Mayors Taskforce for Jobs Community Employment programme contract has been submitted with a commencement date of July 2023 and a term of 24 months to June 30, 2025. King Country REAP and Ruapehu REAP have both agreed to partner with Ruapehu District Council to deliver Year one of the contract with a target of at least 38 sustainable employment outcomes. Once funding is secured and the contract signed, the programme can commence fully.

Council's Manager Community and Economic Development spoke to the report and answered Members' questions.

**RESOLVED**

Moved: Cr Iwikau

Seconded: Deputy Mayor Hoeta

*That the Council:*

- 1 *Receives and notes the Report **Mayors Taskforce for Jobs** for information.*

**20 Ten-Year Programme for Three Waters**

Members received a report outlining the strategic objectives for the Three Waters delivery programme. The ten-year programme presented has a focus on infrastructure renewals, cashflow management and resource consent applications, and takes into consideration the resources requirements to ensure timely delivery.

The highest priority is to have all Council's water treatment plants capable of reaching compliance with the drinking water standards. The secondary priority is for the wastewater treatment plants to be able to reach compliance with resource consent clauses. Often sites have periods of non-compliance due to seasonal changes, affecting the resource consent conditions. These non-compliances could escalate and become subject to abatement notices from Horizons Regional Council as well as becoming harmful to the receiving environment.

Council's Chief Executive provided a brief background to the report, highlighting that its purpose is to provide a clear direction to the new water entities on Council's priorities and requirements over next the 10 years.

Council's Executive Manager Infrastructure spoke to the report and answered Members' questions.

Members were advised that an indication of costs to fluoridate water supplies had been included in the 10-year plan. However, the decision would be one of Government, implemented through the water entities and locally funded. Council requires guidance from Government on where and when this should be introduced and would also need to liaise with Taumata Arowai on the matter. It was noted that wastewater decisions would also be influenced by the Government's direction.

Under the new legislation water suppliers are required to be conservative when extracting water. Council is obligated, under its resource consent conditions, to report its extraction volumes to Horizons Regional Council. Water meters would assist Council to understand the volume of usage and loss in the network, however not many water meters have been installed within the district. Whilst the installation of water meters is required, it is a lower priority for Council due to funding. In the potable (drinking) water space, the priority is to get the treatment plants compliant.

**RESOLVED**

Moved: Cr Neeson

Seconded: Cr Wilson

*That the Council:*

- 1 *Receives the Report **Ten Year Programme for Three Waters**; and*
- 2 *Adopts the proposed the Ten-Year Programme for Three Waters for inclusion in the draft 2024-34 Long Term Plan.*

**21 Document Signed and Sealed: 124 Totara Street, Manunui**

Members were presented with a report seeking Council's endorsement of the documents signed under Seal by the Mayor and Chief Executive.

**RESOLVED**

Moved: Deputy Mayor Hoeta

Seconded: Cr Neeson

*That the Council:*

- 1 *Receives the Report **Document Signed and Sealed: 124 Totara Street, Manunui**; and*
- 2 *Approves the actions by the Mayor and Chief Executive in executing the following documents:*

<b>Relocatable Refundable Bond Agreement</b>	Owner:	Maxion House Rental Ltd
	Description:	124 Totara Street MANUNUI

**22 Capital Expenditure Budgets to be Carried Forward into Financial Year 2023/24**

Members received a report seeking Council's approval to carry forward \$15.4Million of 2022/23 Capital Budgets into 2023/24 to enable projects to be continued and completed utilising funding approved in prior years. Of the proposed carry forwards \$6.2Million is forecast to be funded from external sources, in addition to those outlined in the 2023/24 Annual Plan. The balance of \$9.3 million will be funded by debt funding.

Council's Senior Management Accountant spoke to the report and answered Members' questions. He noted that as the Annual Plan was based on these projects being completed in 2022/23 and the overall debt is not expected to exceed the debt forecast in 2023/24 Annual Plan.

Council consulted last year to exceed its self-imposed debt limits; it is a conservative limit of two times the rates income and there is room to increase it, through the Long Term Plan, to align with Local Government Funding Agency (LGFA) limits. This would increase Council's debt limit to approximately \$78Million.

The adopted Annual Plan had a forecast debt of \$61.4Million, thereby exceeding the self-imposed limit of \$59.2Million. The carry forwards were included in the Annual Plan adopted by Council in June, and there are no extra loan requirements arising from the decision being asked of Council. As debt was lower than anticipated at the start of the financial year, Council's forecast debt to the end of the 2023/24 financial year is anticipated to be in line with the self-imposed debt limit.

**RESOLVED**

Moved: Cr Neeson

Seconded: Cr Hinch

*That the Council:*

- 1 *Receives the Report **Capital Expenditure Budgets to be Carried Forward into Financial Year 2023/24**; and*
- 2 *Approves the carry forward of capital project budgets detailed in the attachment from 2022/23 into 2023/24 being a total value of \$15.444 million with \$6.18 Million being funded from external sources.*

### 23 Mayor's Monthly Report

Members received a report advising Elected Members of appointments and meetings undertaken by the Mayor during the month of June 2023 and July 2023. The report also outlines fee waiving applications approved (if any) by the Mayor during the same period. Mayor Kirton spoke to the report and answered Members' questions.

#### **RESOLVED**

Moved: Mayor Kirton

Seconded: Cr Neeson

*That the Council:*

- 1 *Receives and notes the Report **Mayor's Report** for information.*

### 24 Chief Executive's Monthly Report

Members received an update of the organisation's activity over the June 2023 to July 2023 period. The report provides a snapshot of the wider legislative environment and focus from a regional perspective, an overview of the wellbeing of the District, and highlights key achievements and activity over the period, including significant projects from the Chief Executive's perspective since the last Council meeting.

Members were advised the relationship agreement with Ngāti Hāua was still under negotiation and, once in a final draft format, would be shared, in confidence, with Members before it was formally signed.

Council received a visit from the Office of the Valuer General in relation to the three yearly property revaluation process. The final audit approval is expected to be in September with notices to owners being mailed around the end of September.

#### **RESOLVED**

Moved: Cr Kahukura Hadley-Chase

Seconded: Cr Hinch

*That the Council:*

- 1 *Receives and notes the Report **Chief Executive's Report** for information.*

### 25 Receipt of Minutes of the Risk & Assurance Committee

Members received a copy of the minutes of the Risk & Assurance Committee meeting held Friday, 19 May 2023 and reconvened Friday, 16 June 2023 for information.

#### **RESOLVED**

Moved: Cr Neeson

Seconded: Mayor Kirton

*That the Council:*

- 1 *Receives the Public Business Minutes of the Risk and Assurance Committee meeting held Friday, 19 May 2023 and reconvened Friday, 16 June 2023 as attached, for information.*

<b>26 Mayor, Deputy Mayor, Chief Executive and Elected Members' Reports (Verbal)</b>
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*Note: Councillor Kahukura Hadley-Chase left the meeting at 3:13PM, and re-entered at 3:15PM*

Members each gave verbal updates on recent and upcoming events, and other matters of general and topical interest to the District.

- **Teitei Drive Development, Ohakune:** the process is at the very beginning with the application of the first resource consent. A Public meeting will be held in Ohakune's Chambers 31 August and Kāinga Ora will have a presence in Ohakune, hosting BBQs and offering drop-in sessions to help answer any questions or concerns the community has.
- **Events:** the Ohakune Fashion Show raised \$3,000 for the local Hato Hone St. John; Café 75 is hosting a political candidate session 26 August; The Winter Art Exhibition in Ohakune and Raetihi runs from 27 August to 10 September; a Ruapehu Arts Hui is being held at Morero Marae 2 September; Ngāti Hauaroa and Nga Tangata Tiaki o Whanganui are hosting a river operators hui at Morero Marae 12 September; the Ohakune Blues and Roots Festival 7 October.
- **Street Furniture, Ohakune:** the Future Ohakune Project Governance Group opted for the products currently being installed due to the longevity offered compared to other similar products. The seats at the Junction in Ohakune are not being replaced as the design for the area has not been developed. The picnic benches are part of the town revitalisation project.
- **Visit Ruapehu:** Jo Kennedy, General Manager of Visit Ruapehu advised the team were trying to be more visible throughout the District and had purchased the former Mayor's Car to enable the team to be on the road. She advised funding from the Ministry of Business, Innovation and Employment (MBIE) had ceased and the final report signed off. Visit Ruapehu is currently funded by Council for a team of three; it was also included in the forthcoming Section 17A review of Economic Development services in the District.
- **Roading:** noticeable damage is being caused by heavy goods vehicles to the alternative routes when SH1 is closed. SH43 was due to be closed for two weeks with minimal and mixed messages from Waka Kotahi. An increase in logging trucks and overweight heavy goods vehicles along the Waitaanga Road is causing concern for residents.
- **Access to the Taumarunui Go Kart Track:** Members requested a site visit to understand the challenges accessing the site.

**RESOLVED**

Moved: Cr Wilson

Seconded: Cr Ralph

1 *That the meeting extends the time before a break and continues past the two-hour mark.*

<b>27 Resolution to Exclude the Public for Consideration of Council Business</b>
--

Section 48 of the Local Government Official Information and Meetings Act 1987 gives the Council the right by resolution to exclude the public from the whole or any part of the proceedings of any meeting only on one or more of the grounds contained within that Section.

**RESOLVED**

Moved: Cr Neeson

Seconded: Deputy Mayor Hoeta

*That the Council:*

- 1 **Receives the Report Resolution to Exclude the Public for Consideration of Council Business;**
- 2 *Excludes the public from the following part(s) of the proceedings of this meeting;*
- 3 *Notes the general subject of the matters to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds for excluding the public, as specified under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:*

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1 Confirmation of Public Excluded Minutes of the Council Meeting 21 June 2023	For the reasons set out in the Public Business Minutes of the Council Meeting 21 June 2023.	
C2 Receipt of Public Excluded Minutes of Risk & Assurance Committee	For the reasons set out in the Public Business Minutes of the Risk & Assurance Committee Meeting 19 May 2023, and reconvened 16 June 2023.	
C3 Ngāti Hāua Proposed Redress Properties	s7(2)(j) To prevent the disclosure or use of official information for improper gain or improper advantage. Release would prejudice the goodwill of the parties and the progress of the negotiations.	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7.
C4 Rating Valuation Services Contract Renewal	s7(2)(i) To enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	
C5 Future Use of Manunui Hall	s7(2)(b) To protect information which if public would; disclose a trade secret; or unreasonably prejudice the commercial position of the person who supplied or who is the subject of the information.	
C6 Confidential Briefing by the Chief Executive	s7(2)(c) To protect information which is subject to an obligation of confidence where the making available of the information would be likely to: prejudice the supply of similar information, or information from the same source, where it is in the public interest that such information should continue to be supplied; or would be likely otherwise to damage the public interest	

- 4 *Approves that representatives of Ngāti Hāua, Te Arawhiti and Le Pine & Co. are permitted to remain at this meeting after the public has been excluded because of their knowledge of Item C3.*

The Public Business part of the meeting concluded at 3:27PM.

The minutes of this meeting were confirmed at the Council Meeting held this 27<sup>th</sup> day of September 2023.

Weston Kirton, JP  
**MAYOR**



## Report to: Council

Meeting Date: 27 September 2023



Subject: Proposed Teitei Drive Housing Development

Report for: Decision

Author(s): Ree Anderson      DIRECTOR, REE ANDERSON CONSULTING LTD

Endorsed By: Clive Manley      CHIEF EXECUTIVE

### Purpose of Report | Te take mō te pūrongo

- 1.1 The purpose of this report is:
- (a) To outline the process that has led to the decision to enter into a partnership arrangement with Kāinga Ora and Ngāti Rangī and to sell a portion of residentially zoned Council owned vacant land at Teitei Drive, Ohakune to Kāinga Ora;
  - (b) To provide a record of the Council's compliance with the necessary decision-making requirements pursuant to the Local Government Act 2002 (the LGA); and
  - (c) To seek confirmation of the next steps that the Council seeks to take with respect to the proposed housing development at Teitei Drive.

### Executive Summary

2.1 The Local Government Act 2002 (LGA) sets out the way in which local authorities are required to undertake decision-making. In particular, Section 79 of the LGA requires the following be complied with:

#### 2.1.1 **S79 Compliance with procedures in relation to decisions**

- (1) It is the responsibility of a local authority to make, in its discretion, judgments—
  - (a) about how to achieve compliance with [sections 77](#) and [78](#) that is largely in proportion to the significance of the matters affected by the decision as determined in accordance with the policy under [section 76AA](#); and
  - (b) about, in particular,—
    - (i) the extent to which different options are to be identified and assessed; and
    - (ii) the degree to which benefits and costs are to be quantified; and
    - (iii) the extent and detail of the information to be considered; and
    - (iv) the extent and nature of any written record to be kept of the manner in which it has complied with those sections.
- (2) In making judgments under subsection (1), a local authority must have regard to the significance of all relevant matters and, in addition, to—
  - (a) the principles set out in [section 14](#); and
  - (b) the extent of the local authority's resources; and
  - (c) the extent to which the nature of a decision, or the circumstances in which a decision is taken, allow the local authority scope and opportunity to consider a range of options or the views and preferences of other persons.
- (3) The nature and circumstances of a decision referred to in subsection (2)(c) include the extent to which the requirements for such decision-making are prescribed in or under any other enactment (for example, the [Natural and Built Environment Act 2023](#)).
- (4) Subsection (3) is for the avoidance of doubt.

- 2.2 The Council has a Significance and Engagement Policy 2018 (refer section 4.1 of this report).
- 2.3 This report records the way in which the Council has undertaken decision making in accordance with the LGA and its Significance and Engagement Policy 2018 (refer section 5.12 to 5.34 of this report).
- 2.4 There have been concerns raised by some residents and ratepayers about due process around the Council's decision-making with respect to the proposed Teitei Drive housing development.
- 2.5 The Mayor gave an undertaking at a recent public meeting held on 31 August 2023 that these concerns would be the subject of a report to Council. This report is a response to that undertaking.

### Recommendation(s) | Ngā tūhunga

That the Council:

- 1 Receives the Report: **Proposed Teitei Drive Development**; and  
 2A Resolves to continue with the proposed Teitei Drive Housing Development;  
**OR**  
 2B Resolves to unilaterally terminate the Sale and Development Agreement (the Contract) with Kāinga Ora.

### Well-Being Outcomes

In accordance with Section 10 of the Local Government Act 2002 (LGA): the purpose of Local Government is to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

Refer: [Pūwhenua ki Ruapehu Portal](#)

	Contributes	Detracts	No Impact
3.1 <b>Social:</b> Safe, healthy communities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Warm, dry, safe, and affordable homes contribute to residents' well-being. The objectives included in the Contract include <i>"Supporting the development of housing solutions for whanau and the wider Ohakune community"</i>. Best practice urban planning and design principles are being utilised in the proposal; this includes Crime Prevention Through Environmental Design.</p>			
3.2 <b>Economic:</b> Thriving economy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>The proposed development is to include worker rental homes and affordable homes which are necessary for employees. The objectives of the Contract include: <i>"The creation of local employment opportunities, where possible and consistent with the objectives of the Funding Agreement."</i></p>			

	Contributes	Detracts	No Impact
3.3 <b>Environmental:</b> Sustaining beautiful environments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental effects will be assessed through the resource consenting process. The objectives of the Contract include: “*Preserve the unique natural features of Ohakune*” and “*build on the existing built diverse community by incorporating good urban design principles with built forms to a high standard of design and quality....*”

	Contributes	Detracts	No Impact
3.4 <b>Cultural:</b> Vibrant and diverse living	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proposed housing development will add to the diversity of housing stock in Ohakune. The objectives of the Contract include “*That the design of the homes and the overall housing outcomes of this Agreement reflects Ngāti Rangī and Crown partnership*”.

## Significance and Engagement | Takenga mai

### 4.1 Significance

4.1.1 The Council has (as required by Section 76AA the LGA) adopted a Significance and Engagement Policy. This Policy sets out the Council’s approach to determining the significance of any issues, proposals, assets, decisions and activities and the way in which it will engage with its communities based on the level of significance.

4.1.2 The Principles in the Council’s Significance and Engagement Policy 2018 are as follows:

- (a) Determining the significance of an issue is often an exercise in judgement. Council must assess how a decision may affect the community. There are both qualitative and quantitative considerations when determining the significance of a matter.
- (b) The qualitative considerations are referred to in section 5 of this policy as a ‘General Approach’ to determining significance – this is the consideration of different ways the decision might impact the community.
- (c) The quantitative considerations are referred to in section 5 of this policy as “Specific Criteria” for determining significance – these are the tangible concerns to do with finances, levels of service and strategic assets.
- (d) Generally speaking the greater degree of significance, the greater the level of community engagement.
- (e) Engagement will be based on the following principles:
  - (i) Clear and timely communication to the public of the purpose and impact of the decision to be made.
  - (ii) Relevant information, options and analysis provided to allow members of the public to form an opinion.
  - (iii) Affected parties will be invited to present their views and given the opportunity to be heard.
  - (iv) Views from members of the public will be received with an open mind and given due consideration in decision making.
  - (v) Ruapehu District Māori Council will advocate for the interest of local Māori.

4.1.3 A copy of the Council’s Significance and Engagement Policy is **attached** to this report.

## 4.2 Engagement

- 4.2.1 The Council has received a number of written enquiries and requests under the Local Government Official Information and Meetings Act 1987 (LGOIMA) that challenge the decision-making process undertaken for Teitei Drive. The Council also held a public meeting in Ohakune on 31 August 2023 where many of those in attendance (including those online) raised their concerns that the Council had not sufficiently engaged with the community on the proposed Teitei Drive Development project and had not met the necessary statutory tests for consultation.
- 4.2.2 This report summarises what has occurred to date with respect to that decision-making process so that the Council can determine what steps it takes next.

## Background

- 5.1 In 2019, the then newly elected Ruapehu District Council identified that improved and affordable housing needed to be a focus for the Ruapehu district. This was based on Elected Members' understanding of housing issues raised by residents and employers and their desire to improve economic and social wellbeing.
- 5.2 At a Workshop held in March 2020, Members requested that a report on a potential way forward to enable Council to lead a housing initiative in Taumarunui be prepared (likely to be reported 8 April 2020). While Taumarunui, Raetihi, Ohakune, National Park, Raurimu, and Waiouru were all identified as potential areas to prioritise housing initiatives, there was a consensus amongst Members that if one place had to be chosen, it should be Taumarunui. However, as it happened and recorded below, Ohakune became the focus for affordable and social housing from August 2020 as it proved to have the only 'shovel-ready' Council land that would meet Crown Infrastructure Partners (CIP) criteria.
- 5.3 On 8 April 2020, an Update Report and an Urgent Supplementary Report was prepared and presented to Council. The Supplementary Report brought to Council's attention, the initiative of the CIP to seek applications for "shovel-ready" projects to be submitted by 14 April 2020, and that this may be an option for the Council to pursue to advance specific affordable and social housing initiatives in Taumarunui. It was a confidential report as it was considered that it may prejudice the commercial position of Council and it allowed the Council to carry out negotiations without prejudice or disadvantage. (A high level confidential commercial assessment of Council land holdings within central Taumarunui was attached to the Supplementary Report).
- 5.4 Elected Members authorised the Council's Chief Executive at the 8 April 2020 Council meeting to progress an application to Crown Infrastructure Partners "as a potential 'shovel-ready' project" for central government funding and to report back on 29 April 2020.
- 5.5 The Council's social and affordable housing CIP application did not commit the Council to a particular option, as there was the opportunity to amend details as the draft business case was further developed. The draft business case however was necessary to demonstrate there was a robust case for moving forward with a housing project in Ruapehu.
- 5.6 Following Council's application to CIP, further due diligence and procurement options were undertaken on potential council owned land that could be used for social, affordable, and key worker housing.
- 5.7 There was a series of workshops with council staff, iwi and council advisers as well as selective site investigations for multiple sites across the district as part of the due diligence undertaken to reach options that met the CIP "shovel-ready criteria" and would deliver the 50

lots and six homes. Following due diligence, the only two sites that met these criteria were Moore Street, Ohakune and Teitei Drive, Ohakune.

- 5.8 The Council identified in its covering letter from the former Mayor Cameron to CIP that of the 12 CIP applications submitted by Council, the social and affordable housing project was the only one that had not yet been through the necessary public consultation.
- 5.9 The 29 April 2020 Report to Council (as did earlier reports) highlighted the need to develop relevant material to enable consultation on the future delivery of social and affordable housing across the district.
- 5.10 In this regard, there were multiple workstreams underway in 2020, to advance the business case and CIP housing application, meet consultation requirements, engage with iwi, and with potential partners to enable the delivery of more affordable homes and social housing in the district.
- 5.11 On 5 August 2020 the Council authorised the Chief Executive to:
- (a) enter negotiations with the CIP to receive the \$7.78Million grant;
  - (b) to advance investigations of sites in the wider District including Ohakune;
  - (c) to prepare a Consultation Proposal for a new Public and Affordable Housing Asset and Tenancy Management Strategy (ATMS); and
  - (d) to fully engage with potential housing partners including Kāinga Ora and Iwi Authorities.
- 5.12 To meet its consultation requirements, the Council developed a new Public and Affordable Housing Asset and Tenancy Management Strategy (ATMS) in 2020 to replace its 2015 Older Persons and Social Housing Policy.
- 5.13 The 5 August 2020 report to Council (**attached**) noted that:  
 “Social Housing falls under the Group of Activities Facilities and Assets in the Long Term Plan (LTP). Council also has council owned land, including vacant land that falls under the portfolio of Community Property.

Council’s Significance and Engagement applies in principle, as there will be some community interest, but the proposal (to mobilise the Crown Infrastructure Partners (CIP) grant of \$7.78Million in stages and with milestones based on both a ‘shovel ready’ project and a wider investigation of opportunities across the district) is not significant in terms of an amendment to the 2018 Long Term Plan, as set out below

- (a) while it will result in a change to the level of service for social housing, this is not significant overall;
  - (b) while it intends to increase affordable housing, this is not in the entirety of the asset class;
  - (c) while it is a new use of existing vacant council land, this is not significant in terms of the Policy.”
- 5.14 **Note 1:** The above assessment takes account of the quantitative Specific Criteria 5.1.2 (b) levels of service; and 5.1.2 (c) construction, replacement, or abandonment of a strategic asset in its entirety; in Council’s Significance and Engagement Policy.
- 5.15 Additionally, the 5 August 2020 report stated that:  
 “The proposal intends to be ‘rates positive’ over time rather than ‘rates neutral’ by ensuring tenants pay rent relative to new fit for purpose dwellings at 80% of the full market rent, or where sold to an accredited CHP, then via access to Income-Related Rent Subsidy (IRRS), the sale of the house and land will be at ‘fair value’, providing a positive net cash inflow to Council. The addition of new homes on vacant land will provide an ongoing increase in rates revenue for Council.”

- 5.16 **Note 2:** the above assessment takes account of qualitative criteria 5.1.1 (e), (f) relating to financial implications and the quantitative Specific Criteria 5.1.2 (a) cost implications in Council's Significance and Engagement Policy i.e., the proposal is not going to result in increased costs.
- 5.17 In determining significance, Council also looked at the other qualitative criteria; 'General Approach' such as the likely impact on the community; parties likely to be affected or interested; a history of controversy; the degree to which the Outcomes in the Long-Term Plan; financial implications etc. (See Section 5.1.1 (a) to (g) in the attached Significance and Engagement Policy.) Some of these matters are addressed above.
- 5.18 **Note 3:** Additionally, the 5 August 2020 report to Council noted that:  
 "The proposal will positively affect the Outcomes in the Long-Term Plan including 'Strong Leadership and Advocacy,' 'Safe, Healthy and Communities' and 'Thriving Economy'". This is in keeping with an assessment of the Qualitative matters in Council's Significance and Engagement Policy 5.1.1 (g).
- 5.19 **Note 4:** The Council owned vacant land at Teitei Drive is zoned as Residential in the Council's Operative District Plan (Operative 2011), so has been set aside for residential purposes for some time. The Ohakune Spatial Plan (May 2022) also identifies the subject land as residential. Any proposed development will need to be assessed against the Council's Operative District Plan and relevant resource management legislation.
- 5.19.1 Additionally, when the Council exercises its discretion about how it complies with its decision-making responsibilities pursuant to section 79 of the LGA it must have regard to Section 79 (2)(c):  
 "the extent to which the nature of a decision or the circumstances in which a decision is taken allow the local authority scope and opportunity to consider a range of options or the views of and preferences of other persons ...[and] the [extent to which the] nature and circumstances of a decision include decision-making prescribed in or under another enactment (for example the Natural and Built Environment Act 2023" - formerly the Resource Management Act.
- 5.19.2 It was understood that any proposal will be assessed against the Operative District Plan and that this includes an assessment associated with public notification of any resource consent. This is relevant to the assessment of qualitative criteria 5.1.1 (a) to (d) in Council's Significance and Engagement Policy
- 5.20 The 5 August 2020 report concluded: "RDC will consult as there will be community interest on the project, but not as an amendment to the LTP, or under the special consultative process."
- 5.21 **Note 5:** Consultation on the project to mobilise the CIP grant of \$7.78Million in stages and with milestones based on both a 'shovel ready' project and a wider investigation of opportunities across the district, is different to the overall programme which was seen to be significant and was consulted on during consultation on the 2021-31 LTP. The role of Council in Housing was one of the five big issues identified in Council's Draft 2021-31 LTP Consultation Document.
- 5.22 The draft Public and Affordable Housing Asset and Tenancy Management Strategy (ATMS) was prepared with the purpose of receiving community and public feedback "as the matter of social housing and Council's potential role in housing is a matter of public interest" (See **attached** Deliberations Report 18 November 2020).

- 5.23 The draft ATMS Consultation Document included specific reference to Council's intention "to develop land it owns into housing ready sub-divisions and offer it to others to build houses on..."
- 5.24 With respect to its CIP application, it also noted in the draft Strategy that "Options are on Council owned land in Taumarunui, Ohakune and Raetihi."
- 5.25 The Council undertook a process of consultation on the draft ATMS in September 2020, including:
- (a) Holding public meetings/hui in Ohakune, Taumarunui and Raetihi
  - (b) Livestreaming of meetings on Council's Facebook page
  - (c) Newspaper advertisements (Ruapehu Bulletin and Taumarunui Bulletin)
  - (d) Radio coverage (Peak FM, Cruse FM, and Ski FM)
  - (e) A consultation page on Council's website
  - (f) Delivery of submission details to Ohakune based Bayley's Real Estate team, Property Brokers, Taumarunui, Ray White and Harcourts.
- 5.26 Hearings were held in October 2020 and the ATMS was amended following submissions and adopted by the Council on 18 November 2020.
- 5.27 At the same time, the negotiations to develop Teitei Drive were ongoing through 2021, 2022 and 2023. While an intention to sell the Council land at Teitei Drive to Kāinga Ora was formulated in principle in 2021 it was not formalised by signature of a Sale and Development Agreement until 4 April 2023.
- 5.28 Additionally, Council was bound by confidentiality during this process (2021 to 2023) and therefore did not release information to the public on the specific Teitei Drive Development until 15 June 2023 (after the Contract was signed on 4 April 2023); and the CIP Funding Agreement was finalised.
- 5.29 Council was not able to make information on the potential development at Teitei Drive public until the funding had been approved and an agreement reached with Kāinga Ora.
- 5.30 While negotiations were ongoing during 2021 to 2023, regarding the development of Teitei Drive, the Council used its 2021-31 LTP Public consultation process to further discuss the role of the Council in Housing. The Council's 2021-31 Draft Long Term Plan Consultation Document included a specific section and questions on Council's role in housing. (See copy **attached**).
- 5.31 Engagement on the Council's 2021-23 LTP (for example refer [Section 8 of the 2021-31 Asset Management Plan \(AMP\) Community Property, Recreation and Facilities](#) on Council's website) highlighted "the lack of employee housing" and "the effect of short term stay properties" in Ohakune as Key Community Issues.
- 5.32 The AMP also summaries feedback on Housing, and notes the following at page 24:
- (a) HOUSING
    - (i) People are concerned about the lack of housing option in the district.
    - (ii) Housing is an obstacle to getting people from out of the district.
    - (iii) Concern around the quality of houses within the district.
    - (iv) Residents were supportive of the idea of Council partnering up with others organisations to provide affordable houses.
    - (v) Supportive of the short-term accommodation rate. People felt that these if these houses were available for long-term rent, it would relieve the impending housing crisis.

- 5.33 Following consultation on the draft 2021-31 LTP, Council's decision in response to the question "What should the Council do to address the housing crisis in the district?" was "That the Council continues to facilitate, advocate and partner with others" (see page 12, 2021-31 LTP)
- 5.34 The Council also outlined in its 2021-31 LTP that "Council adopted the Public and Affordable Housing Asset and Tenancy Management Strategy (ATMS) on 18 November 2020. One of the purposes of the strategy was to regenerate Council's public (social) housing and where possible, through partnering, encourage an increase in fit for purpose public housing within the district, with an initial 10-year horizon." Page 62

## Discussion

### 6.1 Social Impact Analysis

- 6.1.1 The 5 August 2020 Housing report to Council noted that:  
 "The Council adopted its updated Social Impact Assessment Policy in 2018. This emphasises amongst other matters, the importance of community resilience, working alongside impacted communities, improving the quality of life for residents, and informing policy decisions with data and evidence. The proposal for council to take a leadership role to improve housing choice and product as well as drive economic outcomes such as employment opportunities while making decisions that are cost effective is consistent with the outcomes 'Strong leadership and advocacy' 'Safe, Healthy Communities, and 'Thriving Economy' sought by Council. At the same time, there are some local share costs associated with the proposal as outlined in this report."

### 6.2 Significance and Engagement

- 6.2.1 Sections 5.10 to 5.34 above outline how Council has met its LGA and Significance and Engagement Policy 2018 obligations in forming its decisions on the proposed Teitei Drive development, and the wider role of Council in Housing.

### 6.3 Options

- 6.4 In terms of a way forward for the proposed Teitei Drive development, two options are put forward for the Council's consideration:
- (a) Option 1: Proceed with the Sale and Development Agreement ("the Contract"); or
  - (b) Option 2: Unilaterally terminating the Contract
- 6.5 The advantages and disadvantages for each option are set out in the table below.



Option	Advantages	Disadvantages
<p><b>Option 1:</b> Proceed with the Contract</p>	<ul style="list-style-type: none"> <li>• Reputation of Council is maintained</li> <li>• Terms of the Sale and Development Agreement for Teitei Drive proceed; reduces risks of non-compliance and additional costs to Council and ratepayers</li> <li>• Public notification of the resource consents proceeds with an Independent Hearings Commissioner; the proposal is assessed on its merits and may be declined or modified through this process; residents, neighbours and ratepayers can lodge submissions and seek to be heard</li> <li>• Council continues to work with Kāinga Ora, Ngāti Rangī and the community regarding the design of the homes, subject to approval being given to the subdivision consent</li> <li>• Processes can be established to ensure local residents have access to the new public, affordable and worker rental homes</li> <li>• Relationships with partners (Kāinga Ora and Ngāti Rangī) maintained</li> <li>• Consistent with Outcomes sought in the 2021-31 LTP</li> </ul>	<ul style="list-style-type: none"> <li>• May be subject of Judicial Review</li> <li>• Some residents and ratepayers unhappy that additional consultation on the location and nature of the proposed development is not occurring</li> </ul>
<p><b>Option 2:</b> Unilaterally terminating the Contract</p>	<ul style="list-style-type: none"> <li>• Responds to requests of those residents and ratepayers who seek further input into the proposal prior to any resource consent being lodged</li> <li>• May avoid a Judicial Review of Council's decision-making</li> <li>• May allow some means of bringing community together as discussions occur on the Teitei Drive option</li> </ul>	<ul style="list-style-type: none"> <li>• Reputation of Council is significantly damaged, and confidence lost, including confidence of central government and Ngāti Rangī; may impact on future partnerships and funding opportunities from central government</li> <li>• Expenditure on performing necessary obligations under the Sale and Development Agreement to date will have been wasted expenditure, either in whole or in part</li> <li>• Parties to the Contract potentially claim against the Council for unilaterally terminating the Contract without cause and other than as provided for in the Contract</li> <li>• The resource consent process is a valid process for assessing any consents. Residents and ratepayers may submit on the proposal – it may be declined or modified by an Independent Hearings Commissioner</li> <li>• Additional cost to Council of further public engagement</li> <li>• May be seen to be contrary to 2021-31 LTP Outcomes</li> <li>• Potential housing solutions for local residents in need delayed or stopped indefinitely</li> </ul>

**Attachment(s) | Ngā āpitihanga**

- 1 Ruapehu District Council's Significance and Engagement Policy 2018
- 2 5 August 2020 Housing Report to Council
- 3 18 November 2020 Deliberations and Adoption Report Public Affordable Housing Asset and Tenancy Management Strategy
- 4 Extract from Ruapehu District Council's 2021-31 Long Term Plan Consultation Document
- 5 Housing – An overview of our journey February 2023
- 6 Kāinga Ora Frequently Asked Questions
- 7 Council's Questions and Answers

## Council Policy

Policy Title:	Significance and Engagement Policy 2018		
Responsibility:	Chief Executive		
First Adopted:	December 2014		
Review Frequency:	Three yearly, during the Long Term Plan process		
Last Reviewed:	October 2018		
Next Review Due:	October 2021		
Doc No	701588	File No	P50-0033



### 1 Policy Objectives

- 1.1 To provide clear guidance on determining the significance of matters for Council decision.
- 1.2 To inform the community about how they can expect to be engaged in Council's decision-making processes.

### 2 Definitions

- 2.1 *(For the full definitions of the following terms refer to Part 1, Section 5, Local Government Act 2002).*
- 2.2 **Significance:** Significance, in relation to any issue, proposal, decision, or other matter that concerns or is before a local authority, the degree of importance of the issue, as assessed by Council, in terms of its likely impact on the District and its people, and/or (c) the capacity of the local authority to perform its role.
- 2.3 **Significant Activity:** an activity or group of activities as listed in the Long Term Plan. This includes Community Support Services, Leadership, Regulation, Community Facilities, Land Transport, Stormwater and Flood Protection, Wastewater Disposal, Water Supply and Waste Management and Minimisation.
- 2.4 **Strategic Asset:** an asset or group of assets that Council needs to retain if it is to maintain its capacity to achieve the outcomes described in the Long Term Plan.
- 2.5 **Special Consultative Procedure:** means the procedure set out in section 83 of the LGA.
- 2.6 **"In entirety":** refers to the overall network and does not refer to the individual components that make up the network.

### 3 Principles

- 3.1 Determining the significance of an issue is often an exercise in judgement. Council must assess how a decision may affect the community. There are both qualitative and quantitative considerations when determining the significance of a matter.
- 3.2 The qualitative considerations are referred to in section 5 of this policy as a "General Approach" to determining significance – this is the consideration of different ways the decision might impact the community.

- 3.3 The quantitative considerations are referred to in section 5 of this policy as “Specific Criteria” for determining significance – these are the tangible concerns to do with finances, levels of service and strategic assets.
- 3.4 Generally speaking, the greater the degree of significance, the greater the level of community engagement.
- 3.5 Engagement will be based on the following principles:
- (a) Clear and timely communication to the public of the purpose and impact of the decision to be made,
  - (b) Relevant information, options and analysis provided to allow members of the public to form an opinion,
  - (d) Affected parties will be invited to present their views and given opportunity to be heard.
  - (e) Views from members of the public will be received with an open mind and given due consideration in decision making.
  - (f) Ruapehu District Maori Council will advocate for the interests of local Maori.

## 4 Background

- 4.1 Section 76AA of The Local Government Act 2002 (LGA) requires Council to have a policy on significance and engagement that sets out:
- (a) The general approach it takes to determining significance.
  - (b) The criteria and procedures used.
  - (c) What the community can expect in terms of consultation and engagement on matters with different degrees of significance.
- 4.2 The Significance and Engagement policy replaces and extends the Significance Policy formerly required under section 90 of the LGA.

## 5 Policy Statement

### 5.1 DETERMINING SIGNIFICANCE

#### 5.1.1 General Approach

In considering the degree of significance of any issue, proposal, decision or other matter Council will be guided by the following:

- (a) The likely impact on the community;
- (b) The parties who are likely to be affected by or interested in the decision and the likely impact or consequences from the perspective of those parties;
- (c) Whether the decision, or something similar to it, has a history of being controversial and generating wide public interest in the District, or a part of the District;
- (d) The degree to which the decision is reversible;
- (e) The financial and non-financial implications;
- (f) The degree of the impact on rates or Council debt;
- (g) The degree to which the decision affects the Outcomes as stated in the Long Term Plan.
- (f) Whether it will severely affect the capacity (including financial capacity) of Council to carry out any significant activity.

### 5.1.2 Specific Criteria

An issue, proposal, decision or other matter will be significant if it:

- (a) Has **cost implications** for the community, in terms of a possible increase in funding requirement in excess of:
  - (i) 20% of the total asset class value, or
  - (ii) 20% of total Council operating budget costs, or
  - (iii) Capital expenditure in excess of 2.5% of the total value of Council's assets.
- (b) May lead to a significant **change to levels of service**, or service provision, to Ruapehu communities, or District-wide, in terms of:
  - (i) Potential reduction in levels of service below any level of service standards agreed on through the LTP by Council, including change to service delivery points.
  - (ii) Increases in levels of service that invoke cost implications as outlined under (a).
  - (iii) Involves the sale, transfer of ownership or management control of Council's shareholding in any Council Controlled Organisation.
  - (iv) Involves Council's entry into any partnership, transfer of ownership or management control to be exercised over an entire Activity.
- (c) Results in the construction, replacement or abandonment of a strategic asset in its entirety, defined as:
  - (i) Road network
  - (ii) Wastewater treatment plants and reticulation network
  - (iii) Water treatment plants and reticulation network
  - (iv) Stormwater reticulation
  - (v) Solid waste disposal network
  - (vi) Cemeteries.
  - (vii) District libraries
  - (viii) Information Centres / i-SITES
  - (ix) Community Halls.
  - (x) Community housing
  - (xi) Recreation reserves and facilities

5.1.3 Issues of significance pertaining to individual components will be evaluated against the considerations in section 5.1.1 in this Policy.

5.1.4 Emergencies and emergency works of Council are excluded from this policy as, by their very nature, they are unplanned and must be responded to immediately.

5.1.5 Refer to the Determining Significance table (Schedule 1) for further explanation and guidance on identifying where a decision sits on the continuum of significance.

## 5.2 APPROACH TO ENGAGEMENT

5.2.1 In order to determine whether public engagement is necessary and/or appropriate, see *Schedule 2: Process for determining whether to engage* flowchart

5.2.2 In certain circumstances public consultation is required by law. Council will use the Special Consultative Procedure, or any other statutory process as required (see *Schedule 3 Statutory Consultation* for examples).

5.2.3 The Special Consultative Procedure is detailed in Section 83 of the Local Government Act 2002. It involves Council issuing a proposal to the community and seeking feedback for the period of one month.

- 5.2.4 The method of engagement for matters that are determined to be significant will be decided on a case-by-case basis. For guidance and examples see *Schedule 4: Significance and Engagement Guide*.

### 5.3 USE OF THE SIGNIFICANCE AND ENGAGEMENT POLICY

- 5.3.1 This policy should help to determine the significance of Council decisions and the consultation processes to be used. It will help Councillors when making decisions and Council Officers when planning and giving advice on processes and projects.
- 5.3.2 Reports to Council will include:
- (a) An assessment of the degree of significance of an issue, decision, proposal or other matter.
  - (b) A statement about the form of engagement and consultation that has or will be undertaken.

## 6 Delegations

- 6.1 Refer to Council's Delegations Manual.

### Annotations

Date	Description
14 October 2014	Adopted by Council
8 March 2016	Reviewed by Council. Put into new policy template.
11 October 2018	5.1.3 "In entirety" moved to definitions sections.

Schedule 1: Determining Significance  
 Schedule 2: Process for Determining Engagement  
 Schedule 3: Statutory Consultation  
 Schedule 4: Significance and Engagement Guide

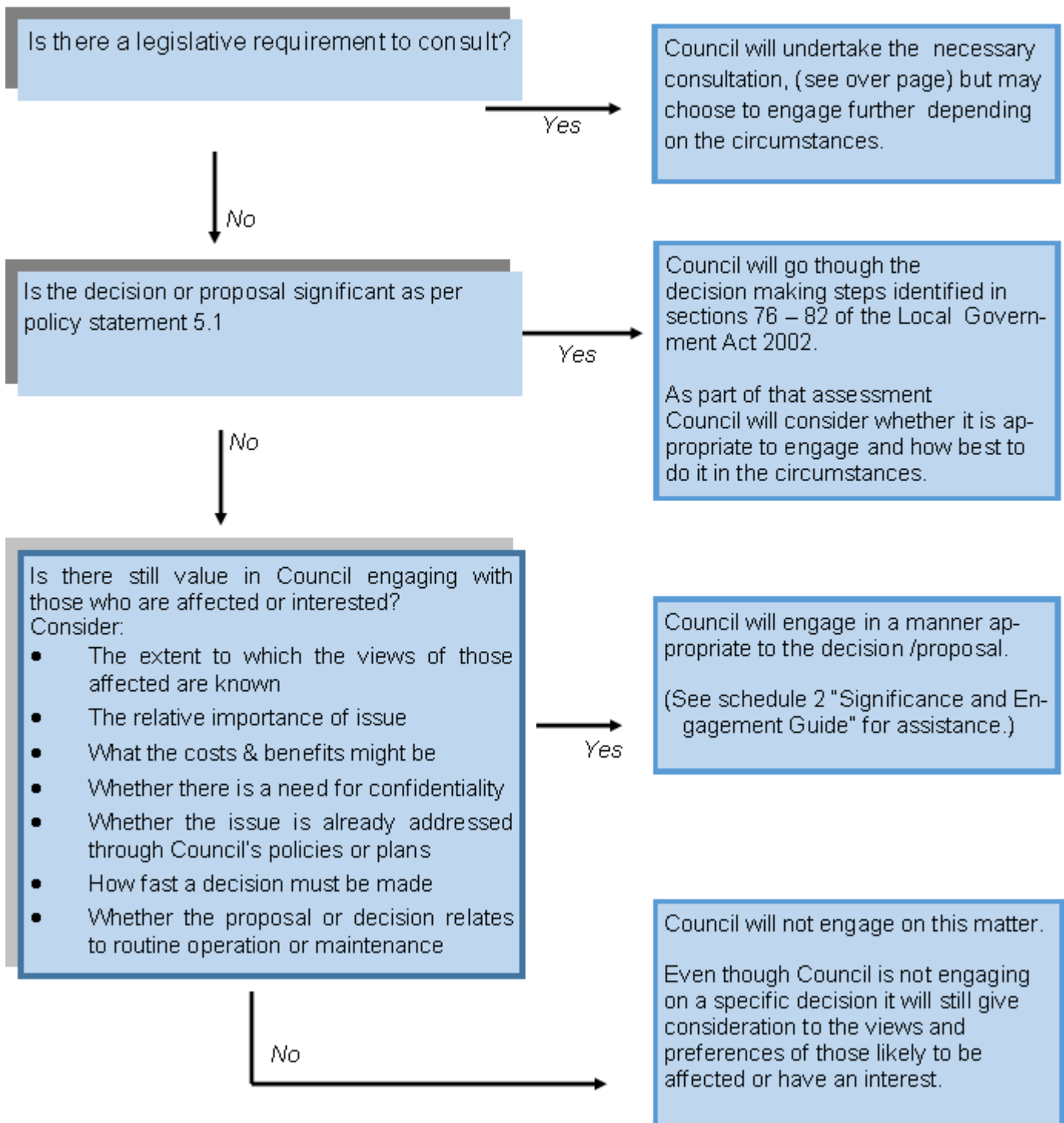
## SCHEDULE ONE

## DETERMINING SIGNIFICANCE

	Low Council Impact <-----> Significant for Council				
	1	2	3	4	5
Likely impact on the community	The issue is of no importance for the community and is likely to go unnoticed	The issue is of some interest to some people but not expected to be controversial or impact the community	The issue is of interest to sections of the community, maybe somewhat controversial, but not likely to have much impact on the community	The issue is important to sections of the community, will be somewhat controversial and will have some effect on people. There is definite interest in the community	The issue is deemed highly significant by the community or large parts of the community. The issue is controversial, will impact on the lives of people and may have political consequences, and is likely to be reported on widely by the press
Likely impact from the perspective of interested and affected parties					
History of being controversial					
Likely to generate wide public interest					
The degree to which the decision is reversible	The decision can easily be reversed	The decision can be reversed but Council's reputation will be damaged in the short term.	The decision can be reversed but Council's reputation will be damaged for an extended period	The decision can be reversed at significant financial cost	The decision cannot be reversed e.g. out of Court settlement
Effect on Council's capacity to carry out any activity				Capacity to conduct a local activity is compromised	Capacity to conduct a significant activity district wide is compromised
Costs		Simple procurements	Complex procurements	For a local community: <ul style="list-style-type: none"> <li>20% of the total asset class value, or</li> <li>20% of community operating budget costs, or</li> <li>Capital expenditure in excess of 2.5% of the total value of the community's assets</li> </ul>	For all of Council: <ul style="list-style-type: none"> <li>20% of the total asset class value, or</li> <li>20% of total Council operating budget costs, or</li> <li>Capital expenditure in excess of 2.5% of the total value of Council's assets</li> </ul>
Levels of Service				For a local community: <ul style="list-style-type: none"> <li>Potential reduction in levels of service below any level of service standards agreed on through the LTP by Council, including change to service delivery points.</li> <li>Increases in levels of service that invoke significant cost implications</li> </ul>	District wide: <ul style="list-style-type: none"> <li>Potential reduction in levels of service below any level of service standards agreed on through the LTP by Council, including change to service delivery points.</li> <li>Increases in levels of service that invoke significant cost implications</li> <li>Involves the sale, transfer of ownership or management control of Council's shareholding in any Council Controlled Organisation.</li> <li>Involves Council's entry into any partnership, transfer of ownership or management control to be exercised over an entire Activity.</li> </ul>
Construction, replacement or abandonment of Strategic Assets		Affecting a small element of a network: <ul style="list-style-type: none"> <li>Road segment</li> <li>Wastewater asset</li> <li>Water asset</li> <li>Stormwater asset</li> <li>Solid waste asset</li> <li>Cemetery asset</li> <li>Library asset</li> <li>Information Centre / i-SITE asset</li> <li>Community Hall</li> <li>Community housing</li> <li>Recreation reserve asset</li> <li>Recreation facility asset</li> </ul>	Affecting a part of a network: <ul style="list-style-type: none"> <li>Road segment</li> <li>Wastewater asset</li> <li>Water asset</li> <li>Stormwater asset</li> <li>Solid waste asset</li> <li>Cemetery asset</li> <li>Library asset</li> <li>Information Centre / i-SITE asset</li> <li>Community Hall</li> <li>Community housing</li> <li>Recreation reserve asset</li> <li>Recreation facility asset</li> </ul>	For a local network: <ul style="list-style-type: none"> <li>Road network</li> <li>Wastewater treatment plants and reticulation network</li> <li>Water treatment plants and reticulation network</li> <li>Stormwater network</li> <li>Solid waste disposal network</li> <li>Cemeteries</li> <li>Libraries</li> <li>Information / i-SITE Centres</li> <li>Community Halls</li> <li>Community housing</li> <li>Recreation reserves and facilities</li> </ul>	For an entire network: <ul style="list-style-type: none"> <li>Road network</li> <li>Wastewater treatment plants and reticulation network</li> <li>Water treatment plants and reticulation network</li> <li>Stormwater network</li> <li>Solid waste disposal network</li> <li>Cemeteries</li> <li>Libraries</li> <li>Information / i-SITE Centres</li> <li>Community Halls</li> <li>Community housing</li> <li>Recreation reserves and facilities</li> </ul>

## SCHEDULE TWO

## S.2.1 PROCESS FOR DETERMINING WHETHER TO ENGAGE





**SCHEDULE THREE****S.3 STATUTORY CONSULTATION**


Council will use the Special Consultative Procedure (SCP), or other statutory consultation processes, when required.

S3.1 Examples of when the SCP will be used include but are not limited to:

- (a) The adoption or amendment of a Long Term Plan (Section 93 of the LGA 2002).
- (b) The adoption, amendment, or revocation of bylaws if required under Section 156(1)(a) of the LGA 2002.
- (c) The adoption, amendment or revocation of a Local Alcohol Policy (Section 79 Sale and Supply of Alcohol Act 2012).
- (d) The adoption or review of a Local Approved Products (Psychoactive Substances) Policy (Section 69 Psychoactive Substances Act 2013).
- (e) The adoption or review of a Class 4 Venue Policy (Section 102 Gambling Act 2003).
- (f) The preparation, amendment or revocation of a Waste Management and Minimisation Plan (Section 44 Waste Minimisation Act 2008).
- (g) The adoption of a Dog Policy (Section 10 Dog Control Act 1996).
- (h) Adoption of a Policy on Dangerous, Earthquake-Prone and Insanitary Buildings (Section 132 Building Act 2004).

## SCHEDULE FOUR

## S.4 SIGNIFICANCE AND ENGAGEMENT GUIDE

Significance Rating	Level of Engagement	What does it involve?	Examples	Engagement - Tools and Timing	More time More resources
High	Collaborate	Working together to develop understanding of all issues and interests to work out alternatives and identify preferred solutions.	Town Renewal.	External working groups (involving community experts). Expressions of interest Document.  Council would generally involve the community at the start to scope the issue, again after information has been collected and again when options are being considered.	
High	Involve	Participatory process designed to help identify issues and views to ensure that concerns and aspirations are understood and considered prior to decision making.	LTP Annual Plan District Plan	Surveys. Radio. Website. Facebook. Existing community meetings (Elected member briefings). Specific community meetings where feasible. Submissions and hearings.  Council would generally provide the community with a greater lead in time to allow them time to be involved in the process.	
Medium	Consult	Two-way communications designed to obtain public feedback about ideas on rationale, alternatives and proposals to inform decision making.	Local Alcohol Policy Bylaw reviews Dog Control Policy	Radio. Website. Existing community meetings. Submissions and hearings.  Council would advise the community once a draft decision is made and would generally provide the community with up to four weeks to participate and respond.	
Low	Inform	One-way communication providing balanced and objective information to assist understanding about something that is going to happen or has happened.	Water restrictions Annual Report Legislative changes.	Radio. Website.  Council would generally advise the community once a decision is made.	
					Less time Less resources

## Report to: Council

**Meeting Date:** 5 August 2020



**Subject: Housing Initiative: Quick Start Social and Affordable (Key Worker) Housing for Ruapehu District - CIP Grant mobilisation**

### Purpose of Report

- 1.1 The purpose of this report is to seek Council's endorsement to mobilise the Crown Infrastructure Partners (CIP) Grant of \$7.78 million (excl. of GST), in stages and with milestones based on both a "shovel ready" project and a wider investigation of opportunities across the District. This is a time critical imperative in order to meet the proposed Grant terms and conditions within the scope of the quick start Social and Affordable (key worker) Housing programme.
- 1.2 This report is confidential owing to the commercial sensitivity of the in-principle CIP Grant approval, including public announcements, and terms of contracting.

### Executive Summary

- 2.1 This report is written on the basis that while the Council has received an in-principle approval of a CIP Capital Grant of to \$7.78 million (excl. of GST), it has not received funding of \$15.49 million (excl. of GST) sought for a construction underwrite. In this regard, if the Council enters into a Funding Agreement with the Government it will need to provide a local share of funding for the pilot shovel ready project as a proof of concept development for a wider housing programme across the District. The Government is seeking advice about the arrangements for co-funding and Crown Infrastructure Partners (CIP) have been appointed to undertake due diligence and settle the terms of any Funding Agreement with the Council. CIP requests that this be done as soon as possible so that final approvals of Government can be obtained and funding can be drawn by Council. Therefore, time is of the essence to continue the preparatory work leading up to the CIP application. It is noted that the \$7.78 million (excl GST) is a Grant and if spent in accordance with the CIP application is not repayable and does not put the Council at risk. However, there is a need for Council to approve a local share for a 'build ready' project in light of not receiving the Construction Underwrite funding sought.
- 2.2 **TWO IMMEDIATE WORKSTREAMS REQUIRE APPROVAL BY THE COUNCIL TO MEET THE GRANT SCOPE AND TIMEFRAMES TO ACHIEVE 'BUILD READY' LAND, AND ARE AS FOLLOWS:**
  - (a) Approval is sought to borrow up to \$1.4million (excl. of GST) as the local share to catalyse the Housing Initiative proposed as part of the CIP funding application.
  - (b) Approval to advance due diligence, including site investigation over 4 study sites as well as a wider investigation of potential sites within the wider Ruapehu District including Raetihi, Waiouru, Ohakune and Taumarunui, to assess suitability and likely timing within the overall quick start for the programme.

- 2.3 It is proposed that the Council uses it's current Tenders Group to enable governance and a reporting structure. The time frames and scale of this Housing Initiative require clear focus and project-based delivery accountability to be successful. This team will set and manage milestones, manage the funding requirements and report back to the RDC Executive and Councillors, plus reporting to the CIP Project Manager. The budget allocation for project management is included within the CIP works.
- 2.4 It is noted that a number of other work-streams running in parallel to this Housing Initiative have supported the submission and associated Business Case, plus preparation for consultation on a Draft Asset and Tenancy Management Strategy (ATMS) and associated implications for the upcoming LTP (refer separate paper).
- 2.5 The procurement methodology outlined in the CIP Business Case and developed further via the Draft ATMS, that is going to market via an Invitation to Partner (ITP) is fully aligned to the procurement best practice requirements outlined in the Draft CIP contracting terms.
- 2.6 Decisions over the level of co-funding Council secures, debt funding with a local share and the overall project are covered in a separate paper as well as the likely timing and level of public consultation required as separate considerations. The financial scope and options are included in Appendix A for information.
- 2.7 The CIP application outlined a grant funded Housing Initiative with an active delivery time frame of five years, with the funding called down to meet the milestones and sequencing set and managed as rolling programme of work. The indicated contracting terms of the Grant are that funds are not drawn as one-up front payment, but in accordance with key project milestones and evidence that they are being achieved. This underscores that time and delivery are of the essence.
- 2.8 There are also a number of emerging external factors which are supportive of the strategic aspirations of the RDC and expanded upon in the ATMS. In summary, work on development and expansion of housing in the District has enabled the CIP submission to be robust and forward thinking. The priority now is to deliver this initiative within the context of the wider aspirations for growth and economic development.

## Significance and Engagement

### 3.1 SIGNIFICANCE

- 3.1.1 Social Housing falls under the Group of Activities Facilities and Assets in the LTP. Council also has council owned land, including vacant land that falls under the portfolio of Community Property.
- 3.1.2 Council's Significance and Engagement applies in principle, as there will be some community interest, but the proposal is not significant in terms of an amendment to the 2018 Long Term Plan, as set out below:
- (a) while it will result in a change to the level of service for social housing, this is not significant overall;
  - (b) while it intends to increase affordable housing, this is not in the entirety of the asset class;
  - (c) while it is a new use of existing vacant council land, this is not significant in terms of the Policy.

- 3.1.3 RDC will consult as there will be community interest on the project, but not as an amendment to the LTP, or under the special consultative process.
- 3.1.4 The proposal intends to be ‘rates positive’ over time rather than ‘rates neutral’ by ensuring tenants pay rent relative to new fit for purpose dwellings at 80% of a full market rent, or where sold to an accredited CHP, then via access to an Income-Related Rent Subsidy (IRRS), the sale of the house and land will be at ‘fair value’, providing a positive net cash inflow to Council. The addition of new homes on vacant land will provide an ongoing increase in rates revenue for Council.
- 3.1.5 The proposal will positively affect the Outcomes in the Long Term Plan including ‘Strong Leadership and Advocacy,’ ‘Safe, Healthy Communities’ and ‘Thriving Economy.’

## 3.2 ENGAGEMENT

- 3.2.1 As the overall programme is significant the Council will need to go through the decision-making steps pursuant to section 76-82 of the Local Government Act 2002 and undertake public consultation. Consultation is likely to include ‘involvement’ and ‘collaboration’ as is occurring with iwi currently.
- 3.2.2 The funding approval for RDC’s CIP application is subject to the project being materially as presented in the Project Information Form (PIF) submitted. This included a “quick start” Phase 1 wider due diligence phase. This work can get underway ahead of the wider ‘Phase 2’ programme involving “*public consultation and also scope for additional land (vacant or for redevelopment) to be considered and potentially scale up the wider programme.*”
- 3.2.3 Now that funding has been approved, in principle, by Ministers it will be essential to initiate consultation as soon as possible to ensure that the Cherry Grove pilot shovel ready project can proceed as a “shovel ready” project and that the Council, can confirm the nature of a wider Phase 2 programme. An indicative timeline for consultation is included in Table A below. It is proposed to report a draft Consultation Document to Council at is 26 August 2020 meeting for review and approval. For clarity, concluding the commercial negotiations with the Crown Infrastructure Partners team, and being able to get underway, needs to occur now.

Table A: Social and Affordable (key worker) Housing Proposal Consultation

Indicative Timeline											
5 Aug 2020	25 Aug 2020	Sept 2020	31 Oct 2020	Nov 2020	Mid Dec 2020	Jan 2021	Feb 2021	March 2021	April 2021	May 2021	June – Oct 2021
<ul style="list-style-type: none"> <li>Report CIP Funding approval and conditions to Full Council</li> <li>Seek endorsement of Proposal for Consultation for Phase 1 and 2 Housing programme proposal</li> </ul>	<ul style="list-style-type: none"> <li>Report MEQ Property Review of ATMS to Full Council</li> <li>Consultation Document drafted and reported to Full Council for sign-off</li> </ul>	<ul style="list-style-type: none"> <li>Public Notification of Proposal and Community Engagement commenced and submissions called for</li> </ul>	<ul style="list-style-type: none"> <li>Hearings Report drafted and hearings held</li> </ul>				<ul style="list-style-type: none"> <li>Consents and engineering plans for Civil Works issued</li> </ul>	<ul style="list-style-type: none"> <li>Civil Works commence</li> </ul>	<ul style="list-style-type: none"> <li>Civil Works progressed</li> </ul>	<ul style="list-style-type: none"> <li>Civil Works completed</li> </ul>	<ul style="list-style-type: none"> <li>Homes Built at Cherry Grove (16-18 weeks)</li> </ul>
				← Final Proposal adopted by Full Council →							
				← ITP Build Partner confirmed →		← Consenting & Engineering Plans complete →					
← Due diligence across study sites (Geotech, contamination, topo survey) →		← Marketing Study – informal engagement & collaboration with Kāinga Ora, Iwi, CHPs, ITP Build Partner →									

<b>Background</b>
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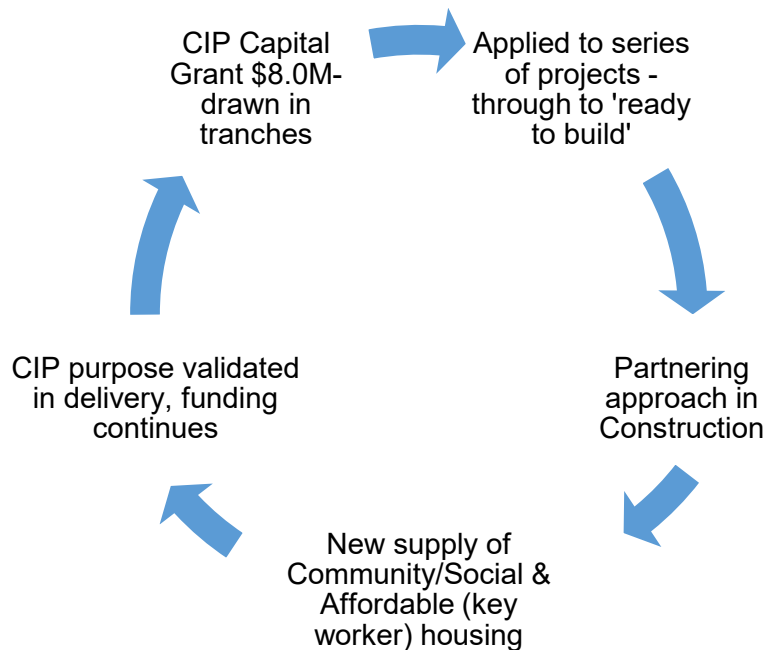
- 4.1 The Council's objective is: *To drive District growth through initiatives that improve the economic, environmental, social and cultural wellbeing of our local communities while protecting our environment*". (Source: Council website).
- 4.2 Section 77 of the Local Government Act 2002 sets out requirements in relation to decisions. These include the following:
- (1) *A local authority must, in the course of the decision-making process —*
- (a) *seek to **identify all reasonably practicable options for the achievement of the objective of a decision**; and*
  - (b) *assess the options in terms of their advantages and disadvantages;*
  - (c) *if any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna, and other taonga.*
- 4.3 RECAP AND OVERVIEW:**  
Council's CIP application sought funding for a capital grant of \$7.78million (excl. of GST) based on 5 study sites, which were subject to an initial development time and feasibility assessment, plus a further initial workstream with a budget allocation of \$125,000 (excl. of GST) to investigate other sites for housing opportunities across the wider Ruapehu District including Raetihi, Waiouru, and Ohakune; that is, the application highlighted that the proposal was to facilitate a rolling, multi-year housing programme of regeneration and stock expansion across the District-
- 4.4 THE PROPOSED SCOPE WAS FOR COUNCIL TO FACILITATE:**  
*Master-planning, procurement, design & compliance, site works & servicing (3 waters, power etc.), site infrastructure upgrades roading and reserves around reconfigured housing. The grant is a one-off grant and not repayable as it has enduring benefit to the District.*
- 4.5 As each nominated site is master-planned and serviced, consented, and formed to a developed level to suit house construction, they become 'shovel ready'.
- 4.6 Council also sought separate Housing Construction Underwrite funding of \$15.49 million (excl. of GST) to accelerate the construction and therefore supply of new homes. The strategy included a range of potential ownership models, e.g. retained, sold for Community/Social or Key Worker housing, or other shared ownership arrangements. This Underwrite has not received approval.
- 4.7 THE UNDERWRITE SOUGHT TO COVER:**  
Construction and fitout of new homes where land continues to be retained and operated as Community Housing. The underwrite was a capital facility, and not repayable unless the house & land is sold within 25 years of construction for purposes other than Community/Social housing provision.
- 4.8 In the absence of the Construction Underwrite, active and expeditious use of the CIP Capital Grant will still stimulate the provision of new and additional Housing through making the land fully serviced and 'build-ready'.
- 4.9 Close collaboration and partnering with others were proposed in the full CIP application, and the CIP in principle approval recognises and seeks to quantify co-funding of the CIP projects.

#### 4.10 DEVELOPMENT OF A REGENERATION FUND:

The CIP funding approved in principle is a Capital Grant, drawn to meet the agreed outcomes between the Council and the Crown. And provided that the purposes of the grant are met, then funds are drawn, applied and there is no repayment obligation.

4.11 As a pipeline of work, it is envisaged that the initial due diligence process will set go / no go points. That is, where the site is able to be developed, serviced, and delivers a financially viable outcome, then it would be a 'go'. Where there are some latent impediments e.g. ground conditions, or redevelopment triggers a major infrastructure upgrade, then it will be a 'no-go'. The due diligence funding of \$125,000 (excl. of GST) capital is intended to facilitate more than the 5 study sites being quickly assessed and scheduled as viable or non-viable candidates for the overall Housing initiative.

4.12 By undertaking this work, applying CIP funding to facilitate 'build ready' sites and seeking to collaborate with others, it is envisaged that a Regeneration Fund could be established, with the potential to have an ongoing application. It is noted that there is no obligation to do so, rather it is the construct that is put forward and discussed further in the Draft ATMS, for example:



#### 4.13 PARTNERING IN CONSTRUCTION:

In the absence of the Construction underwrite, facilitating new house construction will require a range of collaborative and partnering style arrangements. These are discussed further in the associated paper. A summary of potential partners is set out below, noting that part of the initial set-up works for the RDC Project Team will be to confirm the level of interest, including seeking letters of support as part of the CIP contracting requirements.

4.14 Initial informal discussions through the CIP application and business case phase have already started this dialogue.

#### 4.15 OPTION 3 - COUNCIL GAINS CIP FUNDING FOR THE QUICK START SOCIAL AND AFFORDABLE (KEY WORKER) HOUSING PROGRAMME

(a) Supported in writing by Ngāti Hāua Iwi Trust; and informal engagement with local Iwi Executives by RDC's CE

- (b) Enables market entry homes (2 bedroom/2 bathrooms)
- (c) Serves range of residents
- (d) 'Kick starts' housing build programme through ITP (Invitation to Partner)
- (e) Partnering and local training and employment options

#### **4.16 POTENTIAL PARTNERS IN LAND, LAND DEVELOPMENT, AND HOUSE CONSTRUCTION:**

- (a) Kāinga Ora
- (b) Other accredited Community Housing Providers (CHP)
- (c) Iwi, as a CHP and or including scope for construction on Iwi owned and retained land
- (d) Local businesses willing to enter a head lease for Key Worker rental housing
- (e) Shared equity providers to support access to new Affordable (key worker) housing

#### **4.17 A CIRCUIT BREAKER APPROACH:**

In the absence of a Housing Construction underwrite, the need to achieve a proof of concept is paramount. It is not advocated that Council replace the \$15.49 million (excl. of GST) construction funding with borrowings. This would be challenging to fund and present an undue level of commercial risk.

4.18 Instead, utilising one of the initial study sites as a project with a local share, the Cherry Grove project (refer appendix A) can serve as a proof of concept to ensure that this initial project is advanced beyond the 'build-ready' land, through to the completed built form will assist the take-up and construction of new housing on other sites which are brought into the overall programme.

4.19 New, fit for purpose, well-designed, landscaped, and modest homes can be delivered and a range of partnering and funding scenarios are outlined in Appendix A.

#### **4.20 ECONOMIC DEVELOPMENT AND EMPLOYMENT:**

At the heart of this Housing Initiative is the economic stimulus and the multiplier impact which new housing and associated delivery and support services bring to the Ruapehu District. As such, key operating tenets of the programme of work are seen to include:

- (a) Employ, train, source resources locally wherever possible
- (b) Stimulate local supply if it is absent
- (c) Track the full time equivalent (FTE) involved in the project from concept to delivery (also a require reporting metric)
- (d) Access to the new housing (rental or affordable ownership) is for residents of the Ruapehu District, not visitor accommodation.

## **Discussion**

### **5.1 SOCIAL IMPACT ANALYSIS**

5.1.1 The Council adopted its updated Social Impact Assessment Policy in 2018. This emphasises amongst other matters, the importance of community resilience; working alongside impacted communities; improving the quality of life for residents; and informing policy decisions with data and evidence.

5.1.2 The proposal for Council to take a leadership role to improve housing choice and product as well as drive economic outcomes such as employment opportunities while making decisions



that are cost effective is consistent with the outcomes 'Strong Leadership and Advocacy,' 'Safe, Healthy Communities' and 'Thriving Economy' sought by Council.

- 5.1.3 At the same time, there are some local share costs associated with the proposal as outlined in this report.
- 5.1.4 These have been made explicit in the reporting which is in keeping with Council's goal to be Council is proactive, transparent, and accountable.

### Suggested Resolution(s)

- 1 That the report on the Housing Initiative: Quick Start Social and Affordable (Key Worker) Housing for Ruapehu District – CIP Grant mobilisation be received.
- 2 That Council authorises the Chief Executive to enter into the agreement with CIP to receive the \$7.78 million grant.
- 3 That Council borrows up to \$1.4million (excl. of GST) as the local share to catalyse the 'shovel ready' Housing Initiative proposed as part of the CIP funding application.
- 4 That the Chief Executive be authorised to advance due diligence on potential sites (including a partial draw down of \$100,000 for site investigation works over 4 study sites and \$125,000 for an investigation of additional sites within the wider Ruapehu District including Raetihi, Waiouru, Ohakune, and Taumarunui) to assess suitability and likely timing within the overall quick start for the programme.
- 5 That a Consultation Proposal for Council's new proposed Social and Affordable Housing Asset and Tenancy Management Strategy be prepared and reported to Council for approval at its 26 August 2020 meeting so that it can be publicly notified by 1 September 2020.
- 6 That the Chief Executive be authorised to fully engage with potential housing partners including Kāinga Ora, Intellectually Handicapped Children, Accessible Properties, local Iwi Authorities, and local businesses such as the Pet Food Factory owner.
- 7 That this resolution is not recorded in the Public Business Minutes of this meeting.
- 8 That this report is not released as publicly available information.



Author: Ree Anderson, Strategy Consultant; Sean Bignell and Nicholas Chan Principals, MEQ Property Ltd.

Email address for point of contact: ree@reeanderson.co.nz

Attachments:

- Appendix A – initial CIP milestones and cash flow
- Appendix B – CIP Capital Grant, breakdown of land development to 'build-ready' costs – 5 study sites
- Appendix C – 14 Cherry Grove as a standalone project
- Appendix D – General background information

**Appendix A – initial CIP milestones and cash flow**

Proposed project components:

(Updated Project management and cost assessment 27/07/2020)

Project spend (summary)	Initial study sites	Wider programme	Total \$ (excl. GST)
<b>CIP CAPITAL GRANT</b>	\$	\$	\$
<b>Civil works based on the 5 study sites</b>			
Proposed reconfiguration enabling works			
Due diligence & further site investigations	\$ -	\$ 125,000	\$ 125,000
Project establishment & preliminary investigation	\$ 21,300		\$ 21,300
Site clearance:			\$ -
- removal of current dwellings, decontamination & other materials, cap services, & stabilise sites	\$ 2,528,610		\$ 2,528,610
Earthworks, access, drives, lighting & hard surfaces	\$ 1,656,380		\$ 1,656,380
3 Waters and other services	\$ 1,094,518		\$ 1,094,518
Project management & other construction costs	\$ 1,075,739		\$ 1,075,739
Allowance for unforeseen costs	\$ 75,000		\$ 75,000
RC, sites survey, planning, urban design & engineering	\$ 979,400		\$ 979,400
Site preparation for dwellings, survey & engineering	\$ 229,880		\$ 229,880
	<b>\$ 7,660,827</b>	<b>\$ 125,000</b>	<b>\$ 7,785,827</b>

Financial year close – initial cash flow forecast:

As part of finalising the CIP commercial negotiations, the project milestones, timing, and quantum will be agreed between the RDC Delivery Team and the Crown. These milestones will be reported on as part of the project management arrangements.

## Appendix B – forecast CIP Capital Grant, breakdown of land development to 'build-ready' costs – 5 study sites

<b>Civil Costs, Professional services and site enabling works</b>										
		Per site volume					Printed:	27/07/2020		
	Per sqm cost x full site M <sup>2</sup>	968.0	2,407.0	1,214.0	4,302.0	4,046.0	12,937.0	true	check	
Assumed developable area (average across the sites)	70%	695.4	1,695.5	818.2	2,422.7	2,764.5	8,396.2			
		Site 1	Site 2	Site 3	Site 4	Site 5				
Existing unit count		0	8	4	25	20	57	true		
Proposed unit count	70%	6	15	7	21	25	74			
Project establishment & preliminary investigation		\$ 2,500	\$ 6,200	\$ 1,300	\$ 8,900	\$ 2,400	\$21,300	\$	21,300 \$288	
Site clearance:										
- removal of current dwellings	\$15,000	\$ -	\$ 120,000	\$ 60,000	\$ 375,000	\$ 300,000	\$855,000		\$11,554	
- decontamination / removal of unsuitable material	\$25,000	\$ 150,000	\$ 200,000	\$ 100,000	\$ 625,000	\$ 500,000	\$1,575,000		\$21,284	
- re-sale / re-use of existing buildings (assume 25%)	(\$5,000)	\$0	(\$10,000)	(\$5,000)	(\$31,250)	(\$25,000)	\$71,250		(\$963)	
- cap & repair existing services (where applicable)	\$2,500	\$0	\$20,000	\$10,000	\$62,500	\$50,000	\$142,500		\$1,926	
- traffic management - per site allowance	\$3,000	\$3,000	\$3,360	\$3,000	\$9,000	\$9,000	\$27,360		\$370	
Site clearance							\$	2,528,610	\$34,170	
Earthworks & silt control - per cubic m x area	\$30	\$ 29,040	\$ 72,210	\$ 36,420	\$ 129,060	\$ 121,380	\$388,110		\$5,245	
Drives & hard surfaces - area	\$245	\$ 71,148	\$ 176,915	\$ 89,229	\$ 316,197	\$ 297,381	\$950,870		\$12,850	
Access ways, crossings, lighting, kerb & channel	\$15	\$ 14,500	\$ 36,100	\$ 18,200	\$ 64,500	\$ 60,700	\$194,000		\$2,622	
Landscaping of footpath and access way - area	\$10	\$ 9,200	\$ 23,000	\$ 11,600	\$ 41,000	\$ 38,600	\$123,400		\$1,668	
Stormwater - per cm	\$7	\$ 6,800	\$ 16,800	\$ 8,500	\$ 30,100	\$ 28,300	\$90,500		\$1,223	
Waste water - per cm	\$8	\$ 7,600	\$ 18,900	\$ 9,500	\$ 33,700	\$ 31,700	\$101,400		\$1,370	
Waste water - line connection to local pump stations		\$ 47,000					\$47,000		\$635	
Utilities (power, comms, potable water) - per lot	\$4,750	\$ 28,500	\$ 71,250	\$ 33,250	\$ 99,750	\$ 118,750	\$351,500		\$4,750	
Stormwater - per connection	\$1,500	\$ 9,000	\$ 22,500	\$ 10,500	\$ 31,500	\$ 37,500	\$111,000		\$1,500	
Waste water - per connection	\$1,800	\$ 10,800	\$ 27,000	\$ 12,600	\$ 37,800	\$ 45,000	\$133,200		\$1,800	
Landscaping - area	\$57	\$ 15,606	\$ 40,726	\$ 22,658	\$ 107,574	\$ 73,353	\$259,918		\$3,512	
Project management	3.00%	\$ 12,070	\$ 25,160	\$ 12,610	\$ 57,940	\$ 50,600	\$158,380		\$2,140	
Subtotal		\$ -	\$ -	\$ -	\$ -	\$ -		\$2,909,278	\$39,315	
Project Management & Construction contingency	15.0%	\$ 66,136	\$ 165,341	\$ 77,159	\$ 231,478	\$ 275,569	\$815,683		\$11,023	
Development contributions - assumed on all HUE**	\$1,374	\$ 8,244	\$ 20,610	\$ 9,618	\$ 28,854	\$ 34,350	\$101,676		\$1,374	
Other land development costs								\$917,359	\$0	
							Total	\$ 6,376,547	true	
							Total per lot	\$75,018		
**Note: as DC's are low it has been assumed that there is no off-set for removal of existing dwellings. Also this cost does not allow for any upstream infrastructure upgrades and assumes capacity for the increase exists.										
Professional Services Costs							Total cost excluding GST	Project cost ex GST	average per unit	
<b>Resource Consent Sites Survey, Planning Urban Design and Engineering</b>										
Professional fees to prepare & inputs to land use, EPA, & RC (NB: Some of this could be internal to BC per dwelling (assume multi-use & repeat)	\$65,000	\$ 39,000	\$ 97,500	\$ 45,500	\$ 136,500	\$ 162,500	\$ 481,000		\$6,500	
Programme management	\$3,500	\$ 2,100	\$ 5,250	\$ 2,450	\$ 7,350	\$ 8,750	\$ 25,900		\$350	
Planner (RDC resource) - allocate FTE cost	\$100,000	\$ 8,108	\$ 20,270	\$ 9,459	\$ 28,378	\$ 33,784	\$ 100,000		\$1,351	
Urban Design (Kainga Ora resource) / external	\$5,000	\$ 3,000	\$ 7,500	\$ 3,500	\$ 10,500	\$ 12,500	\$ 37,000		\$500	
Site survey - averaged across sites, topo & levels	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000		\$338	
Geotechnical Engineer - per unit	\$850	\$ 5,100	\$ 12,750	\$ 5,950	\$ 17,850	\$ 21,250	\$ 62,900		\$850	
Structural engineer - for foundation design	\$950	\$ 5,700	\$ 14,250	\$ 6,650	\$ 19,950	\$ 23,750	\$ 70,300		\$950	
Fire report - where terrace/duplex product, per site	\$950	\$ 1,583	\$ 1,055	\$ 1,507	\$ 718	\$ 287	\$ 5,150		\$70	
Contingency	15.0%	\$ 10,980	\$ 25,890	\$ 12,630	\$ 35,830	\$ 42,420	\$ 127,750		\$1,726	
							Sub Total	\$ 979,400	true	
		\$ 84,171					Per lot	\$13,235		
<b>Site works Stage 1 - Site preparation for dwellings - Survey and Engineering</b>										
Engineering Certification, Final As-built Plans, Section 223 + 224 Release - per lot	\$450	\$ 2,700	\$ 6,750	\$ 3,150	\$ 9,450	\$ 11,250	\$ 33,300		\$450	
Land Transfer Survey - per site	\$3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 15,000		\$203	
GCR - geotechnical completion report per site x area	\$3,000	\$ 2,900	\$ 7,220	\$ 3,640	\$ 12,910	\$ 12,140	\$ 38,810		\$524	
Contamination validation report x site x area	\$5,000	\$ 4,840	\$ 12,040	\$ 6,070	\$ 21,510	\$ 20,230	\$ 64,690		\$874	
Council Section 223 + 224 Release - per unit	\$650	\$ 3,900	\$ 9,750	\$ 4,550	\$ 13,650	\$ 16,250	\$ 48,100		\$650	
Contingency	15.0%	\$ 2,600	\$ 5,810	\$ 3,060	\$ 9,080	\$ 9,430	\$ 29,980		\$405	
							Sub Total	\$ 229,880	true	
							Sub Total per lot	\$3,106		
<b>DISCLAIMER: The above assessment is based upon a desk-top survey of the five study sites, and reliant on competitive pricing of civils, project delivery and other professional services. Technical reports to validate these cost assumptions have not been obtained, however the costs to obtain these reports are allowed in the above cost assumptions.</b>										
Scenario 1:	70%	Total Development cost			Contingency total	\$ 973,413	\$ 7,585,827			
		Total Development cost per lot			% of total costs	12.8%	\$102,511			
Scenario 2:	80%	Total Development cost			Contingency total	\$ 680,863	\$ 7,627,569			
		Total Development cost per lot			% of total costs	8.9%	\$101,448			
On a lower yield the average cost per lot increases as many of the costs are fixed or include a level of set-up that is similar whether the yield is higher or lower. Hence the objective of seeking to optimise the development potential from each site.										

## Appendix C – 14 Cherry Grove as a standalone project

### 1. Overview

One of several early projects utilised as a case study for the purposes of this report. That is, 14 Cherry Grove Taumarunui, whereby a base-line proposal with land-use of 70%, yields 6 units.

An 80% yield (7 units) was also tested and formed the basis of discussion at the Council workshop (held 24<sup>th</sup> June 2020) whilst the overall commercial viability is enhanced, the overall urban design and amenity became challenging. Any scenario below 70% land use, becomes marginal due to loss of income relative to the costs of development. A smaller number of larger homes carries a comparable cost structure, but the per unit 'fair-value' sales realisation becomes unrealistic. Hence development options feature a mix of 2 bed and 1 bed units, with flexibility on how many of either are delivered.

As the CIP house construction underwrite was not approved, to facilitate new home construction and fit out, Council will need to borrow and or partner with other providers.

In terms of kick starting the project with 14 Cherry Grove, and assuming a progress build contract for dwelling construction is entered into by Council, and no early on-sales e.g. to Kāinga Ora, then Council will need to budget interest on the \$1.4m forecast construction cost as it is drawn down over a period of around 16-18 weeks.

Upon completion and once tenanted, then the annualised net income (rent less direct operating costs) is forecast to be cash flow positive, before construction finance. At current borrowing rates, the net income, and rates generated cover construction financing.

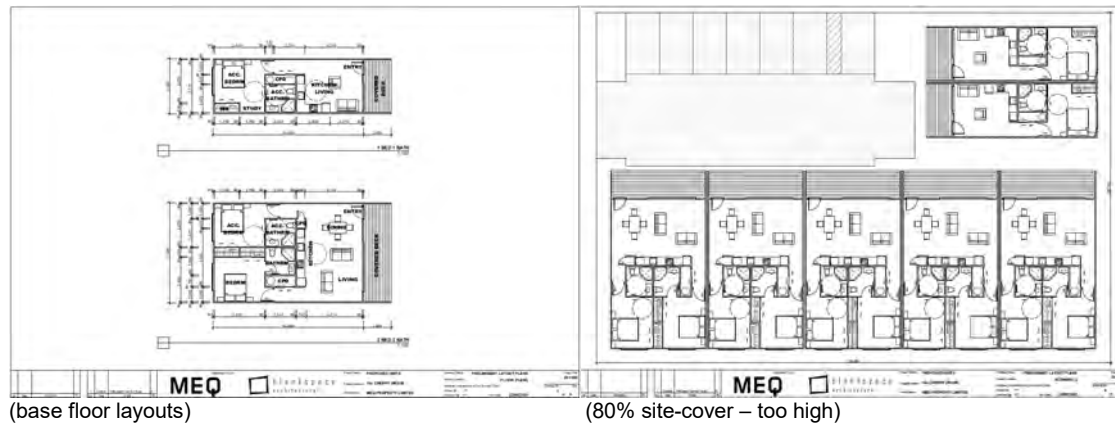
			yr 1	yr 2	yr 3	yr 4	yr 5	yr 6	yr 7	yr 8	yr 9	yr 10	
<b>RDC facilitate direct investment to re-configure - pilot project</b>	Scenario 2 - yield = 6		Assume completed										
<b>Stock held</b>			6	6	6	6	6	6	6	6	6	6	
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	
Income stream (revised rental stream)	100.0%	1	\$1,001.70	\$92.87	\$94.26	\$95.67	\$97.11	\$98.57	\$100.54	\$102.55	\$104.60	\$106.70	\$108.83
Vacancy allowance (max 1 week pa)			(\$19.26)	(\$1.79)	(\$1.81)	(\$1.84)	(\$1.87)	(\$1.90)	(\$1.93)	(\$1.97)	(\$2.01)	(\$2.05)	(\$2.09)
Portion of additional FTE (1 FTE per 30)			(\$118.17)	(\$10.80)	(\$11.07)	(\$11.35)	(\$11.63)	(\$11.92)	(\$12.04)	(\$12.16)	(\$12.28)	(\$12.40)	(\$12.52)
Routine maintenance - proactive spend/sinking fund - rises after 5 yrs.			(\$228.47)	(\$13.50)	(\$13.84)	(\$14.19)	(\$14.54)	(\$14.90)	(\$31.50)	(\$31.50)	(\$31.50)	(\$31.50)	(\$31.50)
Replacement of depreciable F&F in dwelling - contract 5 yr. warranty			(\$37.75)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$7.55)	(\$7.55)	(\$7.55)	(\$7.55)	(\$7.55)
Minor repairs / damage / shared yard			(\$97.96)	(\$6.84)	(\$7.01)	(\$7.19)	(\$7.37)	(\$7.55)	(\$12.40)	(\$12.40)	(\$12.40)	(\$12.40)	(\$12.40)
<b>Depreciation - new housing stock</b>			\$0.00										
Communications & engagement - nominal amount - per project			(\$10.00)	(\$10.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Rates (% of capital value - developed land & buildings), indexed @ 1.5% pa			(\$161.32)	(\$15.07)	(\$15.30)	(\$15.53)	(\$15.76)	(\$16.00)	(\$16.24)	(\$16.48)	(\$16.73)	(\$16.98)	(\$17.23)
Insurances			(\$135.69)	(\$12.68)	(\$12.87)	(\$13.06)	(\$13.26)	(\$13.46)	(\$13.66)	(\$13.86)	(\$14.07)	(\$14.28)	(\$14.49)
Other outgoings - provision			(\$1.20)	(\$0.12)	(\$0.12)	(\$0.12)	(\$0.12)	(\$0.12)	(\$0.12)	(\$0.12)	(\$0.12)	(\$0.12)	(\$0.12)
Net cash inflow/(outflow)			\$191.88	\$22.07	\$32.24	\$32.39	\$32.56	\$32.72	\$5.10	\$6.51	\$7.94	\$9.42	\$10.93
	check		true										
<b>Net present value - discounted by WACC</b>	6.5%		\$148.80										

If all properties are to be retained, then past year 10, decisions over sustaining additional debt and funding depreciation would need to be made.

### 2. Concept plan

The base layout for Cherry Grove utilised a mix of 2 bed, 2 bath and 1 bed 1 bath typologies which can be arranged as standalone and or terraces (refer base floor plans below). The rationale is that repeat simple, space efficient designs, bathrooms, kitchens, and doorway designs enable wheelchair access and covered balconies provide extended living spaces, as well as an integration between public and private spaces i.e. good CPTED<sup>1</sup> design.

<sup>1</sup> CPTED, Crime Prevention through environmental design principles.



(base floor layouts)

(80% site-cover – too high)



(70% site-cover and re-oriented to optimise views, sun &amp; provide more amenity – 4 x 2 bed and 2 or 3 single bed terrace)

Servicing to suit the finished floor levels and integrated land use and civils, enables the sites to be 'build ready'. The ITP then seeks respondents to price from the foundations up, provide variability in materials and construction methodology, over a repeat floor plate that the site analysis will validate and consent.

### 3. The **conclusions of MEQ Property Ltd.'s modelling** are as follows:

- i. A reconfigured 14 Cherry Grove (currently bare land) site yielding 6 new fit-for purpose dwellings would produce a positive cash-flow from year 1 (i.e. financial year ending June 2022), and a positive NPV over 10 years of circa \$0.150M. That is, rented at current market-affordable rentals (assumed no greater than 80% of full market<sup>2</sup>), fully maintained, sinking fund established. Operating costs include an additional share of tenancy management, rates based on the improved capital value and tenancy communications and relocations.
- ii. The project merits advancement as it will be 'rates-positive' and irrespective of current or future ownership or tenure, the 6 new units add an ongoing rates stream to Council.

<sup>2</sup> This assumption is to enable the rent payable to be no more than 30% of the household income, thereby meeting housing affordability criteria, as previously reported.

- iii. CIP funding only for the land development and related costs immediately enables a suite of contracting options over the dwelling construction, where all homes meet Social/Community or Affordable (key worker) criteria, thereby meeting the anticipated terms of the CIP capital grant.
  - iv. The portion of the CIP grant applicable to this specific project is forecast to be:
    - a. land development through to civil works for 6 units of circa<sup>3</sup> \$0.6M which leaves Council to secure funding of the dwelling construction of circa \$1.3M, plus contingency equalling \$1.4M. The total project cost is estimated at circa \$2.0M, before funding and also excluding the market value of Council land.
    - b. On-sale of any units would recover for Council the relevant allocated land value plus any funding and project delivery costs. It is essential that any sales meet the purpose of the Grant.
    - c. Flexibility is provided for example from sales to Key Workers or another Social or accredited CHP meeting the definitions, whilst also increasing the number and diversity of housing options in the Ruapehu District.
  - v. It is likely that a range of funding scenarios will emerge once the ITP is presented to the market, a 'market sounding' process could be run in parallel with formal consultation processes, enabling the CIP mobilisation to continue at pace.
  - vi. The Cherry Grove site also offers the ability to test options and innovation which can then be adapted or replicated once the programme has been formally endorsed and then gains momentum.
4. **Partnering:** In order to facilitate house construction and grow the funds available, cash-flow modelling shows that partnering is the recommended base-line reconfiguration strategy. It is also fundamental to remaining 'rates-neutral'. From a risk management perspective, partnering also enables Council to quarantine risk to land development. As the landowner of the nominated sites, the private sector will generally seek to avoid accepting any inherent land risk (e.g. contamination, servicing capacity, geotechnical), by leading the land development and reconfiguration Council can remove cost and time risk and focus on the viable funding of home construction.

With the CIP Capital Grant for land development, partnering enables council to develop scale early, stimulate the market and add more housing stock for the District.

With land development costs CIP funded, then subject to terms negotiated, then home construction funding may be potentially reduced. E.g. in the Cherry Grove example, with say 2 progress build up-front contracts, a build partner(s) may bring construction finance and therefore the commercial risk can be passed from Council to the private sector. This would require an ongoing programme which the CIP Capital Grant now enables.

This strategy was embedded in the MEQ Property, CIP Business Case. A rolling programme or pipeline of work is also reflected in the proposed terms of the CIP Capital Grant.

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<sup>3</sup> Cost contingency across project sites has been assumed within the overall fund. House construction costs allow for up to \$3,000 per sqm plus GST, which is considered conservative.

## Appendix D – 14 General Background Information

- 1 **Demand:** It is difficult to have a clear understanding of the demand profile for social housing across the Ruapehu District. The data from MSD's Housing Register which identifies the number of applicants that are seeking public housing indicates that over a period from March 2018 - March 2020 there has been a rise from 13 to 24 applications for public housing made within the Ruapehu District. This is very small compared to many other District's across NZ.

The Council's own data base of those waiting to access one of the council's social housing units is not reviewed annually. The current picture identifies an increasing need (i.e. more applicants than in the past). There were 48 applicants from 2019 to the first quarter of 2020. However, it is not known how many of these applicants are still needing a home or have found alternative arrangements or moved from the District. At the same time, a telephone conversation in May 2020, with the Manager of Ruapehu's Women's Refuge identified that the biggest challenge for the Refuge is finding a place/home to refer women and children to. Most have 1-2 children. As well the Manager identified the need for more rental accommodation as it is important to have transitional housing. The women being helped need the opportunity to look after a place; pay rent on time and get a reference as a good tenant. One woman that the refuge is helping has been looking for a rental home for 1 year - i.e. the waiting list is long.

By way of background MEQ Property Ltd has considered **trends in community housing demand** and found that:

On a regional basis demand for public housing has increased in all housing regions during the March quarter and compared to March 2019 with the median increase being 45% or 1,028 applicants. The top five increases by percentage in the Housing register compared to March 2019 were East Coast (86% or 1,584 applicants), Waikato (78% or 1,663 applicants), Bay of Plenty (69% or 1,215 applicants), Wellington (49% or 1,869 applicants) and Taranaki (49% or 292 applicants) (source: MHUD).

In terms of the **demographic of increased demand**

Families are no longer the most significant demographic of people being approved for public housing. The largest number of new approvals waiting for homes are singles, many between 24 and 39 and needing small homes or homes formatted for multiple independent adults. The number of new homes being built is not keeping pace with demand, nor is it capable of reformatting the national stock of housing to align with new needs and household compositions.

In the March 2020 quarter supply of public housing (Kāinga Ora and Community Housing providers) increased by 412 units.

2. **Rental Accommodation:** A review of rental accommodation generally across Ruapehu District by MEQ Property Ltd shows that the rental market over the last 18 months (evidenced by MSD registered bonds) has seen bond lodgements increase from 17 per month to 24 per month with median rentals increasing from \$245 per week to \$265 per week. As well there is anecdotal evidence that there are limited options for key workers (e.g. police, teachers, trades) to find affordable rental and/or homes to buy that are fit for purpose.
3. **Sales:** Current Ruapehu District property sales values and volumes are unlikely to support new development in the short term, as irrespective of actual cost and quality, comparative sales data does not provide evidence for valuation purposes to support realising fair value of the new build and land development costs. In effect this is a circular argument, unless a 'circuit breaker' action is undertaken. The previous Business Case to support the CIP funding (MEQ report 23<sup>rd</sup> March 2020), noted this requirement, and the strategic approach to reconfiguration outlined in the housing strategy maps a way to achieve a 'circuit breaker'.
4. **Long term goal:** One of the long-term benefits of reconfiguration and stimulating the housing market is for the Council to realise fair value in land and new buildings, this is a long-term goal, and essential for greater scale in construction, and sales transacted in order to support a rise in valuation and therefore the ability for the open market to finance purchases at fair and not distressed values.

By way of example, the HNZN regeneration of Glenn Innes (later to become Tāmaki Regeneration), initiated a 'circuit breaker' market offering with a mix of Government sponsored builds and open market affordable and full value house sales. As a direct result of the HNZN lead programme, a market which had previously been moribund was transformed into an active and commercially viable market. The sales statistics show that construction of new homes increased from a single digit base per annum in 2015 to some 80 by 2020. And over this period median values heralded a two-fold increase in sale prices by 2020. Also, of note is that the level of restoration,

repair and renewal of private housing stock in Glenn Innes was almost nil until the regeneration project gained momentum. By comparison the neighbouring suburb of Meadowbank saw a drop in sales value and volume over the same period, while Saint John's saw a modest rise in value (\$75,000 per home) with sales decreasing by 1/3.

Whilst not a precise metric, the same market behaviour has been evidenced in other regeneration projects elsewhere in New Zealand and Australia. On this basis it is estimated that a modest RDC regeneration approach will also take 5 to 7 years before there is a marked and sustainable increase in property values increase in the Ruapehu District to a level that realises value in the regenerated portfolio.



## Report to: Council

**Meeting Date:** 18 November 2020

**Subject:** **Deliberations and Adoption: Proposed Public and Affordable Housing Asset and Tenancy Management Strategy (ATMS)**



### Purpose of Report

- 1.1 The purpose of this report is to present an analysis of submissions and community feedback to the Proposed Public and Affordable Housing Asset and Tenancy Management Strategy (ATMS) for Council deliberation and adoption.

### Significance and Engagement, Social Impact

#### 2.1 SIGNIFICANCE

- 2.1.1 Council publicly notified the ATMS on 18 September 2020 for the purpose of receiving community and public feedback as the matter of social housing and council's potential role in housing is a matter of public interest.
- 2.1.2 The Proposed ATMS did not trigger the need for the special consultative procedures.
- 2.1.3 Deliberations are a response to the feedback received (both written and from the hearing).

#### 2.2 SOCIAL IMPACT

- 2.2.1 The proposed ATMS is aligned with Council's existing vision "*to drive District growth through initiatives that improve the economic, environmental, social and cultural wellbeing of our local communities while protecting our environment*" (source Council website).
- 2.2.2 The Waikato District Health Board noted in its submission that "*quality, affordability, safety, and suitability of housing and security of housing tenure are all key determinants of community health and wellbeing outcomes.*"

### Background

#### 3.1 ENGAGEMENT

The consultation period for the Proposed ATMS ran from Friday 18 September 2020 to Friday 16 October 2020.

#### 3.2 COMMUNITY MEETINGS AND FACEBOOK

- 3.2.1 Community meetings were held in Ohakune, Taumarunui and Raetihi respectively on Thursday 24 September, Monday 5 October and Thursday 8 October 2020.
- 3.2.2 The community meetings were all live streamed to Council's Facebook page. The following is a summary of the level of involvement through Facebook.

Ohakune Hui	1700 people reached, 268 engagements, 4 comments
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Taumarunui Hui	1910 people reached, 422 engagements, 1 comment
Raetihi Hui	1262 People reached, 189 engagements, 5 comments

3.2.3 The Facebook threads have been collated and drop boxed to Elected Members for consideration.

### 3.3 WEBSITE

A consultation page was set up on Council's website, encompassing all the relevant information on the issue. An online submission form was also available.

### 3.4 NEWSPAPER AND RADIO

3.4.1 The draft Strategy was advertised with full page advertisements in the Ruapehu Bulletin (23 September 2020) and Taumarunui Bulletin (25 September 2020).

3.4.2 There was also radio coverage over the 3 local (Peak FM, Cruse FM and Ski FM) radio stations throughout the consultation period.

### 3.5 IWI ENGAGEMENT

Council is engaging with representatives of Ngāti Hāua Iwi Trust, Uenuku Charitable Trust and Ngāti Rangi Iwi Trust throughout this process. Formal submissions have not been made by iwi on the draft Strategy, however they are all working alongside Council staff and external advisors to advance housing initiatives in the District.

### 3.6 BUSINESS ENGAGEMENT

Council delivered submission details to the Ohakune based Bayley's Real Estate team, Property Brokers, Taumarunui, Ray White and Harcourts.

## Discussion

### 4.1 FACEBOOK COMMENTS

Elected members were sent the comments received on Council's Facebook page.

#### 4.1.1 Comments in favour

None specific to strategy were identified although need across the district was acknowledged.

#### 4.1.2 Unknown

Five of the comments were not specific or relevant to the current proposal.

#### 4.1.3 Not in favour

None specific to strategy were identified

### 4.2 SUBMISSIONS RECEIVED

4.2.1 The feedback form that was available to submitters had five questions that submitters could respond to. Table 1 below summarises the way the 22 submitters responded to Questions 1-4 on that form. In brief:

- (a) Submitters were strongly (86%) in favour of the draft Public and Affordable Housing Strategy and strongly in favour of it replacing the current “Older Person & Social Housing Policy.” Those who sought retention of the current policy were primarily concerned that there is such a shortage of social, emergency and community housing that this needs to be the focus for new housing. Those who strongly supported the new Strategy identified critical needs across many sectors including workers, families, and renters.
- (b) There was some support for council to be more ambitious in how it promotes more housing. Comments were not necessarily about the council building more homes but comments such as making the regulatory process easier one example being staged consents allowing for small homes to be extended e.g. garaging added etc.

Summary Table 1: Submission Forms Q1-4									
Question Submitter	Q1: Do you support the adoption & objectives of the strategies?		Q2: Would you rather keep the current Older Persons & Social Housing policy?		Q3: Would you rather Council focus solely on public housing & not affordable housing?		Q4: Do you think Council should be more ambitious & develop housing as well?		
1.	Y		N		N		N		
2.	Y		Y		N		Y		
3.	Y		N		N		Y		
4.	Y		N		N		Y		
5.	N		Y		Y		Y		
6.	Y		N		N		N		
7.	Y		N		N		N		
8.	N		Y		Y		N		
9.	Y		N		Y		Y		
10.	Y		-		-		-		
11.	Y		-		-		-		
12.	N		N		Y		Y		
13.	Y		N		-		Y		
14.	Y		N		N		N		
15.	Y		N		N		-		
16.	Y		N		N		Y		
17.	Y		N		N		Y		
18.	Y		N		N		Y		
19.	Y		N		N		N		
20.	Y		N		Y		-		
21.	Y		N		N		Y		
22. (late)	Submission related to Yule Court-housing at Owhango		-		-		-		
Total	Q1 Total		Q2 Total		Q3 Total		Q4 Total		
	Y	N	Y	N	Y	N	Y	N	
Number	18	3	3	16	5	13	11	6	
Percentage	86%	14%	14%	76%	24%	62%	52%	28%	

- 4.2.2 Table 2 below identifies themes that emerged through responses to Question 5 on the form and from the hearing of submitters – (see section 4.3 below). Question 5 asked a more open-ended question asking for any ideas. Question 5: *Do you have any other ideas or thinking on the proposed Strategy or how council can play an achievable role in helping to address Ruapehu housing issues?*

<b>Table 2: Themes from responses to Q5 on written form and from the hearings of submissions</b>		
Q5 Submission Themes	Response	Suggested Amendments to Draft Strategy ( <i>Amendments in italics</i> )
Importance and support for Council to partner and work with others – including CHPs (Community Housing Providers), Women’s Refuge, Waikato District Health Board	The ATMS identifies 2 areas where RDC wishes to partner Section 1.5 RDC (and/or partners) support of/in sustaining tenancies (p.5) Section 1.6 Develop a Reconfiguration Capital fund Reference to partnering can be enhanced in the title of section 1.6 in a similar way to section 1.5	Amend the title of section 1.6, page 6 to read “Develop a reconfiguration capital fund <i>and partner</i> to provide funding and capacity to systematically work through the full portfolio”
Think of homes as more than houses and allow spaces for socialisation, multiple uses, community gardens, activities that provide for social connection and encourage people to stay long term in Ruapehu “I would like to see the extension of community and residential spaces to allow for multiple uses, family gatherings and socializing”	The draft ATMS specifically identifies design for safety, social design for community activation, and community design for safety (p10)	Amend the first paragraph under the heading Community activation p.10 to read: “Where RDC supports development with council owned land, it will sensibly apply <i>master planning and best practice urban design principles</i> .....to ensure integrated living environments with a sense of identity and community”
Ensure quality fit for purpose homes are built including: <ul style="list-style-type: none"> <li>• Thermal performance</li> <li>• Universal Design principles/accessible homes</li> <li>• Meeting different family needs including solo mums with 1 child (smaller 2 bedroom units); those who wish to down size, families and affordable</li> </ul>	Universal design = accessible homes  The ATMS 2.1 (p.9) “Homes that add diversity to current stock” identifies “support for the natural diversity of communities”	Amend bullet point 3, section 2.1 (p.9) to read: “ <i>Universal design (accessible) homes suited to enable persons to age in place, and accommodate those who may have a disability</i> ”

accommodation for workers and their families		
Needs are across the District including: <ul style="list-style-type: none"> <li>• Raetihi</li> <li>• National Park</li> <li>• Ohakune and Rangitaua owing to displacement</li> </ul>	The ATMS identifies that the Strategy is a “District” wide one and not limited to any particular town and the needs of all towns mentioned by submitters is noted	No change recommended
RDC should introduce staged build consents to allow small homes (affordability/market entry) to be expanded in stages	This is a matter for consideration outside of the Strategy	No Change recommended
That policies be set in place that the sale of any property be to low income families and that a ballot system be set and proof of income be required. That the owners remain resident and not rent or Air B & B	Mechanisms do exist to manage purchases of property-these can be referred to in the strategy. Kiwi Build for example includes a Deed of Covenant requiring a purchaser to live in a home for a minimum period of time (3 years for a home 2 bedroom or larger); and purchasers of Kiwi Build homes are also subject to household income levels	Amend section 1.6 paragraph 3 (p.6) by adding a new sentence at the end to read: <i>Sell down of any RDC owned or developed property be in line with government affordable housing strategy e.g. (Kiwi Build covenants)</i>
That RDC set policy guidelines to ensure local business be given propriety when tendering	While this may be in support of local economic growth the ATMS 1.8 (p.8) “Astute risk allocation” includes the following core contracting principles ahead of local supply, <ul style="list-style-type: none"> <li>• New homes on a guaranteed maximum price build contract</li> <li>• homes that comply with Asset performance criteria</li> <li>• warrantees that meet the whole of life performance standards</li> </ul> A reference to giving preference to local business can be added where the risk criteria are met	Amend section 1.8 third bullet point Housing by adding an additional sentence at the end as follows: <i>“Where capacity is available locally it will be given preference”</i>
Appointment of a “Wellbeing officer” in place of or support of tenancy manager roll	While tenant services is mentioned in the ATMS, tenant wellbeing is not specifically identified. This can be added.	Amend section 1.5 (p.5) Tenancy manager role by adding to the second bullet point as follows: <i>“Increase the level of tenancy services and tenant wellbeing”</i>

Recouping funds (from project sell down) can support both housing supply pipeline but also redevelopment of RDC existing housing	ATMS p.7 identifies that funds recouped for the land can be re invested to support an ongoing programme but doesn't specifically mention existing public housing- this can be made more explicit in the strategy	Add to the paragraph p.7 above the diagram the following words ..... <i>and redevelopment of RDC existing Public Housing</i>
An advisory committee be set up to manage the project and "to insure ongoing local input and ownership"	There are a range of ways local input and ownership of the project can be achieved. These have included to date engagement with local iwi, liaison with the local Women's Refuge, public consultation on the draft Strategy, identification of local builders who may be interested in submitting to the Invitation to Partner, liaison with local community housing providers. Governance occurs through a project management group chaired by the RDC CE and by reporting through to elected members.	No change recommended.

### 4.3 HEARINGS

Five people spoke to their submissions on 28 October 2020.

#### 4.3.1 Submission 14

4.3.1.1 The first speaker at the hearings indicated that he had moved and brought his family to Ruapehu two years ago and wants to stay in the District and contribute to its future. He has had to move four times in two years as there has not been secure (long-term) rentals available. At the same time, house prices are increasing and challenging many in the community. He acknowledged the work that the charitable trust 'Homes for People' has undertaken in the Manawatu-Whanganui region; that they work with local people to develop homes to meet different needs including downsizing, rent-to-buy (Home Saver) and Shared equity schemes (Home for Life).

4.3.1.2 A PowerPoint presentation overviewing the work that 'Homes for People' has undertaken in Palmerston North City together with Homes For People 2019 Investor Report was provided by the submitter and has been circulated to elected members for their information.

#### 4.3.2 Submission 15

This speaker covered his written submission with main points being:

- (a) An advisory or Consultative Body to be part of the project with proportional community representation and professional advisors.
- (b) Covenants over any RDC developed property to ensure it supports low income families as residents.
- (c) Local business are given priority.

### 4.3.3 Submission 16

- 4.3.3.1 The third speaker is a multi-generational resident of Ruapehu and is very concerned for the sick and vulnerable in the community. The submitter employs up to 20 people in market gardens and finds it hard to attract workers owing to housing challenges. The submitter has subsidised a worker in a motel but that worker has nowhere for his children to come.
- 4.3.3.2 The submitter suggests that a Community Trust be responsible for assisting people to live in Ruapehu. She did acknowledge that employers can play their part also in trying to address housing needs for workers.

### 4.3.4 Submission 18

- 4.3.4.1 The fourth speaker said this was the first time he had engaged with Council and had moved to Taumarunui two years ago. He chose Taumarunui as he saw the potential that the town has. Believes there is a high level of people living alone in large homes and there is a need to free up these homes by enabling smaller units for single persons.
- 4.3.4.2 The submitter referred to examples of development in Otaki that were worthy of consideration. He also suggested that thought should be given to provision for Tiny homes and how they could be developed as a community with infrastructure.

### 4.3.5 Submission 20

- 4.3.5.1 The submitter is a long-term resident of the District. He noted his submission relates to the process to achieve the outcome. Seeks warm, dry, easy to live in homes that conform to acceptable WHO (World Health Organisation) standards. He was also concerned about the overall development including:
- (a) There being efficient use of land
  - (b) The development creates community
  - (c) That there is a considered design brief prior to houses being built
- 4.3.5.2 The submitter referred to an article in the NZ Herald that outlined initiatives taken by Mike Greer Homes for prefabrication. This article has been circulated to elected members.

## 4.4 CONSIDERATIONS

Council will need to consider all the submissions and feedback they have received, as well as taking into consideration the verbal feedback they heard at the hearing.

## 4.5 POSSIBLE RESOLUTIONS

- 4.5.1 It is recommended that the draft Public and Affordable Housing and Asset and Tenancy Management Strategy be adopted with the amendments in response to submissions as outlined in Table 2 of this report and Attachment 1 to this report.
- 4.5.2 Other resolutions and/or amendments can also be proposed by Elected Members for consideration and adoption.

<b>Suggested Resolution(s)</b>	
1	That the report on Deliberations and Adoption: Proposed Public and Affordable housing and Tenancy Management Strategy (ATMS) be received.
2	That the draft ATMS is adopted (as outlined in the updated ATMS – see Attachment) with the following amendments:

- (a) Amend the title of section 1.6, page 6 to read “Develop a reconfiguration capital fund *and partner* to provide funding and capacity to systematically work through the full portfolio.
- (b) Amend the first paragraph under the heading Community activation (page 10) to read: “Where RDC supports development with Council-owned land, it will sensibly apply *master planning and* best practice urban design principles.....to ensure integrated living environments with a sense of identity and community.”
- (c) Amend bullet point 3, section 2.1 (page 9) to read: “*Universal design (accessible)* homes suited to *enable persons* to age in place, and *accommodate those who may have a disability.*”
- (d) Amend section 1.6 paragraph 3 (page 6) by adding a new sentence at the end to read: “*Sell down of any RDC owned or developed property be in line with government affordable housing strategy e.g. (Kiwi Build covenants).*”
- (e) Amend section 1.8 (page 8) third bullet point Housing by adding an additional sentence at the end as follows: “*Where capacity is available locally it will be given preference.*”
- (f) Amend section 1.5 (page 5) Tenancy manager role by adding to the second bullet point as follows: “Increase the level of tenancy services *and tenant wellbeing.*”
- (g) Add to the paragraph (page 7) above the diagram the following words “.....*and redevelopment of RDC existing Public Housing.*”
- (h) Any minor consequential/editorial amendments.

**AUTHORS:**

Ree Anderson, Director Ree Anderson Consulting Ltd; Nicholas Chan, Principal MEQ Property Ltd

Email address for point of contact: ree@reeanderson.co.nz



Extract from RDC's Draft Long Term Plan Consultation Document 2021-31, page 18

## 4. Council's role in housing

Should Council have a role in helping to address housing issues in Ruapehu?  
If so, what should that role be?



A shortage of warm, dry, affordable housing is limiting the ability to provide better opportunities for people and with it Council's ambitions for economic, social and community development. We need many more houses that can meet the many different needs of people at different life stages such as homes for single working people starting out, older people needing live-in carers, small families and larger whanau.

### 1. Council facilitates, advocates and partners with others. \*our preferred option

Council would continue to work with Government to assist us to 'de-risk' development in Ruapehu and attract new investment in housing. It would include; (a) working with Government agencies such as Kāinga Ora, community organisations, iwi and others, (b) Progressing our town centre, housing and infrastructure planning in our main centres (initially Ohakune and Taumarunui 2021/22), and, (c) Facilitating northern and southern housing working hubs.

Level of Service	Funded by	From 1 to 3 years	From 1 to 5 years	From 1 to 10 years
No change	Rates (District Wide)	+ \$1.30 (0.0%)	+ \$3.29 (0.1%)	+ \$9.80 (0.3%)
	Debt impact	\$0.4m	\$0.4m	\$0.4m

\* The dollar and percentage increase shows the increase from this year's current rate.

### 2. Establishing a Community Housing Provider (CHP)

This is a potential new housing delivery option. Some councils (e.g. Queenstown Lakes District, Auckland and Christchurch) have established Trusts, or a subsidiary of the local authority that operates independently as a registered Community Housing Provider. If Council wanted to do this it would need to find a community housing partner to work with and set up a new entity that can be registered as a CHP. The key benefit of a CHP is the ability to obtain rent subsidies for tenants who cannot afford market rents. Due to small size of Council's housing portfolio the compliance and other support costs may outweigh any benefits.

Level of Service	Funded by	From 1 to 3 years	From 1 to 5 years	From 1 to 10 years
Increase	Rates (District Wide)	+ \$4.28 (0.2%)	+ \$9.20 (0.3%)	+ \$25.25 (0.7%)
	Debt impact	\$1.0m	\$1.0m	\$1.0m

\* The \$1m establishment cost is an estimate. Excludes everything but finance costs for the \$1m.  
\* The dollar and percentage increase shows the increase from this year's current rate.

### 3. Council acts as a co-owner/guarantor with builders of social and affordable housing on Council land

This option is for the council to partner with builders who are prepared to fund the building of new homes on council land on the basis that they are leased back to the council for social and affordable homes or are purchased by the council. It would require investment from council to ensure that the council land to be developed is serviced and ready for builders to build on.

The costs to enable around 50 lots on undeveloped rural land for example may be in the order of around \$5M. In leasing the homes back Council would also be taking on additional asset and tenancy management responsibilities. (Council would effectively be increasing its public and affordable housing portfolio.)

Level of Service	Funded by	From 1 to 3 years	From 1 to 5 years	From 1 to 10 years
Increase	Rates (District Wide)	+ \$21.40 (0.8%)	+ \$46.00 (1.5%)	+ \$126.24 (3.6%)
	Debt impact	\$5.0m	\$5.0m	\$5.0m

\* The rate impact excludes everything but finance costs on the \$5m  
\* The dollar and percentage increase shows the increase from this year's current rate.



# Housing - An overview of our journey

February 2023

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## Housing background and issues

In early 2020 Council identified the growing housing challenges that are impacting on all sectors of the community and across all social and income levels. This was informed by research undertaken by Key Research Ltd which through Community Discussion Groups investigated how liveable and affordable Ruapehu District was.

The demand for more social and affordable housing is increasing:

- There is a growing waiting list for council's social housing for older persons (60+years) and residents of younger age groups (21 - 60 years) also registering and needing access to council's social housing.
- The number of those on the Ministry of Social Development's Social Housing Register have more than doubled in 2020 (from 22 to 61) and the numbers registered on council's social housing waiting list increased by 20 (from 48 to 68). It was recognised that these statistics are not a true reflection of need as not everyone is entitled to public housing registers.
- The number of Job-seekers - Work Ready Benefits has also increased by 126 in Ruapehu from October 2019- October 2020.
- There are challenges in the supply of affordable homes for key workers such as tradespeople, construction workers, teachers, fire workers, and nurses who cannot access homes either for affordable rental or to buy.

At the same time, there is a shortage of readily available land with infrastructure in place and a market where construction costs are high, profit margins are very low and build risks are too high to attract scale residential builders to towns such as Taumarunui and Raetihi. This is constraining the supply of homes as the private sector is not building new homes. A shortage of homes means rents and house prices rise, overcrowding occurs and homelessness increases.



The impact of Airbnb and take up of holiday homes escalates this issue by reducing the supply of homes in towns such as Ohakune and National Park. This reduces the supply of homes for permanent residents and increases the costs and availability of rental homes for seasonal workers.

Council engaged a team comprising Ree Anderson Consulting Ltd, MEQ Property and Morrison Low to assist Council in reviewing their Social Housing Policy, developing a Housing Strategy and submitting an application to CIP.

## What actions has Council taken to address these issues?

In response to the issues identified above Council chose to take an active role to help address these housing challenges. It however was very clear that any new housing initiatives should not be at the cost of increasing rates and putting a further burden on ratepayers.

It took a number of initiatives to increase social and affordable housing in the district over the past year. These are as follows:

### Clear Strategic Direction

To provide focus and identify Council's future direction regarding housing two key pieces of work were undertaken in 2020.

### The development of a Public and Affordable Housing Asset and Tenancy Management Strategy

A Public and Affordable Housing Asset and Tenancy Management Strategy was developed in mid-2020 with a primary objective to support the District's economic growth, development and community wellbeing through housing.

The aim of this plan was threefold:

- It was to regenerate RDC public (social) housing and where possible, through partnering, encourage an increase in fit for purpose public housing within the district, with an initial 10-year horizon.
- It was also to collaborate with Iwi, the Crown, or Crown controlled entities such as Kāinga Ora, accredited Community Housing Providers and local businesses or investors, so that a greater supply of land suitable for new public and affordable housing can be enabled and built on. Some of these homes can, with new ownership models, enable families to become homeowners.
- It also sought to update tenancy management practices to "best practice" which includes extending eligibility criteria and developing pathways to home ownership and independence. The strategy needs to satisfy RDC's rates neutral policy.

This Plan was consulted on in September 2020 with significant public support. It was adopted in November 2020.

### The development of a 5 Year Housing Strategy and Action Plan

Council was concerned about high housing needs across the District and the intention was to have a housing strategy that delivered for the whole community. A one-page Housing Strategy was developed and workshopped with Council in December 2020.

This Strategy was updated as part of the LTP process and identified six key initiatives (as shown in the following diagram).



**Our Vision:** Supportive and thriving communities where there is a diversity of warm, dry, safe homes that residents and workers across the District can afford.

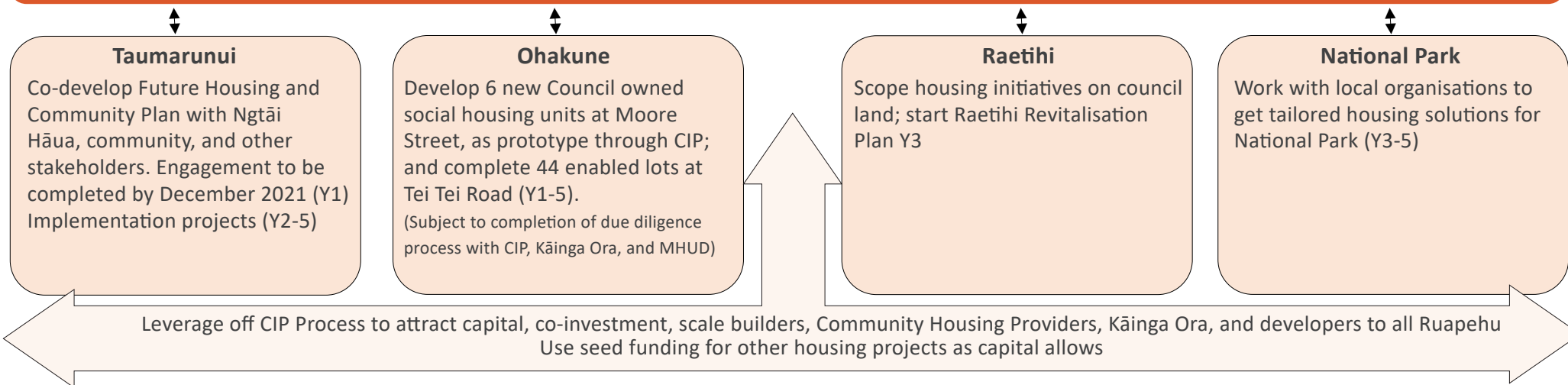
**Our Mission:** Working with others to increase the overall supply of homes and enable and facilitate the delivery of more emergency, social and affordable homes and papakāinga to meet the diversity of whānau, family and individual needs

**Our 6 Key Initiatives:**

**Initiative 1:** Support Uenuku, Ngāti Rangī, Ngāti Hāua to enable their delivery of their Māori housing initiatives particularly on Māori owned land

**Initiative 2:** Provide a client friendly approach to Ruapehu District Council’s regulatory and customer services to enable Ruapehu to be a comparatively competitive place for housing developments.

**Initiative 3: Planning and promoting integrated housing developments in key towns**



**Initiative 4:** Investigate achieving a Community Housing Provider (CHP) status in conjunction with IWI and other trusts with a focus on delivering housing in Ruapehu (Y1)

**Initiative 5:** Facilitate Northern and Southern based Working Party Housing Hubs of local iwi, Central Government Agencies (e.g. MSD, MHUD, Kāinga Ora), DHBs, Community Housing Aotearoa and relevant local agencies e.g. Taumarunui Women’s Refuge to facilitate the coordinated delivery of housing delivery, healthy homes programmes and government wrap around services

**Initiative 6:** Work with the private & community housing sectors, businesses, developers, builders to enable more homes for employees

MONITOR & REVIEW

This Strategy identified the need to support and partner with Iwi. It also targeted continuing to work with Kāinga Ora and progressing the town centre, housing and infrastructure planning in Councils main centres (initially Ohakune and Taumarunui 2021/22).

The approach to co-development of a Taumarunui Housing and Community Plan was reviewed by Ngāti Hāua Iwi Trust and they were fully supportive of the approach. The proposed methodology for the Taumarunui Future Housing and Community Plan would include early informal consultation with the community and also the development of a stakeholder management plan that ensures ongoing involvement of central government agencies, local businesses and local organisations, NFP (Not for Profit organisations), Waikato District Health Board, Enterprising Taumarunui etc.

## Partnerships

Council established a Housing Project Steering Group comprising Uenuku Charitable Trust, Ngāti Hāua Iwi Trust and Ngāti Rangī. This group collectively undertook a stocktake of Council owned vacant land that may be able to be used for housing. This process identified 13 parcels of land (some parcels include more than 1 site):

- High level due diligence was undertaken on each of these parcels of land to determine whether any were immediately suitable for development (e.g., have infrastructure to service them; appropriate zoning; iwi support/considerations; proximity to services and amenities, flooding/hazards).
- While only 2 parcels in Ohakune, one adjoining the Council's existing social housing at Moore Street; the other at Tei Tei Drive are considered 'shovel ready' sites at a number of other sites have been identified for potential future investigation and development.



In addition, liaison has also occurred with Kāinga Ora, Community Housing Providers, MHUD (Ministry Housing and Urban Development), MSD (Ministry of Social Development), and builders and developers as part of the ITP (Invitation to Partner Process) associated with the Crown Infrastructure Partners (ITP) funding.

A focus on building relationships with Kāinga Ora has also been successful. Council has worked with their recently appointed Regional Director and team to discuss ways in which Council and Kāinga Ora can work together to get more public, social and affordable homes in Ruapehu. Discussions have been focussed initially on Ohakune (refer to the Housing Developments in Ohakune section below) and are ongoing.



### Taumarunui | Manunui Spatial Plan

Council initiated the development of the Taumarunui | Manunui Spatial Plan in early 2021 because a plan with more diverse and affordable housing and employment options in the town was being sought. After a range of informal community and formal public engagement with mana whenua, central and regional government agencies and residents, the Taumarunui | Manunui Spatial Plan was adopted by Council in August 2022.

The Plan included a development strategy that includes a proposal to change some zonings in the Operative Ruapehu District Plan. Amending the District Plan to allow for more mixed use activity (residential, papakāinga and commercial activity near the town centre) was prioritised in the spatial plan's implementation plan. The Council is currently in the process of engaging planning consultants Tonkin and Taylor Ltd to undertake a Mixed Use Zoning Plan Change. There will be an opportunity for mana whenua, residents and local businesses to comment on the detail of the proposed Mixed Use Zoning as it is developed during late 2022- 2023.

Ree Anderson Consulting Ltd and Richard Knott Ltd were engaged by Council to assist in developing the plan working alongside Ngāti Hāua Iwi Trust and their advisers The Urban Advisory (TUA).





## Housing Developments in Ohakune

Council was successful in early 2021 in securing \$2.4M in funds from Crown Infrastructure Partners (CIP) for funding to help build more public and affordable homes in the District.

This project involved the development of six social houses at 11-13 Moore Street which will be to 8 Homestar Design certification.

This project commenced in 2021 with the establishment of a project team and the securing of a build partner (a consortia comprising Eves Construction/MyKiwiHouse/Isthmus Group). The project was completed in October 2022 on time and under budget; with CIP agreeing to use surplus funds to upgrade eight existing council social houses to meet healthy homes standards.

An additional site at Tei Tei Drive is also currently being pursued. This is large council site that can accommodate circa 200 houses, and which has the potential to provide in the order of a further 40-50 houses, being a mix of public housing, affordable homes and worker rentals. This has the potential to attract capital, co-investment and scale builders to the District, then use any surplus from selling off a portion of houses to provide seed funding for further housing projects as capital allows.

Council has been working directly with Kāinga Ora and Ngāti Rangī in a partnership approach to develop this site and fund, build and manage any social housing stock. This project will also fund the associated infrastructure development to support additional housing within the town.

### Ohakune Spatial Plan

In mid 2022, Council, Ngāti Rangī, Ohakune Inc, and key community stakeholders worked with the Ohakune community to understand the values and aspirations for the future of Ohakune.

Based upon this a 'wish list' of communities priorities were identified to set out key priorities for Ohakune, looking at how Ohakune grows and responds to the key pressures, risk and opportunities that exist. Housing is a key priority and the focus is on ensuring that any housing develops in the right location, growing around centres and facilities such as schools.

## Options to establish a Community Housing Provider

In late May 2021 Options for Council's role in Housing were discussed with Council as part of the Deliberations for the Long-Term Plan 2021-31.

In assessing options on how Council could enable more affordable sustainable housing rentals and ownership, three options for the future were put forward. These were as follows:

- Option 1 - more traditional role where the council facilitates, advocates and partners with others.
- Option 2 - potential new housing delivery option.
- Option 3 - housing funding option.

Some councils (e.g. Queenstown Lakes District, Auckland and Christchurch) have established Trusts, or a subsidiary of the local authority that operates independently as a registered Community Housing Provider. The Ministry of Social Development (MSD) offers subsidised rents in the public housing market through the Income-Related Rent Subsidy (IRRS). If a tenant qualifies for income-related rent the Government pays the difference between the tenant's rent and market rent.

Local authorities and Council controlled organisations are not eligible to obtain IRRS funding with MSD only providing the funds to community housing providers (CHPs). The Community Housing Regulatory Authority (CHRA) sets standards for community housing providers and regulates the sector. A subsidiary of a local authority or council-controlled organisation may apply to register as a CHP if it is operating at arm's length. The subsidiary must be genuinely operating independently from the parent as if not part of its corporate structure. This should be evident from its constitution, membership of its governing body, and its governance and financial management structures.





Ruapehu District Council would need to find a community housing partner to work with and set up a new entity that can be registered as a CHP if that was the option chosen. The partner would also need to have an aligned focus on growing the housing portfolio.

Council has agreed to investigate a CHP as an outcome of the LTP process, and is working with Kāinga Ora on this initiative. It is recognized that Council should have a role in housing as it is a fundamental need and critical to the health and wellbeing of all residents.

#### **Community Housing Provider (CHP) and the Taumarunui Community Kokiri Trust**

The Council is working alongside the Taumarunui Community Kokiri Community Trust to assist it in obtaining registration as a Community Housing Provider. The Trust has been invited by the Community Housing Regulatory Authority (CHRA) to submit an application to become a CHP, which is currently underway.

Organisations that meet the criteria for Community Housing Providers are eligible to apply for funding to build more public and social housing through the Ministry of Housing and Urban Development. Both the Trust and Council, have land that may be able to be used to improve affordable housing options for residents without costs falling on ratepayers .

## Summary

In early 2020 Council identified the growing housing challenges that faces its District. As an outcome of this, Council has taken a proactive approach having developed key documents that set out the Housing Strategic Direction.

These documents identified a number of housing initiatives of which a number are underway already. These are the development of the Taumarunui Housing and Community Plan, establishing key partnerships and Housing Developments in Ohakune including the development of a community led spatial plan. Council is now actively looking at options to establish a Community Housing Provider.







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MORE WARM, DRY HOMES FOR

# Ohakune

FREQUENTLY ASKED QUESTIONS





# Timeline

What you need to know about the proposed Teitei Drive Development

## Late 2020

Ruapehu District Council consulted with the community extensively about its plans to work with various agencies, including the Government, community organisations and iwi, to encourage new housing investment in Ruapehu. It has done this through both its 2020 Housing Strategy and its 2021–31 Long-Term Plan. Consultation on the Ohakune Spatial Plan also identified community interest in a greater range of housing options, particularly where housing might provide more affordable options for locals.

## December 2021

Ruapehu District Council subsequently lodged an application for Infrastructure Reference Group Funding through Crown Infrastructure Partners (CIP) from the Government. This funding enables the planning and development of key infrastructure to provide capacity for new homes and amenities.

In accordance with CIP 'shovel ready' funding requirements, Ruapehu District Council identified two sites in Ohakune. Teitei Drive and a smaller site at Moore Street adjacent to existing Council social housing.

Council initially made an application to CIP to undertake both developments themselves, but the application was subsequently split into two projects.

**Project One:** Moore Street has progressed as its own application and development by RDC in consultation with Ngāti Rangi and using specialist consultants for delivery. This has successfully been completed by RDC and provides six units for Council Social Housing.

**Project Two:** Teitei Drive is to be completed in partnership between Ruapehu District Council and Kāinga Ora, in consultation with Ngāti Rangi.

## 4 April 2023

Two agreements were signed. The development partnership agreement between Ruapehu District Council and Kāinga Ora; and the funding agreement between Kāinga Ora and the Ministry of Housing and Urban Development.

The proposed development is a mixed housing development of 44 homes, including 15 affordable homes, 14 long-term worker-rental homes and 15 public homes.

## June/July/August 2023

Kāinga Ora has kept the community informed with three letter drops, which began in June. We have also provided updates via email, website, social media, and through one-to-one conversations. We have held multiple Community Outreach Sessions, seeking input on how we can best support the current and future needs of the community.

We continue to engage with the community as we progress with our plans.

You can find the Frequently Asked Questions on the next page.

## July 2023

Resource consent for infrastructure and subdivision lodged.

## August 2023

Given the level of interest from the community in this development, we have – in consultation with our development partners – requested that the resource consent application for the subdivision is publicly notified.

A decision on this will be made in due course by the independent consultants who are assessing the consent application for Ruapehu District Council.

## 2024

Resource consent for stage one of proposed plans for 44 new homes will be lodged.

*“Teitei Drive looks like a good housing development that our town needs! It's going to be a help for families, just like ours, who dream of owning a home.”*

*The best part is that the planned build dates are far enough away, giving us the time to plan and prepare for this.”*

**Family living in Ohakune**

# Frequently asked questions

## About the proposed Teitei Drive development

### How many homes are proposed?

To help meet the need for more homes in Ohakune, Ruapehu District Council partnered with Kāinga Ora – Homes and Communities and Ngāti Rangi to enable the development of vacant land at Teitei Drive in Ohakune.

The proposed development is a mixed housing development of 44 homes, including:

- 15 affordable homes. These homes are intended for sale for first-home buyers or similar.
- 14 long-term worker-rental homes. These homes will likely be managed by a third party.
- 15 public homes. These homes will be owned and managed by Kāinga Ora.

Kāinga Ora is a development partner for this first stage of the project. The infrastructure Kāinga Ora is delivering at this stage will support further development by Ruapehu District Council as and when the need arises. However, no further decisions have been made regarding future stages of development on the site. Ruapehu District Council will retain the land and maintain it.

### Why is there a need for more homes in Ohakune?

There is a demonstrated need for more public housing in the area. In Ruapehu District, around 72 applicants with an urgent housing need are on the Ministry of Social Development Housing Register, including 12 whānau already living in Ohakune. Ruapehu District Council has 31 applicants on its Housing register for Social Housing in Ohakune. Research by Ruapehu District Council and Ngāti Rangi suggests these numbers only capture the ‘tip of the iceberg’ for housing need. Many whānau are living in substandard conditions but are not registering on official lists due to the known lack of available public housing stock. Through our work in the community, we have spoken to many local families living in overcrowded or substandard accommodation – and who are not on the Housing Register – indicating there is a higher need than the numbers show.

The proposed development at Teitei Drive is about providing housing options for people who want to live and work in Ohakune. There is a shortage of housing options in the area, hampering the ability of local businesses to attract and retain staff.

These new homes will help to address the shortage of suitable and affordable houses to rent or buy in the area and make it easier to attract much needed workers to Ohakune to support businesses and the local economy. Currently, many houses in Ohakune are used for tourist accommodation, meaning fewer homes are available for people working in industries that support tourism or provide essential services, including health and emergency services.

### What will the homes look like?

Planning for the design of the homes has not started yet and will form part of the next resource consent application, expected to be lodged in 2024.

### What is Kāinga Ora’s involvement in the project?

Kāinga Ora is the government’s urban development authority and a public housing landlord. In our urban development role, we enable build-ready land for different types of public and private housing through best practice urban planning and design. This ensures the neighbourhoods those homes are in have the infrastructure and amenities that make them great places to live.

To help prepare the area for future growth, we have taken a joint approach to the development of Teitei Drive, which will enable more homes to be built by other landowners and developers at a later stage, if needed.

## Employment

### What is being done to ensure there are enough employment opportunities in Ohakune?

Increasing the availability of different housing options will help to attract much needed key workers to Ohakune, helping to support businesses and the local economy.

Currently, many houses are used for tourist accommodation, meaning fewer homes are available for people working in industries that support tourism or provide essential services. As such, local employers have struggled to recruit staff to fill vacancies due to a lack of affordable housing options.

The availability of suitable, quality housing is a critical factor in retaining and attracting people who choose to make their life in Ohakune and who in turn stimulate economic and community growth which is good for businesses. The construction phase will also create job opportunities in the area.

## Houses on market

### Has Kāinga Ora considered buying homes that are currently for sale in Ohakune?

Ruapehu District Council and Ngāti Rangi have both carried out their own assessments of the need in the area and have concluded there is a critical need for more housing.

Kāinga Ora is open to looking at market delivery options to support the supply of public housing, but they must meet our build standards and be in locations where we can best support our customers.

Kāinga Ora has reviewed homes on the market in Ohakune and new listings as they come to market. No homes have been identified as suitable to purchase for public housing primarily due to construction standards and protective covenants.

In addition, more homes are needed to meet the many unique needs of people at different life stages. Purchasing existing homes would not add to the available housing stock and therefore, wouldn’t help to address these issues.

## Essential services

### What is being done to ensure there are adequate services and activities to support the area?

As part of our community engagement, Kāinga Ora, with our partners, will work with other agencies and key stakeholders in the community to ensure local services, such as schools and medical services, are prepared for population growth.

# Frequently asked questions

## Thoroughfare & Infrastructure

### What is, if any, the impact on the Carrot Park as a result of the new proposed thoroughfare?

A traffic study was undertaken as part of work for the council's Future Ohakune project to assess traffic issues in Ohakune. The study encompassed Teitei Drive and other developments and the study findings are being considered in the proposed design and planning. Additional benefits to the broader community of the proposed design include the landscaping of the current walkway to the Carrot Park to ensure it is safe and fit-for purpose.

The Carrot Park, other local amenities, and the town centre make this a great location for current and future families to live.

### What is, if any, the expected impact on the existing transport infrastructures in the area around Teitei Drive?

As with all of our developments, we carry out a thorough due diligence process as part of our infrastructure resource consent application.

The resource consent process takes into account a number of factors, including whether there is sufficient existing infrastructure and public transport services to support the proposed new development, as well as how it aligns with the District Plan.

## Consultation

### What engagement about the Teitei Drive development has been done to date?

In late 2020, Ruapehu District Council consulted with the community on a housing strategy for the district including their role in housing and was supported to work with various stakeholders, including the Government, community organisations, and iwi, to encourage new housing investment in Ruapehu. This was further tested in consultation for the 2021–31 Long-Term Plan.

In regard to the Teitei Drive development, Kāinga Ora has kept the community informed with three letter drops, which began in June before the resource application for subdivision was lodged. We have also provided updates via email, website, social media, and through one-to-one conversations. We have held three Community Outreach Sessions, seeking input on how we can best support the current and future needs of the community.

### Will the resource consent application for infrastructure get publicly notified?

An independent consultant (Tonkin and Taylor) is currently processing the resource consent application and will decide whether there is a need for the public to be notified of the consent application.

Given the level of interest from the community in this development, we have – in consultation with our development partners – requested that the resource consent application for the subdivision is publicly notified. This would enable the community to formally share their views on the application.

A decision on this will be made in due course by the independent consultants who are assessing the consent application for Ruapehu District Council.

## Funding

### How is development at Teitei Drive funded?

The Government has committed to providing \$5.2m of funding to Kāinga Ora, in partnership with the council and Ngāti Rangī, to enable the development of the land at Teitei Drive for housing. That money is part of a \$7.78 million grant from the COVID-19 Response and Recovery Fund, which was provided to support the development of social and affordable housing in Ruapehu and can't be used for anything else.

During Stage 1 of development at Teitei Drive, the approved funding will enable land development, and the provision of 44 individual, build-ready lots.

## Affordable homes

### Who will own the affordable homes and long-term worker rentals?

The 15 affordable homes and 14 long-term worker rentals will be sold, with Kāinga Ora retaining ownership of the 15 public homes.

There will be mechanisms in place to ensure that the homes are used for the intended purpose and not for other intentions, such as holiday homes.

The first phase is to secure resource consent for the subdivision and required infrastructure. We will continue to share updates as we progress.

## Public homes

### How does Kāinga Ora support customers to live well in their public homes?

We ensure families and whānau are placed in homes and neighbourhoods that best meet their needs. We also help our customers make essential connections within their communities, as well as connecting them to support services.

### What is Kāinga Ora's approach to disruptive behaviour in public homes?

We support our customers to live well in their homes and be good neighbours as part of a thriving community. We have almost 200,000 Kāinga Ora customers – most of whom live well in their homes, are good neighbours and members of their community.

However, when disruptive behaviour occurs we will work closely with the community and our partners to ensure our customers are well supported.

# We would like to hear from you

## How can you let us know your thoughts?

We're committed to keeping the community updated on plans for delivering these homes, including providing detailed site plans when available.

We would love to hear how we can support your community, so please feel free to share your thoughts and ideas by completing our survey: [www.surveymonkey.com/r/teiteidrive](http://www.surveymonkey.com/r/teiteidrive) or **scan the QR code** with your smartphone.



Scan this QR code on  
your mobile phone to  
share your feedback.

Thank you for your support as we build more  
homes for New Zealanders.

---

### Renee Regal

Manager Community Engagement  
and Partnerships Kāinga Ora

M 021 998 724

T 0800 801 601 (please ask to be transferred)

E [communities@kaingaora.govt.nz](mailto:communities@kaingaora.govt.nz)

## Teitei Drive - additional FAQs

These FAQs support the Kāinga Ora FAQ document and information provided in the Housing – An Overview of Our Journey document developed by Morrison Low with input from Council and Ree Anderson Consulting.

### Why is Ruapehu District Council involved in the Teitei Drive project?

Following the 2019 local government elections the newly elected representatives identified that NZ's housing crisis was impacting on Council's economic and social wellbeing ambitions for Ruapehu. Council determined that improving the supply of public, affordable and key worker rental housing needed to be a focus for the district. This was based on housing issues raised by Council, residents and employers, and the desire to improve economic and social wellbeing including:

- A growing public housing waiting list across all age groups on Council's, Iwi and the Ministry of Social Development's Social Housing Register.
- Challenges in the supply of affordable homes for key workers such as tradespeople, construction workers, teachers, fire workers, and nurses who cannot access homes either for affordable rental or to buy.
- Structural issues such as a shortage of readily available land with infrastructure in place, increasing construction costs, a lack of scale builders constraining the supply of new homes
- The impact of Airbnb and take up of holiday homes reducing the supply of homes for permanent residents and availability of rental homes for seasonal workers.

These findings were reinforced by community discussion groups undertaken by Key Research Ltd by in support of the award winning Puwhenua ki Ruapehu Living in Ruapehu portal. These investigated how liveable and affordable Ruapehu District was and found evidence that the demand for more social and affordable housing was increasing along with adverse housing driven wellbeing issues.

In response Council engaged a team comprising Ree Anderson Consulting Ltd, MEQ Property and Morrison Low to assist Council in reviewing their Social Housing Policy, developing a Housing Strategy and submitting an application to the Crown Infrastructure Partners (CIP) Fund. Consultation on the 2020 Housing Strategy found significant community support for Council to:

- Regenerate Council public housing and encourage further public housing development
- Collaborate with others such as Iwi, the Crown, or Crown controlled entities such as Kāinga Ora, accredited Community Housing Providers and local businesses or investors, so that a greater supply of land suitable for new public and affordable housing can be enabled and built on.
- Update Council's tenancy management practices to "best practice" which includes extending eligibility criteria and developing pathways to home ownership and independence.

**Does Kāinga Ora intend to move individuals or families, if any, from other areas in future to Ohakune to occupy proposed houses at the proposed Teitei Drive development in Ohakune?**

Kāinga Ora – Homes and Communities, Ruapehu District Council and Ngāti Rangi have identified that Ohakune and surrounding townships need more warm, dry and healthy homes to meet their current needs.

The proposed development aligns with Ruapehu District Council’s strategy to tackle Ohakune’s housing challenges by working with the Government and others to increase the availability of warm, dry, affordable homes for both private and public rental and purchase in the next few years. It’s about planning for the future needs of a vibrant, thriving community.

Teitei Drive is not an emergency housing development. It is a combination of 15 public homes, 15 affordable homes, and 14 long-term worker-rental homes.

It is evident from community feedback that some objectors to the project are confused over the differences between public housing and emergency housing.

- Public housing refers to housing that is provided to assist people with low incomes or other vulnerabilities in obtaining affordable and stable housing.
- Emergency housing, on the other hand, is designed to provide short-term accommodation for individuals or families facing immediate homelessness or housing crises.

**How will the Teitei Drive homes be filled?**

With respect to the public housing there is sufficient need within existing whānau already living and working in Ohakune (based on Ministry of Social Development, Council and Ngāti Rangi housing registers) to fill the proposed 15 homes. For the public homes, the Kāinga Ora specialist placement team will match new homes to whānau on the Ministry of Social Development’s Housing Register with the highest priority for a home of that size and in that location.

For worker-rental and affordable homes, it’s likely people already in Ohakune will be interested in these homes, and that increasing housing options will also attract much needed key workers to the region. Currently, many houses are used for tourist accommodation. This leaves fewer homes available for people working in industries that support the tourist market or provide essential services. There will be mechanisms in place to ensure that the homes are used for the intended purpose and not for other intentions, such as holiday homes.

Community engagement sessions on the Teitei Drive development have attracted multiple enquiries from Ohakune residents seeking information from Kāinga Ora on pathways to home ownership. Likewise, feedback from local businesses, schools and other organisations has highlighted significant issues they face in finding housing for staff. As with any private homes such as these, there must be options available to a range of people and it will be based on demand from the market.

**Has Kāinga Ora undertaken any analysis to determine the impacts, if any, that the development at Teitei Drive will have on public safety in Ohakune and surrounding areas?**

As the land is zoned residential and is addressing existing need within the community Kāinga Ora – Homes and Communities can find no reason to believe that the development will have a negative

impact on public safety in Ohakune or surrounding areas. . As such, it has not undertaken an analysis to determine such impacts. The park, other local amenities and the town centre make this a great location for families to live.

**Has Kāinga Ora undertaken any analysis to determine the impacts, if any, that the development at Teitei Drive in Ohakune will have on businesses in Ohakune and the surrounding areas?**

As the land is zoned residential Kāinga Ora – Homes and Communities can find no reason to believe that the development will have a negative impact on businesses in Ohakune. As such, it has not undertaken an analysis to determine such impacts.

Council has identified that the inability to meet housing demands acts as a handbrake on Ruapehu's economic (and community and social) development aspirations. Consultation with employers has identified that long-term rental housing is urgently needed for key workers such as trades, Police, teachers, hospitality, and tourism workers as well as people doing seasonal or casual work.

With a large proportion of houses taken up for tourist accommodation there are fewer options for housing the people working in industries that support the tourist market or provide essential services. In some cases, larger employers provide housing to secure enough staff, but this does not cover the need. Smaller employers or entrepreneurs starting businesses are severely handicapped in being able to attract and retain staff due to the shortage of quality long-term rentals.

The availability of suitable, quality housing is a critical factor in retaining and attracting people who choose to make their life in Ohakune and who in turn stimulate economic and community growth which is good for businesses. The construction phase employs local people/businesses in a number of areas.

**What are the possible effects on downstream catchments?**

Kāinga Ora – Homes and Communities advises that the proposed development will not create downstream catchment issues.

**What are the possible impacts on existing transport infrastructures in the areas surrounding the development, and if any, what are the plans to do to mitigate those impacts?**

Kāinga Ora Homes and Communities advises that as with all its developments, it carries out a thorough due diligence process and the Council Resource Consent process also covers such matters. The resource consent process takes into account factors such as whether there is enough infrastructure and services to support the proposed new development and how it aligns with the District Plan.

An independent consultant (Tonkin and Taylor) is currently processing the resource consent application and will decide whether there is a need for the public to be notified of the consent application. Given the level of interest from the community in this development, we have – in consultation with our development partners – requested that the resource consent application for the subdivision is publicly notified.

This would enable the community to formally share their views on the application. A decision on this will be made in due course by the independent consultants who are assessing the consent application for Ruapehu District Council.

**What are the possible impacts on existing transport infrastructures in the areas surrounding the development, if any, and if Kāinga Ora has identified any possible impacts, what does it plans to do to mitigate those impacts?**

As with all its developments Kāinga Ora Homes and Communities carries out a thorough due diligence process and the Council Resource Consent process also covers such matters. The resource consent process takes into account factors such as whether there is enough infrastructure and services to support the proposed new development and how it aligns with the District Plan.

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**What are the possible impacts on existing wastewater and sewage infrastructures, if any, and if Kāinga Ora has identified any possible impacts, what does it plan to do to mitigate those impacts?**

As with all its developments Kāinga Ora Homes and Communities carries out a thorough due diligence process and the Council Resource Consent process also covers such matters. The resource consent process takes into account factors such as whether there is enough infrastructure and services to support the proposed new development and how it aligns with the District Plan.

An independent consultant (Tonkin and Taylor) is currently processing the resource consent application and will decide whether there is a need for the public to be notified of the consent application.

Given the level of interest from the community in this development, we have – in consultation with our development partners – requested that the resource consent application for the subdivision is publicly notified. This would enable the community to formally share their views on the application. A decision on this will be made in due course by the independent consultants who are assessing the consent application for Ruapehu District Council.

**With existing sub-divided land available on Trade Me, priced from \$165k, why is Kāinga Ora not considering these in a dispersed manner?**

The Teitei Drive site has been identified as part of the Council's housing strategy, and a funding application was approved to support shovel ready projects. Kāinga Ora is open to looking at market delivery options to support supply for public housing, but they must meet our build standards and be in locations where we can best support our customers.



**What other sites were assessed, or are currently being considered?**

Teitei Drive is one of two sites granted funding through the successful application by Ruapehu District Council for Infrastructure Reference Group Funding from the Government. This funding enables the planning and development of key infrastructure to provide capacity for new homes and amenities.

The other site is Moore Street in Ohakune, where 8 new, warm, dry homes have already been delivered by Ruapehu District Council.

**Will the builds be single story and what are the designers following for the building consents?**

We are in the early stages of this project. Planning for the design of the homes has not started yet and will form part of the resource consent application, expected to be lodged in 2024. All homes will be warm, dry and fit-for-purpose homes. We will keep the community updated as we progress with plans, including sharing concepts of what the homes might look like and the amenity we will include, such as greenspace.

**How is the project being funded, what risks are associated with Council, what does the money have to be spent on?**

Funding for the Teitei Drive project came from an initial grant of \$7.78m from the COVID-19 Response and Recovery Fund toward the development of social and affordable housing in Ruapehu. The intention (as per Teitei Drive) was to use the funding to get vacant council land ready for housing development and then partner with others which could include Government agencies such as Kainga Ora, community housing providers, iwi or private investors to undertake the housing build in stages over the next few years.

\$2.1m of this funding has been utilised to develop six social housing units at Moore St in Ohakune. Council was aiming for the successful completion of the Moore St project to demonstrate our capacity to deliver even larger housing projects (social, affordable, long-term rental) in the future and unlock further investment from government and the private sector toward implementation of our Housing Strategy.

Government then committed the remaining \$5.68m to Kainga Ora to enable a partnership with Council and Ngāti Rangī to enable the development of residentially zoned vacant land at Teitei Drive in Ohakune. As the government's Urban Development Agency, Kāinga Ora is coordinating a joint approach for the development of Teitei Drive to enable more homes (social, affordable, long-term rental) to be built by other landowners and developers in the future.

The funding is not available for other initiatives other than housing. The development of Moore St and Teitei Drive are providing stimulus for the local economy.

**What roading assessments have been done for the access ways to the development and for impacts to Carrot Park?**

Waka Kotahi NZTA are the controlling authority for the roads. We are not connecting the site to the Raetihi Ohakune Road so no short cut for trucks would be created. Any traffic management assessments, if required, for the proposed development will be included at the next stage.

**How does Kāinga Ora deal with disruptive behaviour from customers that could potentially affect the neighborhood?**

Kāinga Ora want communities to be pleasant and enjoyable places to live – and the vast majority are. However, in a very small number of situations, disruptive behaviour causes unacceptable situations for neighbours.

We understand the impact disruptive behaviour can have and are committed to doing everything we can to resolve them. Our first approach is to resolve the situation and provide support to achieve a change in behaviour.

When serious and ongoing disruptive behaviour situations occur, we are sometimes able to arrange for the customer to move to another Kāinga Ora home. Most customers take moving to a new home as an opportunity to change and make a fresh start without further issues. However, finding a new home can take time because most of our houses are already providing a home to those in need.

If the customer isn't willing to move, we can use tools available through the Residential Tenancies Act (RTA) to make this happen. This includes issuing a Section 53B notice, which allows us to end a tenancy and transfer the customer to another home. Another tool available is issuing a notice under Section 55a of the RTA.

In a very small number of situations where issues with behaviour do not resolve, we will issue a third notice and apply to the Tenancy Tribunal to end the tenancy.

**What can Council do to protect rate payers from anti-social behaviour of Kāinga Ora tenants?**

Kāinga Ora supports customers to live well in their homes and be good neighbours as part of a thriving community. There are almost 200,000 Kainga Ora customers – most of whom live well in their homes, are good neighbours and members of their community. However, when disruptive behaviour occurs Kāinga Ora will work closely with the community and key partners to ensure those customers are well supported. Ruapehu District Council has on-call 24/7 Compliance Officers for responding to noise and other relevant issues under Council's jurisdiction.

**Are any covenants being proposed for the development?**

No covenants are being proposed at the moment. Any appropriate covenants will be considered as part of the resource consent application for new homes, expected to be lodged early 2024.

**Is the sub-division impacting on private developers with respect to demands on infrastructure?**

Just like any developer, Kāinga Ora is required to follow the same council process when lodging resource consents. There are no special dispensations.

Over the last five years or so Council has been undertaking significant capital investment to ensure Ohakune's three-waters infrastructure does not act as a break on development and growth. The infrastructure is currently adequate to allow subdivisions to proceed as long as they are released in stages and can show they are resilient against flooding.

Council undertook modelling for drinking water and wastewater considering all known subdivisions and population estimates as part of this process. The new Ohakune drinking water treatment plant is now in the final stages of development which will provide sufficient capacity to meet peak demand at the required drinking water standards.

The Ohakune Wastewater Treatment Plant requires upgrade work which Council is undertaking as budgets allows. To minimise the impact on the Wastewater Treatment Plant and allow subdivisions to continue until the upgrades are done Council proposed to private developers to stage the release of their sections. Some developers rejected staging the release of their subdivisions. With Teitei Drive, Kainga Ora was open to staging the development which allows us time to upgrade the infrastructure.

Horizons Regional Council is currently finalising modelling for storm water. With climate change all developers need to be able to prove flooding resilience and future proofing of their subdivision.

Teitei Drive does not sit on a flood area while some private subdivisions do.

It is worth noting that Teitei Drive is still in the resource consent stage so has not been approved for development as yet.

## Report to: Council

Meeting Date: 27 September 2023



Subject: **Deliberation and Adoption Report: Dangerous, Affected and Insanitary Buildings Policy 2023**

Report for: **Decision**

Author(s): Karee Cadman **STRATEGY & POLICY ADVISOR**

Endorsed By: Warrick Zander **EXECUTIVE MANAGER: REGULATORY & CUSTOMER SERVICES**

### Purpose of Report | Te take mō te pūrongo

- 1.1 The purpose of this report is to:
- Present for deliberation the analysis of the submissions to the Dangerous, Affected and Insanitary Buildings Policy 2023 (the Policy); and
  - Present the Policy for adoption.

### Recommendation(s) | Ngā tūhunga

That the Council:

- Receives the Report **Deliberation and Adoption Report: Dangerous, Affected and Insanitary Buildings Policy 2023**;
- Receives the written submissions in relation to the Dangerous, Affected and Insanitary Buildings Policy 2023 as contained in the Submission Book attached to this report; and
- Adopts the **Dangerous, Affected and Insanitary Buildings Policy 2023** with the mandatory changes and the proposed minor changes.

### Well-Being Outcomes

		Contributes	Detracts	No Impact
2.1	<b>Social:</b> Safe, healthy communities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The purpose of the Policy is to keep the community safe from buildings that pose a risk to health, safety, and wellbeing.			
2.2	<b>Economic:</b> Thriving economy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Policy contributes to the economy by ensuring buildings are safe for those visiting and operating within them.			
2.3	<b>Environmental:</b> Sustaining beautiful environments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dangerous, affected, and insanitary buildings can detract from beautiful environments due to pollution from compromised building materials and infrastructure and can visually detract from surroundings.			

	Contributes	Detracts	No Impact
2.4 <b>Cultural:</b> Vibrant and diverse living	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Policy recognises that culturally significant and heritage buildings may require a variation in approach if their values are to be maintained and not compromised.

### Significance and Engagement | Takenga mai

- 3.1 The review of the Policy triggered Council's Significance and Engagement Policy.
- 3.2 The public were consulted about the proposed changes to the Policy using the Special Consultative Procedure (SCP) outlined in Sections 83 and 87 of the Local Government Act 2002 (the LGA).

### Background | Tuhinga

- 4.1 One of the key purposes of the Building Act (the Act), as set out in Section 3, is to ensure that 'people who use buildings can do so safely and without endangering their health'.
- 4.2 The Act requires Territorial Authorities (TAs) to have a 'Dangerous, Affected and Insanitary Building Policy'. The Act considers that the requirement to develop a policy on dangerous, affected, and insanitary buildings provides an opportunity for each Council to reconsider its current approach to the implementation of this legislation, and to determine whether it is suitable to meet the requirements of the Act.
- 4.3 Ruapehu District Council's (Council) Dangerous, Affected and Insanitary Building Policy was last reviewed and adopted in 2006. The Policy was scheduled to be reviewed on a five-yearly cycle; however, it was not reviewed within the set review period.
- 4.4 Although the policy is overdue for review, Section 132(5) of the Act states 'a policy does not cease to have effect because it is due for review or being reviewed'. As the overarching legislation the Act requires Council to be compliant with current practises and sets safety standards for Council regarding dangerous, affected, and insanitary buildings.

### Discussion | He Kōrerorero

#### 5.1 Policy Review: Mandatory Changes

- 5.1.1 There are mandatory changes to the Policy that are required by the Act, these include:
  - (a) the removal of all references to earthquake prone buildings.
  - (b) the addition of 'affected' buildings into the policy.
  - (c) change all references to 'New Zealand Fire service' to 'Fire and Emergency New Zealand' (FENZ), due to a name change.
  - (d) Change all reference to the Department of Building and Housing to Ministry of Business, Innovation and Employment due to an official name change.
  - (e) Change all references to Historic Places trust to Heritage New Zealand - Pouhere Taonga due to an official name change.
- 5.1.2 Section 133AR of the Act, whereby the Ministry of Business, Innovation and Employment (MBIE) is responsible for overseeing the powers of TAs in respect to earthquake-prone buildings. This change means that earthquake-prone buildings lie outside the scope of the Policy.

- 5.1.3 The category of ‘affected’ buildings is a new addition to the scope of the Policy. The Act defines affected buildings as any building that is adjacent to, adjoining, or nearby:
- (a) a dangerous building as defined in Section 121 of the Act; or
  - (b) a dangerous dam within the meaning of Section 153 of the Act

## 5.2 Policy Review: Recommended Changes

- 5.2.1 Council Officers recommended that Section 3 of the Policy is amended to reflect Council’s community wellbeings.
- 5.2.2 Council Officers recommended that Section 5.3 is amended to state ‘*During this process, Council may seek the advice of Fire and Emergency New Zealand (FENZ) or any other relevant expert(s)*’. This is suggested to inform property owners and Council staff that there is an option to seek a second opinion.

## 5.3 Consultation Summary

- 5.3.1 Council consulted with the community on the Dangerous, Affected and Insanitary Buildings Policy 2023 between 1 May 2023 and 1 June 2023. The consultation was undertaken using the Special Consultative Procedure pursuant to Section 83 and 87 of the LGA.
- 5.3.2 Two policy changes were proposed to the community for feedback.
- (a) Policy option 1: adopting the mandatory changes with the proposed minor changes. This was Council’s preferred option.
  - (b) Policy Option 2: adopting the mandatory changes without the minor changes.

## 5.4 The Deliberation Process

- 5.4.1 Deliberations are when the Council consider all the material submitted during the consultation period, so that all views are considered during decision-making. Council must consider each submission point and decide on each of the issues raised.
- 5.4.2 In addition to considering the written submission received, there are a number of other factors, including wider community views, which should be considered before reaching the decision. Elected Members should consider all relevant options, the advice they receive from Council Officers, the knowledge they hold about the district, it’s people and the Council itself.
- 5.4.3 Simultaneously with today’s deliberations, the adoption of the Dangerous, Affected and Insanitary Buildings Policy 2023 will occur.
- 5.4.4 Each submitter will receive a letter or email response outlining the decisions made. The wider community will be made aware of the outcome of the consultation through Council’s website, social media accounts and via the local newspapers.
- 5.4.5 **Consultation Results**
- 5.4.6 Council’s website was the principle digital engagement tool, hosting the Consultation Document, supporting documents, and submission form. Hard copies of the Consultation Document were also available from all three of Council’s offices and at each community meeting.
- 5.4.7 Council’s Facebook and Instagram page were used to promote, educate, and encourage feedback from the community. Throughout the consultation period content was regularly shared. No relevant comments were made on Councils Instagram or Facebook posts regarding the Policy.

5.4.8 A total of nine Submissions were received.

## 5.5 Analysis of Submissions

5.5.1 Council highlighted two key proposals as part of the community consultation process. These were:

5.5.2 Option 1. The community was asked *Do you support policy option one of adopting the mandatory changes with the proposed minor changes?* This was Council's preferred option.

5.5.3 Response:

Supports Policy Option 1	Does not support Policy Option 1
9	0

No comments were left regarding this question.

5.5.4 Proposal 2. The community was asked *Do you support policy option 2 of adopting the mandatory changes without the proposed minor changes?*

5.5.5 Response:

Supports Policy option 2	Does not support Policy option 2
0	9

No comments were left regarding this question.

## 5.6 Summary

5.6.1 The submitters unanimously supported Option 1 to adopt the mandatory changes to the Policy with the proposed minor changes.

5.6.2 Several comments were made identifying properties the submitters consider to be properties that should be investigated as potential dangerous, affected, or insanitary buildings. These addresses have been redacted from the submissions book due to privacy concerns, however the comments have been passed on to Council's Regulatory Team.

### 5.6.3 Point for Deliberation

5.6.4 Should Council adopt the Dangerous, Affected and Insanitary Buildings Policy 2023 with the inclusion of mandatory changes as well as the proposed minor changes?

## 5.7 Council Officer recommendation

5.7.1 Council Officers recommend that Council adopt Dangerous, Affected and Insanitary Buildings Policy 2023 with the mandatory changes as well as the proposed minor changes, due to the unanimous support received from submitters regarding this policy option.

## Next Actions | Ngā mahinga e whai ake nei

6.1 Council Officers will complete the closing the loop process with submitters, so they are advised of the outcome of today's deliberations.

- 6.2 The new Policy will be added to Council's website.
- 6.3 The Policy will be handed over to the relevant Council Team for implementation and use.

<b>Attachment(s)   Ngā āpitihanga</b>
---------------------------------------

- |   |  |
|---|--|
| 1 | Submission Book  |
| 2 | Dangerous, Affected and Insanitary Buildings Policy 2023 |





# Dangerous, Affected and Insanitary Building Policy 2023



Consultation  
Submissions.



Submission Number	Submitter	Page
1	Anne Topham	1
2	Sophie Stockbridge	3
3	Vaughn Wright	5
4	Marie Perry	7
5	Tina Drayton	9
6	Dean and Rae Drayton	11
7	Craig and Caroline Ladbrook	13
8	Rebecca and Marcel Manders	15
9	Kate Beale	17

#1

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, July 05, 2023 5:34:12 PM  
**Last Modified:** Wednesday, July 05, 2023 5:36:25 PM  
**Time Spent:** 00:02:12  
**IP Address:** 222.154.243.84

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Page 1

**Q1**

First Name

Anne

**Q2**

Last Name

TOPHAM

**Q3**

Respondent skipped this question

What is your organisation (if applicable)?

**Q4**

What is your postal address?

[REDACTED]

**Q5**

What is the best way to contact you (daytime phone number)?

[REDACTED]

**Q6**

At what email address would you like to be contacted?

[REDACTED]

**Q7****No**

Would you like to speak to the Hearing panel in person?  
Please note, the Hearing is scheduled to be held in July.  
We will contact you closer to the day to confirm the date  
and time with you.

---

**Q8****Yes**

Do you support policy option 1 of adopting the mandatory  
changes with the proposed minor changes? this is  
Council's preferred option.

---

**Q9****No**

Do you support policy option 2 of adopting the mandatory  
changes without the proposed minor changes?

---

**Q10**

Do you have any other comment or feedback?

Administrative, legislative driven, policy change with some enhancements. Should be straight forward change.

---

#2

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, July 08, 2023 12:25:48 PM  
**Last Modified:** Saturday, July 08, 2023 12:26:36 PM  
**Time Spent:** 00:00:48  
**IP Address:** 115.189.86.169

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Page 1

**Q1**

First Name

Sophie

**Q2**

Last Name

Stockbridge

**Q3**

Respondent skipped this question

What is your organisation (if applicable)?

**Q4**

What is your postal address?

[REDACTED]

**Q5**

What is the best way to contact you (daytime phone number)?

[REDACTED]

**Q6**

At what email address would you like to be contacted?

[REDACTED]

**Q7****No**

Would you like to speak to the Hearing panel in person?  
Please note, the Hearing is scheduled to be held in July.  
We will contact you closer to the day to confirm the date  
and time with you.

---

**Q8****Yes**

Do you support policy option 1 of adopting the mandatory  
changes with the proposed minor changes? this is  
Council's preferred option.

---

**Q9****No**

Do you support policy option 2 of adopting the mandatory  
changes without the proposed minor changes?

---

**Q10****Respondent skipped this question**

Do you have any other comment or feedback?

---

#3

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, July 09, 2023 12:58:16 PM  
**Last Modified:** Sunday, July 09, 2023 1:03:09 PM  
**Time Spent:** 00:04:53  
**IP Address:** 115.188.185.203

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Page 1

**Q1**

First Name

Vaughn

**Q2**

Last Name

Wright

**Q3**

Respondent skipped this question

What is your organisation (if applicable)?

**Q4**

What is your postal address?

**Q5**

What is the best way to contact you (daytime phone number)?

**Q6**

At what email address would you like to be contacted?



**Q7****No**

Would you like to speak to the Hearing panel in person?  
Please note, the Hearing is scheduled to be held in July.  
We will contact you closer to the day to confirm the date  
and time with you.

---

**Q8****Yes**

Do you support policy option 1 of adopting the mandatory  
changes with the proposed minor changes? this is  
Council's preferred option.

---

**Q9****No**

Do you support policy option 2 of adopting the mandatory  
changes without the proposed minor changes?

---

**Q10**

Do you have any other comment or feedback?

Ohura could certainly benefit from an inspection by council. The influx of unsuitable living 'construction' has become the norm in recent months.

---



#4

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, July 12, 2023 1:15:40 PM  
**Last Modified:** Wednesday, July 12, 2023 1:24:32 PM  
**Time Spent:** 00:08:51  
**IP Address:** 115.189.87.235

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Page 1

**Q1**

First Name

Marie

**Q2**

Last Name

Perry

**Q3**

What is your organisation (if applicable)?

N/A

**Q4**

What is your postal address?

[REDACTED]

**Q5**

What is the best way to contact you (daytime phone number)?

[REDACTED]

**Q6**

At what email address would you like to be contacted?

[REDACTED]

**Q7****No**

Would you like to speak to the Hearing panel in person?  
Please note, the Hearing is scheduled to be held in July.  
We will contact you closer to the day to confirm the date  
and time with you.

---

**Q8****Yes**

Do you support policy option 1 of adopting the mandatory  
changes with the proposed minor changes? this is  
Council's preferred option.

---

**Q9****No**

Do you support policy option 2 of adopting the mandatory  
changes without the proposed minor changes?

---

**Q10**

Do you have any other comment or feedback?

The amount of pop-up type building, shacks, tents in Ohura is getting out of hand. All may well be on their own land, but sanitation will become an issue. Council needs to be able to follow up on sanitation disposal etc and ensure it is not going into creeks. Nor should they all be using the public toilets etc at the main hall as their own regular facility. I presume the main hall has a septic tank too and would need emptying more regular. Who pays for that ??

---

#5

**COMPLETE**

**Collector:** Web Link 2 (Web Link)  
**Started:** Thursday, August 17, 2023 9:42:28 AM  
**Last Modified:** Monday, August 28, 2023 9:18:23 AM  
**Time Spent:** Over a week  
**IP Address:** 111.69.49.246

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Page 1

**Q1**

First Name

Tina

**Q2**

Last Name

Drayton

**Q3**

Respondent skipped this question

What is your organisation (if applicable)?

**Q4**

What is your postal address?

**Q5**

What is the best way to contact you (daytime phone number)?

**Q6**

At what email address would you like to be contacted?



**Q7****No**

Would you like to speak to the Hearing panel in person?  
Please note, the Hearing is scheduled to be held in July.  
We will contact you closer to the day to confirm the date  
and time with you.

---

**Q8****Yes**

Do you support policy option 1 of adopting the mandatory  
changes with the proposed minor changes? this is  
Council's preferred option.

---

**Q9****No**

Do you support policy option 2 of adopting the mandatory  
changes without the proposed minor changes?

---

**Q10**

Do you have any other comment or feedback?

**[REDACTED]**

---

#6

**COMPLETE**

**Collector:** Web Link 2 (Web Link)  
**Started:** Thursday, August 17, 2023 9:44:55 AM  
**Last Modified:** Monday, August 28, 2023 9:18:32 AM  
**Time Spent:** Over a week  
**IP Address:** 111.69.49.246

---

Page 1

**Q1**

First Name

Dean and Rae

**Q2**

Last Name

Drayton

**Q3**

Respondent skipped this question

What is your organisation (if applicable)?

**Q4**

What is your postal address?

**Q5**

What is the best way to contact you (daytime phone number)?

**Q6**

At what email address would you like to be contacted?



**Q7****No**

Would you like to speak to the Hearing panel in person?  
Please note, the Hearing is scheduled to be held in July.  
We will contact you closer to the day to confirm the date  
and time with you.

---

**Q8****Yes**

Do you support policy option 1 of adopting the mandatory  
changes with the proposed minor changes? this is  
Council's preferred option.

---

**Q9****No**

Do you support policy option 2 of adopting the mandatory  
changes without the proposed minor changes?

---

**Q10**

Do you have any other comment or feedback?

This is a result of an unsafe and un sanitary building at [REDACTED]

---

#7

**COMPLETE**

**Collector:** Web Link 2 (Web Link)  
**Started:** Thursday, August 17, 2023 9:48:41 AM  
**Last Modified:** Monday, August 28, 2023 9:18:39 AM  
**Time Spent:** Over a week  
**IP Address:** 111.69.49.246

---

Page 1

**Q1**

First Name

Craig +Caroline

**Q2**

Last Name

Ladbrook

**Q3**

Respondent skipped this question

What is your organisation (if applicable)?

**Q4**

What is your postal address?

**Q5**

What is the best way to contact you (daytime phone number)?

**Q6**

At what email address would you like to be contacted?



**Q7**

No

Would you like to speak to the Hearing panel in person?  
Please note, the Hearing is scheduled to be held in July.  
We will contact you closer to the day to confirm the date  
and time with you.

---

**Q8**

Yes

Do you support policy option 1 of adopting the mandatory  
changes with the proposed minor changes? this is  
Council's preferred option.

---

**Q9**

No

Do you support policy option 2 of adopting the mandatory  
changes without the proposed minor changes?

---

**Q10**

Do you have any other comment or feedback?

I am making this submission based on the unacceptable state of [REDACTED]

---



#8

**COMPLETE**

**Collector:** Web Link 2 (Web Link)  
**Started:** Thursday, August 17, 2023 9:54:01 AM  
**Last Modified:** Monday, August 28, 2023 9:18:45 AM  
**Time Spent:** Over a week  
**IP Address:** 111.69.49.246

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Page 1

**Q1**

First Name

Rebecca &amp; Marcel

**Q2**

Last Name

Manders

**Q3**

Respondent skipped this question

What is your organisation (if applicable)?

**Q4**

What is your postal address?

**Q5**

What is the best way to contact you (daytime phone number)?

**Q6**

At what email address would you like to be contacted?



**Q7**

No

Would you like to speak to the Hearing panel in person?  
Please note, the Hearing is scheduled to be held in July.  
We will contact you closer to the day to confirm the date  
and time with you.

---

**Q8**

Yes

Do you support policy option 1 of adopting the mandatory  
changes with the proposed minor changes? this is  
Council's preferred option.

---

**Q9**

No

Do you support policy option 2 of adopting the mandatory  
changes without the proposed minor changes?

---

**Q10**

Do you have any other comment or feedback?

I am making this submission based on the unacceptable state [REDACTED]

---

#9

COMPLETE

**Collector:** Web Link 2 (Web Link)  
**Started:** Thursday, August 17, 2023 10:05:19 AM  
**Last Modified:** Monday, August 28, 2023 9:19:12 AM  
**Time Spent:** Over a week  
**IP Address:** 111.69.49.246

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Page 1

Q1

First Name

Kate

Q2

Last Name

Beale

Q3

Respondent skipped this question

What is your organisation (if applicable)?

Q4

What is your postal address?



Q5

What is the best way to contact you (daytime phone number)?



Q6

At what email address would you like to be contacted?



**Q7****No**

Would you like to speak to the Hearing panel in person?  
Please note, the Hearing is scheduled to be held in July.  
We will contact you closer to the day to confirm the date  
and time with you.

---

**Q8****Yes**

Do you support policy option 1 of adopting the mandatory  
changes with the proposed minor changes? this is  
Council's preferred option.

---

**Q9****No**

Do you support policy option 2 of adopting the mandatory  
changes without the proposed minor changes?

---

**Q10**

Do you have any other comment or feedback?

This is a result of an unsafe and unsanitary building at [REDACTED]

---



# Dangerous, Affected and Insanitary Building Policy 2023

**Owner:** Executive Manager  
Regulatory and Customer  
Services

**Review frequency:** Five yearly or otherwise required  
**Date Adopted:** 27 September 2023  
**Next review Date:** 27 September 2026



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## 1. Policy Objectives

- 1.1 To implement Ruapehu District Council's (Council) responsibilities under the Building Act 2004 that relate to dangerous, affected, and insanitary buildings.
- 1.2 To clearly state Council's approach to identifying dangerous, affected, or insanitary buildings, what powers it can exercise when such buildings are found, and how it will work with building owners to prevent buildings from remaining dangerous or insanitary, particularly where a dangerous building is affecting or potentially affecting another building.
- 1.3 To explain its approach where the building concerned is a District Plan Scheduled or Pouhere Taonga (formally known as Heritage New Zealand) listed heritage building or landmark.
- 1.4 To ensure building owners understand that the Council may exercise its powers to take steps on the owner's behalf and may recover any resulting costs from the owner.

## 2. Definitions

### 2.1 Dangerous building

Section 121 of the Building Act 2004 (the Act) states that

- (1) *"A building is dangerous for the purpose of this if-*
  - (a) *in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause-*
    - (i) *injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or*
    - (ii) *damage to other property; or*
  - (b) *in the event of fire, injury or death to any persons in the building or to persons is likely.*

### 2.2 Affected building

Section 121A of the Act states that *"A building is an affected building for the purpose of this Act if it is adjacent to, adjoining, or nearby-*

- (a) *a dangerous building as defined in [section 121](#) of the Act; or*
- (b) *a dangerous dam within the meaning of [section 153](#) of the Act"*

### 2.3 Insanitary building

Section 123 of the Act states that

*'A building is insanitary for the purpose of this Act if the building-*

- (a) *is offensive or likely to be injurious to health because-*
  - (i) *of how it is situated or constructed; or*
  - (ii) *it is in a state of disrepair; or*
- (b) *has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or*
- (c) *does not have a supply of potable water that is adequate for its intended use; or*
- (d) *does not have sanitary facilities that are adequate for its intended use.'*

### 2.4 Heritage Building means

- (a) *in subpart 6B of Part 2-*
  - (i) *a building that is included on the New Zealand Heritage List/Rarangi*

- Korero maintained under section 65 of the Heritage New Zealand Pouhere Taonga Act 2014; or*
- (ii) *a building that is included on the National Historic Landmarks/Nga Manawhenua o Aotearoa me ona Korero Tuturu list maintained under section 81 of the Heritage New Zealand Pouhere Taonga Act 2014; or*
  - (iii) *a place, or part of a place, that is subject to a heritage covenant under section 39 of the Heritage New Zealand Pouhere Taonga Act 2014 and is registered under section 41 of the Act; or*
  - (iv) *a place, or part of a place, that is subject to a heritage order within the meaning of section 187 of the Resource Management Act 1991; or*
  - (v) *a place, or part of a place, that is included in a schedule of a district plan because of its heritage value:*

### 3. Principles

- 3.1 The relevant principles of section 4 of the Act have been taken into account in preparing the Policy.
- 3.2 In considering these principles the Policy seeks to ensure that people who use buildings can do so safely without endangering their health. In preparing the Policy, the Council has endeavored to strike a balance between risks posed by dangerous, affected and insanitary buildings and broader social and economic issues involved.
- 3.3 The policy seeks to uphold Council's following focus and community wellbeing outcomes:
- (a) Social-Safe, Healthy Communities
    - Excellent standards of safety and welfare are promoted and respected.
    - Preparation, planning and timely responses protect people and property from natural hazards.
  - (b) Cultural- Vibrant and Diverse Living
    - Excellence and achievement in sport, arts/ cultural pursuits, community services and business is supported.
  - (c) Environmental – Sustaining Beautiful Environments
    - Our environment is accessible, clean and safe and our water, soil and air meets required standards.
  - (d) Economic – thriving economy.
    - Regulatory services and reliable infrastructure help the economy prosper.
  - (e) Strong Leadership and Advocacy
    - Council is proactive, transparent and accountable.

### 4. Background

#### 4.1 Policy Scope

Section 131 of the Act requires territorial authorities to adopt a policy that states:

- (a) the approach that Council will take in performing its functions under the Act in relation to dangerous, affected, and insanitary buildings; and
- (b) its priorities in performing those functions; and
- (c) how the policy will apply to heritage buildings



## 5. Policy Statement

### **BUILDING(s) ESTABLISHED AS DANGEROUS, AFFECTED, OR INSANITARY BUILDING**

- 5.1 Council is formally notified about dangerous, affected and insanitary buildings through:
- (a) public queries/complaints and
  - (b) undertaking monitoring.
- 5.2 Upon being notified that a building is dangerous, affected or insanitary, Council will consult with the building owner(s) to further determine the circumstances and decide on an appropriate course of action.
- 5.3 During this process, Council may seek the advice of Fire and Emergency New Zealand (FENZ) or any other relevant expert(s).
- 5.4 Following the inspection and consideration of any advice or recommendations of FENZ and or relevant expert(s), Council will determine whether or not the building is dangerous, affected and or insanitary. In making this decision Council will consider the provisions of Sections 121 and 123 of the Act.
- 5.5 Council will inform the complainant(s) of the inspection results and the Council's intended course of action to deal with the situation.
- 5.6 If Council is satisfied that a building is a dangerous, affected, or insanitary, it may use its powers under Sections 124, or 126 of the Act. This may include:
- (a) *putting up a hoarding or fence to prevent people from approaching the building nearer than is safe;*
  - (b) *attaching in a prominent place on, or adjacent to, the building a notice that warns people not to approach the building;*
  - (c) *except in the case of an affected building, issue a notice that complies with section 125(1) requiring work to be carried out on the building to-*
    - (i) *reduce or remove the danger; or*
    - (ii) *prevent the building from remaining insanitary*
  - (d) *issue a notice that complies with section 125(1A) restricting entry to the building for particular purposes or restricting entry to particular persons or groups of persons.*

#### ***Explanatory note***

*Before any actions are taken, Council will consult with building owners to inform them about Council's action plan. Council seeks to minimise uncertainty in the management of dangerous, affected and insanitary buildings.*

- 5.7 In forming its view as to the work or action that is required to be carried out on the building to remedy the conditions contributing to the building being insanitary or dangerous, Council may take the following matters into account:
- (a) Seek out expert advice (such as that of a Senior Building Control Officer)
  - (b) The size of the building;
  - (c) The complexity of the building;
  - (d) The location of the building in relation to other buildings, public places and natural hazards;
  - (e) The life of the building;
  - (f) How often people visit the building;
  - (g) How many people spend time in the building or are within the vicinity and close

- enough to be impacted by the dangerous or insanitary conditions;
- (h) The current or likely future use of the building, including any special traditional and cultural aspects of the current or likely future use;
  - (i) The expected useful life of the building and any prolongation of that life;
  - (j) The reasonable practicality of any work concerned;
  - (k) Any special historical or cultural value of the building; and
  - (l) Any other matters that Council considers to be relevant by taking into account the particular set of circumstances.
- 5.8 Following the inspection of the building, after receiving advice from FENZ (and or relevant expert(s)) and considering the matters listed above, Council will then decide whether immediate action should be taken to avoid the danger or to fix the affected and insanitary conditions pursuant to the provisions of Section 129 of the Act.
- 5.9 If Council resolves that immediate action under Section 129 of the Act is not required, Council will issue a notice under Sections 124 and 125 of the Act requiring the owner to carry out the necessary work, to obtain a building consent and to commence work. The time required to obtain a building consent and commence work will depend on the particular set of circumstances but shall not exceed the period specified in the notice; from the time notice was served on the owner. Completion of the work for which a building consent has been issued shall depend on the particular set of circumstances of each case but shall not exceed the period of time set out in the building consent.
- 5.10 Where a property owner has failed to carry out the work within the time specified, Council may apply to the District Court for an order authorising it to carry out the work pursuant to Section 130 of The Act. The full costs of carrying out such works will be recovered from the property owner.

**Explanatory note**

- (a) *Section 129 of the Act gives territorial authorities the power to remove the danger or fix insanitary conditions. This may include demolition of the building.*
- (b) *As per section 125 of the Building Act, a notice about what works will be carried out to the building, must be given to Heritage New Zealand Pouhere Taonga, if the building is a heritage building.*

## 6. Relevant Legislation

### 6.1 Relevant legislation is as follows:

- (a) Building Act 2004
- (b) Local Government Act 2002
- (c) Resource Management Act 1991
- (d) Civil Defence Emergency Management Act 2002
- (e) Heritage New Zealand Pouhere Taonga Act 2014
- (f) Protection of Personal and Property Rights Act 1998
- (g) Health Act 1956

## 7. Annotations

Date	Description
2006	First adopted
2023	Reviewed and updated to meet current legislative requirements

## 8. Policy Version Control

Policy drafted by	The Policy Team
Policy reviewed by	The Policy Team and the Regulatory and Building Team
Policy reviewed and recommended by the Information System Governance Group (ISGG)	N/A
Policy reviewed and recommended by the Audit and Assurance Committee	N/A
Policy reviewed and adopted by Council	27 September 2023

## Report to: Council

**Meeting Date:** 27 September 2023



**Subject:** Document Signed and Sealed: 18 Tumoana Street, Taumarunui

**Report for:** Information

**Author(s):** Warrick Zander

**EXECUTIVE MANAGER: REGULATORY & CUSTOMER SERVICES**

**Endorsed By:** Clive Manley

**CHIEF EXECUTIVE**

### Purpose of Report | Te take mō te pūrongo

- 1.1 The purpose of this report is to present to Council for endorsement a copy of a document signed under Seal by the Mayor and Chief Executive.

### Recommendation(s) | Ngā tūhunga

That the Council:

- 1 Receives the Report **Document Signed and Sealed: 18 Tumoana Street, Taumarunui;** and
- 2 Approves the actions by the Mayor and Chief Executive in executing the following documents:

<b>Relocatable Refundable Bond Agreement</b>	Owner:	Maxion House Rental Ltd
	Description:	18 Tumoana Street TAUMARUNUI

### Significance and Engagement | Takenga mai

- 2.1 **Significance**  
This report does not trigger the Significance and Engagement Policy.

### Background | Tuhinga

- 3.1 The Ruapehu District Plan states that the Relocatable Refundable Bond Agreement is a Deed of Agreement between the Council and the client and must, therefore, be endorsed by Council, as noted in the [Relocation Rules RB3.3.5](#) under Appendix 13.

### Attachment(s) | Ngā āpitihanga

- 1 Document signed and sealed – 18 Tumoana Street, Taumarunui



# RUAPEHU DISTRICT COUNCIL

Private Bag 1001, Taumarunui 3946, New Zealand  
 Telephone 07 895 8188 • Fax 07 895 3256  
 Email info@ruapehudc.govt.nz  
 Website www.ruapehudc.govt.nz

## RELOCATED BUILDINGS BOND TEMPLATE

THIS DEED is dated the 8 day of August 20 23

BETWEEN Maxion House Rental Limited ("the owner")

AND RUAPEHU DISTRICT COUNCIL ("the Council")

### BACKGROUND

- A The Owner(s) is/are the registered proprietor of land onto which it is intended to place a Relocated Building.
- B Rule RB3.2.1 of the Ruapehu District Plan classifies Relocated Buildings as a Permitted Activity provided they comply with the General Conditions outlined in section RB3.3
- C The General Conditions require that the Owner provide a Relocated Buildings Bond in favour of the Council to secure the performance of the Reinstatement Works required to the exterior of the Relocated Building in accordance with the Building Pre-Inspection Report.
- D The Owner and the Council have agreed that the performance by the Owner of the Owner's obligations under this Relocated Buildings Bond is to be secured by the provision of a Cash Deposit on the terms and conditions set out herein.

### NOW THIS DEED WITNESSES:

#### 1 INTERPRETATION

##### 1.1 Defined Terms

In this Deed unless the context otherwise requires:

"Act" means the Resource Management Act 1991 as amended from time to time, and includes any legislation enacted in substitution for that legislation;

"Bond" or "Relocated Buildings Bond" means the Bond created by this Deed;

"Building Pre-Inspection Report" means a report prepared by an appropriately qualified person in accordance with Rule RB3.3.1 of the District Plan identifying the Reinstatement Works;

"Cash Deposit" means any sum or sums of money deposited in cleared funds with the Council from time to time by the Owner, any financial institution at the request of the Owner or other party at the request of the Owner, which have a value totalling the Quantum;

"Completion of the Reinstatement Works" means the date on which the Council confirms in writing to the Owner that the Reinstatement Works have been completed;

Commencement Date means the date on which the Relocated Building is placed on the site, whether on temporary supports or otherwise;

"Council" means the Ruapehu District Council and its successors and assigns;

"General Conditions" mean the General Conditions in Rule RB3.3 of the Ruapehu District Plan;

“Monitoring Sum” means the Council’s actual and reasonable costs for carrying out monitoring and administration in relation to the Reinstatement Works;

“Owner” means [*name of registered proprietor(s) of the land onto which the Relocated Building is to be placed and who is/are to be bound by this Bond*] together with successors and permitted assigns;

“Plan” or “District Plan” means the operative Ruapehu District Plan;

“Quantum” means the sum as determined from time to time in accordance with clause 3.1;

“Reinstatement Works” means the extent of the work required to the exterior of the Relocated Building as specified in the Building Pre-Inspection Report for the purposes of the District Plan. The exterior reinstatement works will not include matters regulated by the building legislation such as re-joining of the roof; re-joining of the building (if shifted in more than one section) or connection to foundations; but may include matters required by the District Plan for work to be undertaken and completed to the exterior of the building to a workmanlike standard and to achieve a tidy appearance, including, without limitation:

- (a) Repair of broken windows and window frames;
- (b) Repair of rotten weatherboards or other damaged wall cladding;
- (c) Necessary replacement or repair of roof materials;
- (d) Cleaning and/or painting of the exterior where necessary e.g. roof, walls, window frames etc; and/or
- (e) Replacement and painting of baseboards or other foundation cladding.

“Relocated Building” shall have the same meaning as the definition of “Relocated Building” in section DE1 of the District Plan;

“Security” means the Cash Deposit;

“Site” means the whole of the land onto which the Relocated Building is to be placed;

“Term” means the period from the Commencement Date to Completion of the Reinstatement Works.

## 1.2 Joint and Several

- 1.2.1 References in this Deed to the “Owner” are references to the parties (if more than one) named in this Deed as the Owner jointly and severally, and the representations, covenants and undertakings of the Owner in this Deed shall be deemed to be given jointly and by each of them severally.

## 2 THE BOND

### 2.1 Undertaking to Comply

The Owner undertakes to the Council to:

- (a) complete, at the expense of the Owner, the Reinstatement Works as set out in the Building Pre-Inspection Report within the timeframe specified by Rule RB3.3.6 of the District Plan or within such reasonable timeframe otherwise agreed by the Owner and the Council in writing; and
- (b) promptly remedy any breach by the Owner of its obligations under this Deed within seven (7) days of a request in writing by the Council to do so, or within such reasonable timeframe otherwise agreed by the Owner and the Council in writing.

### 2.2 Council Right to Access

The Council may from time to time, under Section 171 of the Local Government Act 2002, enter onto the Site to ascertain whether the Reinstatement Works have been completed to the satisfaction of the Council.

### 2.3 Council Right to Rectify

If the Owner fails to comply with the Owner’s obligations, or any of them, referred to in clause 2.1 within seven (7) days of receipt of the notice in writing from the Council referred to in clause 2.1(b), or within such reasonable timeframe otherwise agreed by the Owner and the Council in writing, which notice shall refer to the failure and request the failure to be rectified, then:

Owner: 

- (a) the Council may (but shall not be under any obligation to) undertake, or procure that its contractors undertake, all or part of those obligations referred to in the notice;
- (b) for that purpose, the Council (including its contractors and assigns) may, at all reasonable times, enter the Site, including any Relocated Building on the Site; and
- (c) the Owner will pay to the Council upon demand the amount of all costs, expenses, liabilities and other amounts incurred by the Council under or in connection with the exercise by the Council of its rights under clause 2.3(a) and (b), less the amounts paid to the Council and which the Council is entitled to retain on its own behalf from the Security under clause 4.1 or otherwise.

#### **2.4 Provision of Security**

To better secure to the Council the completion by the Owner of its obligations under this Deed and the District Plan, the Owner undertakes on or before the date the Council issues a building consent to relocate the building to the Site, to deposit into a bank account in the name of the Council, with a bank nominated by the Council in cleared funds, the Cash Deposit totalling the Quantum.

#### **2.5 Application of Security**

- 2.5.1 The Council may, from time to time, apply all or part of the Cash Deposit for payment of the Monitoring Sum which sum shall be deducted from the Cash Deposit before or on repayment of the balance of the Cash Deposit upon Completion of the Reinstatement Works in accordance with clause 3.2.<sup>1</sup>
- 2.5.2 If the Owner fails to comply with any of its obligations referred to in clause 2.1 within seven (7) days of receipt of a notice in writing from the Council, which refers to the failure and requests the failure to be rectified, or within such reasonable timeframe otherwise agreed by the Owner and the Council in writing, then the Council may, from time to time apply all or part of the Cash Deposit for the payment of any sum payable by the Owner to the Council under this Deed and/or the Act, including any sum incurred by the Council under clause 2.3 of this Deed, or retain all or part of those proceeds to cover amounts as reasonably estimated by the Council to be incurred or which may (in the reasonable estimation of the Council) be incurred by the Council or its contractors under clause 2.3 or in respect of those matters.

### **3 QUANTUM PROVISION AND RELEASE OF THE SECURITY**

#### **3.1 Quantum and Provision of the Security**

- 3.1.1 The Quantum of the Bond as at the Commencement Date shall be fifty (50) percent of the estimated cost of the Reinstatement Works as established by the Pre-Inspection Report.
- 3.1.2 For the avoidance of doubt, the Quantum of the Relocated Buildings Bond does not include any bond required by the Council for the purposes of its Land Transport Bylaw.

#### **3.2 Release of Owner of Security**

- 3.2.1 Upon Completion of the Reinstatement Works, the Council shall release the Owner from the obligations under clause 2 of this Deed, and repay the balance of the Cash Deposit remaining after application under clause 2.5 or clause 4.1, if any, to the party which provided the Cash Deposit.

### **4 PAYMENT OF QUANTUM AND CALLS ON THE SECURITY**

#### **4.1 If the Owner:**

- 4.1.1 Fails to comply with the Owner's obligations, referred to in clause 2;
- 4.1.2 Abandons the Site without taking adequate and proper measures to rehabilitate the Site to the reasonable satisfaction of the Council; and/or
- 4.1.3 Fails to comply with any of the obligations of the Owner under this Deed,

the Council may, without notice and without limitation of its rights under clause 2, forfeit (take) such of the Quantum as it estimates will be the cost of carrying out remedial work (including the Reinstatement Works) or measures to rehabilitate the Site to a standard similar to surrounding properties (which costs may include any Monitoring Sum) and may call, apply or enforce, without further notice, on or exercise its rights in respect of the Security in that sum. The Council may at any reasonable time and from time to time enter the Site and take such steps and carry out such works as may be necessary to rehabilitate the Site;

4.1.4 Transfers ownership of the Site without the Council having received a bond from the Transferee containing the same terms and conditions as are set out in this Bond, then the Quantum shall be forfeited to the Council and the Council may, without notice, call on or exercise its rights in respect of the Security in that sum.

## 5 RESOURCE MANAGEMENT ACT 1991

The powers and remedies given to the Council in the Bond are in addition to all other powers and remedies conferred on it by the Resource Management Act 1991 and the exercise by the Council of any power or remedy under the Bond shall not prejudice its authority to exercise any other such power or remedy.

## 6 VARIATION AND RENEWAL

The Bond may be varied or renewed at any time by agreement in writing between the Owner and the Council.

## 7 ARBITRATION

In the event of any dispute or difference between the parties arising out of the Deed or the construction of interpretation thereof then the dispute or difference shall be referred to a sole arbitrator to be agreed upon between the parties or failing agreement, appointed in accordance with the provisions of the Arbitration Act 1996 and its amendments or any Act passed in substitution therefore.

## 8 NOTICES

All notices required or permitted to be given under or in connection with this Deed shall be in writing and be served on a person or on a body (whether incorporated or not) in accordance with the method of service of documents in section 352 of the Act or any section enacted in substitution thereof.

8.1 **The Owner:** If to the Owner to:

8.2 **The Council:** If to the Council to:

The Chief Executive  
Ruapehu District Council  
59 – 63 Huia Street  
Private Bag 1001  
TAUMARUNUI 3946  
Fax: 07 895 3256

## 9 COSTS

9.1 Without prejudice to any other right of recovery or reimbursement of costs or expenses by the Council at law or otherwise, the Owner agrees to pay to the Council, promptly upon receiving a request in writing and an appropriate tax invoice, the Council's reasonable legal costs and disbursements incurred in connection with the preparation and engrossment of this Deed.

## 10 MISCELLANEOUS

10.1 All payments under this Deed will be made in cleared funds without deduction, withholding, set-off or counterclaim.

10.2 The entry into and performance of obligations under this Bond shall not merge with or release any rights or obligations under the District Plan, nor shall the provision of the Security merge with or release the Owner's covenants under this Deed.

10.3 The Owner undertakes that it shall not exercise its rights under a Building Consent to relocate a building unless and until the Owner has signed this Deed and has caused the Cash Deposit to be deposited in cleared funds with the Council having a value not less than the Quantum.

Owner: 



10.4 The Owner acknowledges and agrees that all references to the approval, determination or satisfaction of the Council in this Deed shall be deemed to mean the approval, determination or satisfaction of the Council at its reasonable discretion.

In witness of which this Deed has been executed.

**SIGNED BY**



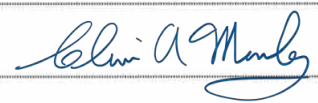
(insert full name of owner)

) Maxion House Rental Limited  
 )  
 )  
 )  Date: 2023.08.08  
 ) 12:53:14 +12'00'

Director

Director

**THE COMMON SEAL of the  
RUAPEHU DISTRICT COUNCIL**  
Was affixed in the presence of:

)   
 )  
 )   
 )  
 ) 

Mayor

Chief Executive

<sup>1</sup> Monitoring and Administration Fees are subject to change. These are set annually by the Council as part of the Annual Plan process and are advertised in the Council's Schedule of Fees and Charges. The following fees are proposed for 2014/15 (inclusive of GST): Monitoring Fee @ \$125 per site visit ; Administration Fee @ \$65p/h (Administrator), \$80 p/h (Graduate Planner), \$120 p/h (Planner)

## Report to: Council

**Meeting Date:** 27 September 2023

**Subject:** Document Signed and Sealed: 25 New Road, Taumarunui

**Report for:** Information

**Author(s):** Warrick Zander

**EXECUTIVE MANAGER: REGULATORY & CUSTOMER SERVICES**

**Endorsed By:** Clive Manley

**CHIEF EXECUTIVE**



### Purpose of Report | Te take mō te pūrongo

- 1.1 The purpose of this report is to present to Council for endorsement a copy of a document signed under Seal by the Mayor and Chief Executive.

### Recommendation(s) | Ngā tūhonga

That the Council:

- 1 Receives the Report **Document Signed and Sealed: 25 New Road, Taumarunui**; and
- 2 Approves the actions by the Mayor and Chief Executive in executing the following documents:

<b>Relocatable Refundable Bond Agreement</b>	Owner:	Maxion House Rental Ltd
	Description:	25 New Road TAUMARUNUI

### Significance and Engagement | Takenga mai

2.1 **Significance**

This report does not trigger the Significance and Engagement Policy.

### Background | Tuhinga

- 3.1 The Ruapehu District Plan states that the Relocatable Refundable Bond Agreement is a Deed of Agreement between the Council and the client and must, therefore, be endorsed by Council, as noted in the [Relocation Rules RB3.3.5](#) under Appendix 13.

### Attachment(s) | Ngā āpitihanga

- 1 Document signed and sealed – 25 New Road, Taumarunui



# RUAPEHU DISTRICT COUNCIL

Private Bag 1001, Taumarunui 3946, New Zealand  
 Telephone 07 895 8188 • Fax 07 895 3256  
 Email info@ruapehudc.govt.nz  
 Website www.ruapehudc.govt.nz

## RELOCATED BUILDINGS BOND TEMPLATE

THIS DEED is dated the 23rd day of August 20 23

BETWEEN Maxion House Rental Limited ("the owner")

AND RUAPEHU DISTRICT COUNCIL ("the Council")

### BACKGROUND

- A The Owner(s) is/are the registered proprietor of land onto which it is intended to place a Relocated Building.
- B Rule RB3.2.1 of the Ruapehu District Plan classifies Relocated Buildings as a Permitted Activity provided they comply with the General Conditions outlined in section RB3.3
- C The General Conditions require that the Owner provide a Relocated Buildings Bond in favour of the Council to secure the performance of the Reinstatement Works required to the exterior of the Relocated Building in accordance with the Building Pre-Inspection Report.
- D The Owner and the Council have agreed that the performance by the Owner of the Owner's obligations under this Relocated Buildings Bond is to be secured by the provision of a Cash Deposit on the terms and conditions set out herein.

### NOW THIS DEED WITNESSES:

#### 1 INTERPRETATION

##### 1.1 Defined Terms

In this Deed unless the context otherwise requires:

"Act" means the Resource Management Act 1991 as amended from time to time, and includes any legislation enacted in substitution for that legislation;

"Bond" or "Relocated Buildings Bond" means the Bond created by this Deed;

"Building Pre-Inspection Report" means a report prepared by an appropriately qualified person in accordance with Rule RB3.3.1 of the District Plan identifying the Reinstatement Works;

"Cash Deposit" means any sum or sums of money deposited in cleared funds with the Council from time to time by the Owner, any financial institution at the request of the Owner or other party at the request of the Owner, which have a value totalling the Quantum;

"Completion of the Reinstatement Works" means the date on which the Council confirms in writing to the Owner that the Reinstatement Works have been completed;

Commencement Date means the date on which the Relocated Building is placed on the site, whether on temporary supports or otherwise;

"Council" means the Ruapehu District Council and its successors and assigns;

"General Conditions" mean the General Conditions in Rule RB3.3 of the Ruapehu District Plan;

“Monitoring Sum” means the Council’s actual and reasonable costs for carrying out monitoring and administration in relation to the Reinstatement Works;

“Owner” means [*name of registered proprietor(s) of the land onto which the Relocated Building is to be placed and who is/are to be bound by this Bond*] together with successors and permitted assigns;

“Plan” or “District Plan” means the operative Ruapehu District Plan;

“Quantum” means the sum as determined from time to time in accordance with clause 3.1;

“Reinstatement Works” means the extent of the work required to the exterior of the Relocated Building as specified in the Building Pre-Inspection Report for the purposes of the District Plan. The exterior reinstatement works will not include matters regulated by the building legislation such as re-joining of the roof; re-joining of the building (if shifted in more than one section) or connection to foundations; but may include matters required by the District Plan for work to be undertaken and completed to the exterior of the building to a workmanlike standard and to achieve a tidy appearance, including, without limitation:

- (a) Repair of broken windows and window frames;
- (b) Repair of rotten weatherboards or other damaged wall cladding;
- (c) Necessary replacement or repair of roof materials;
- (d) Cleaning and/or painting of the exterior where necessary e.g. roof, walls, window frames etc; and/or
- (e) Replacement and painting of baseboards or other foundation cladding.

“Relocated Building” shall have the same meaning as the definition of “Relocated Building” in section DE1 of the District Plan;

“Security” means the Cash Deposit;

“Site” means the whole of the land onto which the Relocated Building is to be placed;

“Term” means the period from the Commencement Date to Completion of the Reinstatement Works.

## 1.2 Joint and Several

- 1.2.1 References in this Deed to the “Owner” are references to the parties (if more than one) named in this Deed as the Owner jointly and severally, and the representations, covenants and undertakings of the Owner in this Deed shall be deemed to be given jointly and by each of them severally.

## 2 THE BOND

### 2.1 Undertaking to Comply

The Owner undertakes to the Council to:


- (a) complete, at the expense of the Owner, the Reinstatement Works as set out in the Building Pre-Inspection Report within the timeframe specified by Rule RB3.3.6 of the District Plan or within such reasonable timeframe otherwise agreed by the Owner and the Council in writing; and
- (b) promptly remedy any breach by the Owner of its obligations under this Deed within seven (7) days of a request in writing by the Council to do so, or within such reasonable timeframe otherwise agreed by the Owner and the Council in writing.

### 2.2 Council Right to Access

The Council may from time to time, under Section 171 of the Local Government Act 2002, enter onto the Site to ascertain whether the Reinstatement Works have been completed to the satisfaction of the Council.

### 2.3 Council Right to Rectify

If the Owner fails to comply with the Owner’s obligations, or any of them, referred to in clause 2.1 within seven (7) days of receipt of the notice in writing from the Council referred to in clause 2.1(b), or within such reasonable timeframe otherwise agreed by the Owner and the Council in writing, which notice shall refer to the failure and request the failure to be rectified, then:

Owner: 

- (a) the Council may (but shall not be under any obligation to) undertake, or procure that its contractors undertake, all or part of those obligations referred to in the notice;
- (b) for that purpose, the Council (including its contractors and assigns) may, at all reasonable times, enter the Site, including any Relocated Building on the Site; and
- (c) the Owner will pay to the Council upon demand the amount of all costs, expenses, liabilities and other amounts incurred by the Council under or in connection with the exercise by the Council of its rights under clause 2.3(a) and (b), less the amounts paid to the Council and which the Council is entitled to retain on its own behalf from the Security under clause 4.1 or otherwise.

#### **2.4 Provision of Security**

To better secure to the Council the completion by the Owner of its obligations under this Deed and the District Plan, the Owner undertakes on or before the date the Council issues a building consent to relocate the building to the Site, to deposit into a bank account in the name of the Council, with a bank nominated by the Council in cleared funds, the Cash Deposit totalling the Quantum.

#### **2.5 Application of Security**

- 2.5.1 The Council may, from time to time, apply all or part of the Cash Deposit for payment of the Monitoring Sum which sum shall be deducted from the Cash Deposit before or on repayment of the balance of the Cash Deposit upon Completion of the Reinstatement Works in accordance with clause 3.2.<sup>1</sup>
- 2.5.2 If the Owner fails to comply with any of its obligations referred to in clause 2.1 within seven (7) days of receipt of a notice in writing from the Council, which refers to the failure and requests the failure to be rectified, or within such reasonable timeframe otherwise agreed by the Owner and the Council in writing, then the Council may, from time to time apply all or part of the Cash Deposit for the payment of any sum payable by the Owner to the Council under this Deed and/or the Act, including any sum incurred by the Council under clause 2.3 of this Deed, or retain all or part of those proceeds to cover amounts as reasonably estimated by the Council to be incurred or which may (in the reasonable estimation of the Council) be incurred by the Council or its contractors under clause 2.3 or in respect of those matters.

### **3 QUANTUM PROVISION AND RELEASE OF THE SECURITY**

#### **3.1 Quantum and Provision of the Security**

- 3.1.1 The Quantum of the Bond as at the Commencement Date shall be fifty (50) percent of the estimated cost of the Reinstatement Works as established by the Pre-Inspection Report.
- 3.1.2 For the avoidance of doubt, the Quantum of the Relocated Buildings Bond does not include any bond required by the Council for the purposes of its Land Transport Bylaw.

#### **3.2 Release of Owner of Security**

- 3.2.1 Upon Completion of the Reinstatement Works, the Council shall release the Owner from the obligations under clause 2 of this Deed, and repay the balance of the Cash Deposit remaining after application under clause 2.5 or clause 4.1, if any, to the party which provided the Cash Deposit.

### **4 PAYMENT OF QUANTUM AND CALLS ON THE SECURITY**

#### **4.1 If the Owner:**

- 4.1.1 Fails to comply with the Owner's obligations, referred to in clause 2;
- 4.1.2 Abandons the Site without taking adequate and proper measures to rehabilitate the Site to the reasonable satisfaction of the Council; and/or
- 4.1.3 Fails to comply with any of the obligations of the Owner under this Deed,

the Council may, without notice and without limitation of its rights under clause 2, forfeit (take) such of the Quantum as it estimates will be the cost of carrying out remedial work (including the Reinstatement Works) or measures to rehabilitate the Site to a standard similar to surrounding properties (which costs may include any Monitoring Sum) and may call, apply or enforce, without further notice, on or exercise its rights in respect of the Security in that sum. The Council may at any reasonable time and from time to time enter the Site and take such steps and carry out such works as may be necessary to rehabilitate the Site;

- 4.1.4 Transfers ownership of the Site without the Council having received a bond from the Transferee containing the same terms and conditions as are set out in this Bond, then the Quantum shall be forfeited to the Council and the Council may, without notice, call on or exercise its rights in respect of the Security in that sum.

## 5 RESOURCE MANAGEMENT ACT 1991

The powers and remedies given to the Council in the Bond are in addition to all other powers and remedies conferred on it by the Resource Management Act 1991 and the exercise by the Council of any power or remedy under the Bond shall not prejudice its authority to exercise any other such power or remedy.

## 6 VARIATION AND RENEWAL

The Bond may be varied or renewed at any time by agreement in writing between the Owner and the Council.

## 7 ARBITRATION

In the event of any dispute or difference between the parties arising out of the Deed or the construction of interpretation thereof then the dispute or difference shall be referred to a sole arbitrator to be agreed upon between the parties or failing agreement, appointed in accordance with the provisions of the Arbitration Act 1996 and its amendments or any Act passed in substitution therefore.

## 8 NOTICES

All notices required or permitted to be given under or in connection with this Deed shall be in writing and be served on a person or on a body (whether incorporated or not) in accordance with the method of service of documents in section 352 of the Act or any section enacted in substitution thereof.

### 8.1 The Owner: If to the Owner to:

### 8.2 The Council: If to the Council to:


The Chief Executive  
 Ruapehu District Council  
 59 – 63 Huia Street  
 Private Bag 1001  
 TAUMARUNUI 3946  
 Fax: 07 895 3256

## 9 COSTS

- 9.1 Without prejudice to any other right of recovery or reimbursement of costs or expenses by the Council at law or otherwise, the Owner agrees to pay to the Council, promptly upon receiving a request in writing and an appropriate tax invoice, the Council's reasonable legal costs and disbursements incurred in connection with the preparation and engrossment of this Deed.

## 10 MISCELLANEOUS

- 10.1 All payments under this Deed will be made in cleared funds without deduction, withholding, set-off or counterclaim.
- 10.2 The entry into and performance of obligations under this Bond shall not merge with or release any rights or obligations under the District Plan, nor shall the provision of the Security merge with or release the Owner's covenants under this Deed.
- 10.3 The Owner undertakes that it shall not exercise its rights under a Building Consent to relocate a building unless and until the Owner has signed this Deed and has caused the Cash Deposit to be deposited in cleared funds with the Council having a value not less than the Quantum.

Owner: 

10.4 The Owner acknowledges and agrees that all references to the approval, determination or satisfaction of the Council in this Deed shall be deemed to mean the approval, determination or satisfaction of the Council at its reasonable discretion.

In witness of which this Deed has been executed.

**SIGNED BY**  
(insert full name of owner)

) Maxion House Rental Limited  
) \_\_\_\_\_  
)

Director

) \_\_\_\_\_  
)  Date: 2023.08.23  
15:07:58 +12'00'

Director

) \_\_\_\_\_  
)

**THE COMMON SEAL of the  
RUAPEHU DISTRICT COUNCIL**  
Was affixed in the presence of:

)  \_\_\_\_\_  
) 

Mayor

) \_\_\_\_\_  
) 

Chief Executive

Monitoring and Administration Fees are subject to change. These are set annually by the Council as part of the Annual Plan process and are advertised in the Council's Schedule of Fees and Charges.

## Report to: Council

**Meeting Date:** 27 September 2023

**Subject:** Financial Monitoring Report for the Month Ending 31 August 2023

**Report for:** Information

**Author(s):** Simon Pallin

**SENIOR MANAGEMENT ACCOUNTANT**

**Endorsed By:** Neil Ward

**ACTING EXECUTIVE MANAGER: FINANCE,  
STRATEGY & GOVERNANCE**



### Purpose of Report | Te take mō te pūrongo

- 1.1 The purpose of this report is to provide an update of the Council's financial performance against the current budget and to show the impact of any budget changes made to date on Council's expected year end position.

### Recommendation(s) | Ngā tūhunga

That the Council:

- 1 **Receives** the Report **Financial Monitoring Report for the Month Ending 31 August 2023** for information.

### Significance and Engagement | Takenga mai

#### 2.1 Significance

This report does not trigger the Significance and Engagement Policy.

### Background | Tuhinga

- 3.1 Every three years, Council develops a long-term plan (LTP) in consultation with its community. This sets Council's vision, direction, budgets and work plans for each of the next 10 years. An Annual Plan is produced in the two years between each LTP being developed and shows any changes to the LTP proposals for that year. Annual Plans and the first year of the LTP set out the annual budget that Council use as a benchmark to report its actual financial results to.
- 3.2 After the Annual Plan is adopted, Council makes decisions that further impact the financial expectations and outcomes for the year. These have been taken into account in this report and changes made in Council's budget are reported through Council's Forecast. This allows Council to see the impact of these decisions on the expected year-end financial performance and position.
- 3.3 Financial performance to date is tracked by comparing year-to-date (YTD) actuals, against Council's Forecast, as this is the most up to date budgeting information available. This approach is real time budgeting.
- 3.4 This monthly report presents the financial performance of Council, focussing on the key financial metrics, compared with Council's forecast and significant changes to the budget, since the previous months report to Council.



- 3.5 This report does not consider the impact of decisions beyond the current year (2023/24).

## Discussion | He Kōrerorero

### 4 OVERALL FINANCIAL PERFORMANCE

- 4.1 Overall financial results to date show a YTD deficit of \$0.5 Million, which is \$1.2 Million lower than the YTD budget.
- 4.2 The year-to-date outcome is due primarily to \$0.9 Million of lower than budgeted capital subsidies received as these budgets were spread evenly across the year but some capital projects have not yet started.
- 4.3 It is expected that Council will catch-up on the capital subsidy revenue during the year as planned project expenditure is undertaken.
- 4.4 Other highlighted movements for the year to date include:
- (a) External Debt has decreased by \$5 Million.
  - (b) Capital Expenditure of \$3.6 Million has been undertaken.

### 5 DETAILED COMMENTARY

#### 5.1 Operating Financial Performance

- 5.1.1 Key metrics are disclosed in the Operating Performance Dashboard. Year to Date (YTD) financial performance is based on Council's forecast.
- 5.1.2 The Statement of Comprehensive Revenue and Expenses (**attached**) shows the operating performance of all of Council, with significant variances to budget identified. This statement does not include capital expenditure, as this is included in the Statement of Financial Position but does includes capital revenue.

#### 5.2 Forecast Operating Performance

- 5.2.1 The dashboard line graphs for Whole of Council Revenue and Expenditure include a grey forecast line.
- 5.2.2 The forecast is prepared based on an extrapolation of the YTD variances recognising one off items and ongoing items that are not part of the extrapolation.

### 6 GROUPS OF ACTIVITIES FINANCIAL PERFORMANCE

- 6.1 The Groups of Activities Performance Dashboard shows the financial performance compared to the phased Group of Activity Funding Impact Statements in the Annual Plan.
- 6.2 The Dashboard shows YTD actuals compared with the phased Annual Plan budget for:
- (a) Revenue (including rates and capital subsidies);
  - (b) Operating expenditure (including overheads);
  - (c) Capital expenditure (against the Annual Plan excluding subsequent resolutions of Council); and
  - (d) Commentary on the main variances is included in this and the attached dashboard report.

## 7 SUNDRY AND RATES DEBTORS

- 7.1 Aged Sundry Debtors are \$0.6 Million; of which \$0.4 Million is greater than 90 days overdue.
- 7.2 Rates Arrears are at \$3.4 Million, of which 43 per cent is for the current year. Overall rates arrears are similar to this time last year. Debt from prior years total \$1.9 Million. 61 properties are currently with Council's debt collection agency, holding \$0.8 Million of debt.

## 8 TREASURY MANAGEMENT

- 8.1 Current Council Debt is \$49.9 Million. The Annual Plan forecasted this to increase to \$60.6 Million at year end. \$5 Million was repaid in July reflecting repayment of short-term debt undertaken to meet banking covenant requirements at 30 June 2023. No budget changes have been made to date that have an impact on Debt. There are no expectations that any additional debt will be required this financial year.

### 8.2 Treasury Performance Measures Are Met

Policy Compliance for the Month	Yes/No
Are all treasury transactions in compliance with policy?	Yes
Are all the fixed rate hedging percentages within policy control limits?	Yes
Is liquidity maintained within policy control limits?	Yes
Are all counterparty exposures within policy control limits?	Yes
Are all borrowing covenants / limits being complied with?	Yes

## 9 CAPITAL FINANCIAL PERFORMANCE

- 9.1 Overall the capital programme is behind the original planning assumptions with approximately 10% of planned work in progress year to date.
- 9.2 Subsidy revenue, reported in the operating revenue and expenditure report, is currently down \$0.3 Million against the year-to-date budget. This is primarily made up of:
- (a) \$0.6 Million higher operating subsidies from Waka Kotahi for Land Transport operations, offset by higher than budgeted roading maintenance expenditure, and
  - (b) \$0.9 Million lower capital subsidies received as the budgets were spread evenly across the year, but the projects have not yet started primarily in relation to:
    - (i) \$0.5 Million for Te Ara Mangawhero Cycleway
    - (ii) \$0.4 Million for Town revitalisation projects

## 10 Capital Completion Against Approved Budgets

Year to Date August 2023		
Activity	Actual Spend \$	Annual Budget \$
Community Facilities	318,899	6,888,019
Community Support	4,132	292,145
Land Transport (Roading)	1,722,722	16,527,342
Stormwater	102,035	146,446
Support	6,802	1,766,536
Waste Management and Minimisation	11,708	296,774
Wastewater (Sewerage)	646,744	2,594,021
Water Supply	761,063	8,823,680
<b>Grand Total</b>	<b>3,575,105</b>	<b>37,334,963</b>

Table 1.1 – Year to Date Capital Expenditure Actual and Full Year Budget by Activity Group

## 11 Capital Budget Transfers

- 11.1 No further budget movements have been proposed that require Council review of approval since the approval of the FY2022/23 capital project carry overs.

## 12 EMERGING ISSUES

- 12.1 There are currently no new emerging issues.

## 13 REPORTING DEVELOPMENT

- 13.1 The financial statements **attached** are presented in the same format and terms as required by Generally Accepted Accounting Practice and Local Government Legislation/Regulation.

## 14 READING THE DASHBOARD AND FINANCIAL STATEMENTS

- 14.1 Favourable and Unfavourable assessments are applied on the following basis:
- (a) Revenue under budget is Unfavourable
  - (b) Expenditure under budget is Favourable
  - (c) Capital Expenditure under budget is Unfavourable
- 14.2 Capital expenditure underspends are considered unfavourable as, traditionally Council struggles to complete its capital programme and therefore being under budget is considered to be an Unfavourable variance against budget, however this means a cost overrun on a project would appear in the reports as Favourable. This should be reflected in the attached commentary.

### Attachment(s) | Ngā āpitihanga

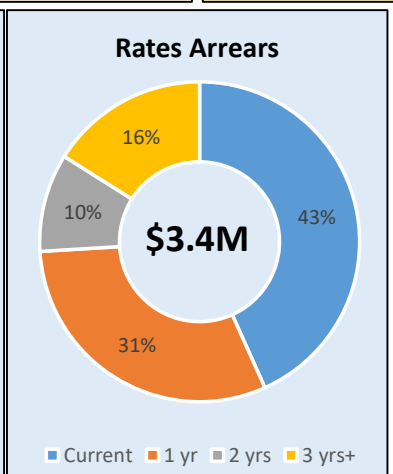
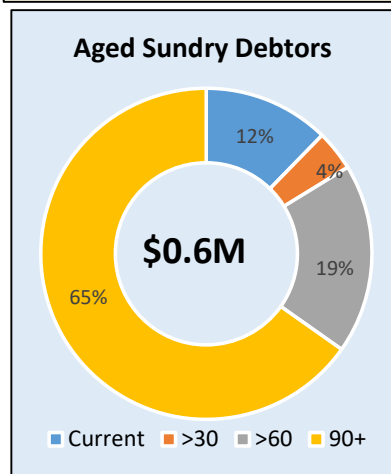
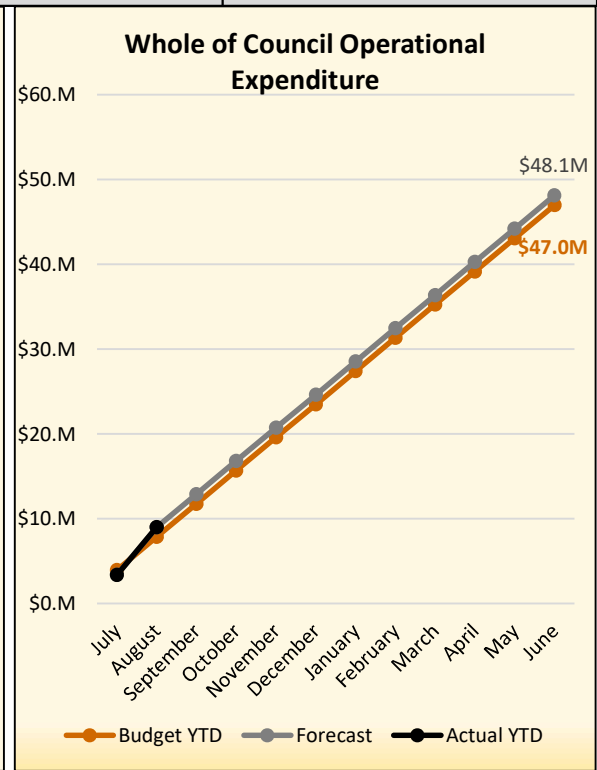
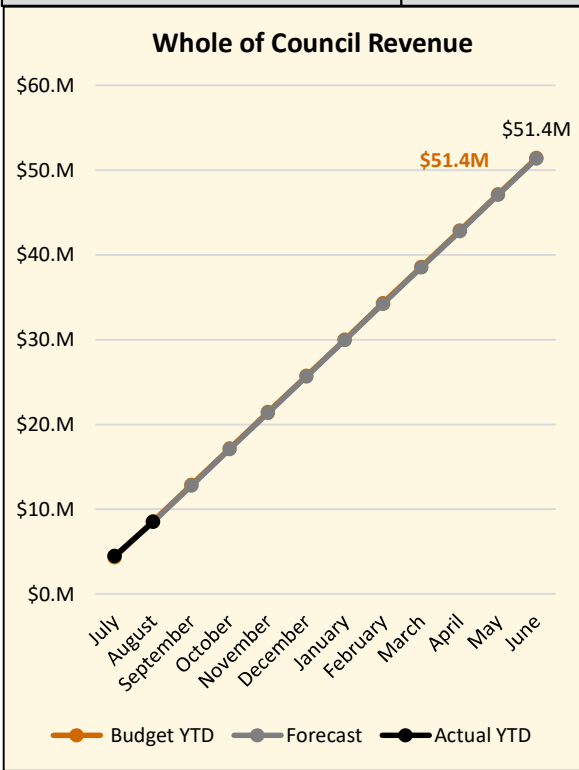
- 1 Finance Report Year to 31 August 2023

# Ruapehu Financial Dashboard - August 2023

## Operating and Debt Performance

YTD Actual to Forecast		
<b>YTD Revenue</b> <b>\$8.5M</b> \$0.1M Unfavourable	<b>YTD Operational Expenditure</b> <b>\$9.0M</b> \$1.1M Unfavourable (\$0.0M Depn)	<b>YTD Surplus / (Deficit)</b> <b>(\$0.5M)</b> \$1.2M Unfavourable

Forecast YE		
<b>Revenue</b> <b>\$51.4M</b> \$0.1M Unfavourable	<b>Operational Expenditure</b> <b>\$48.1M</b> \$1.1M Unfavourable	<b>Surplus / (Deficit)</b> <b>\$3.2M</b> \$1.2M Unfavourable



**YTD Change in Debt**  
**\$5.0M** (July \$5M)

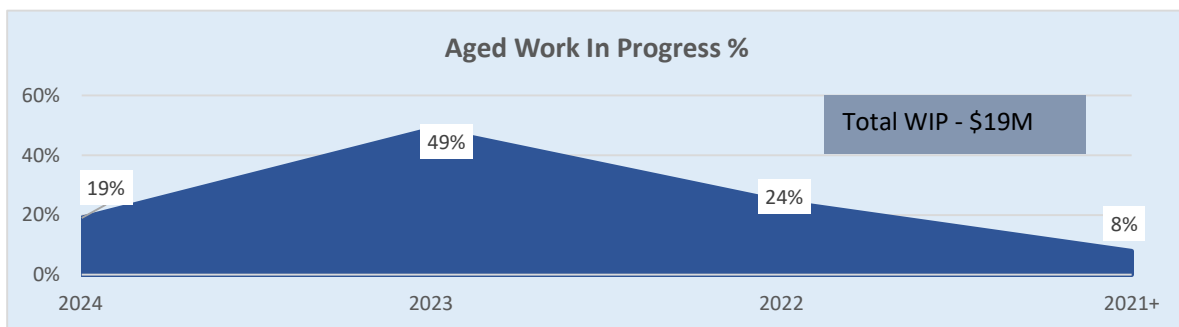
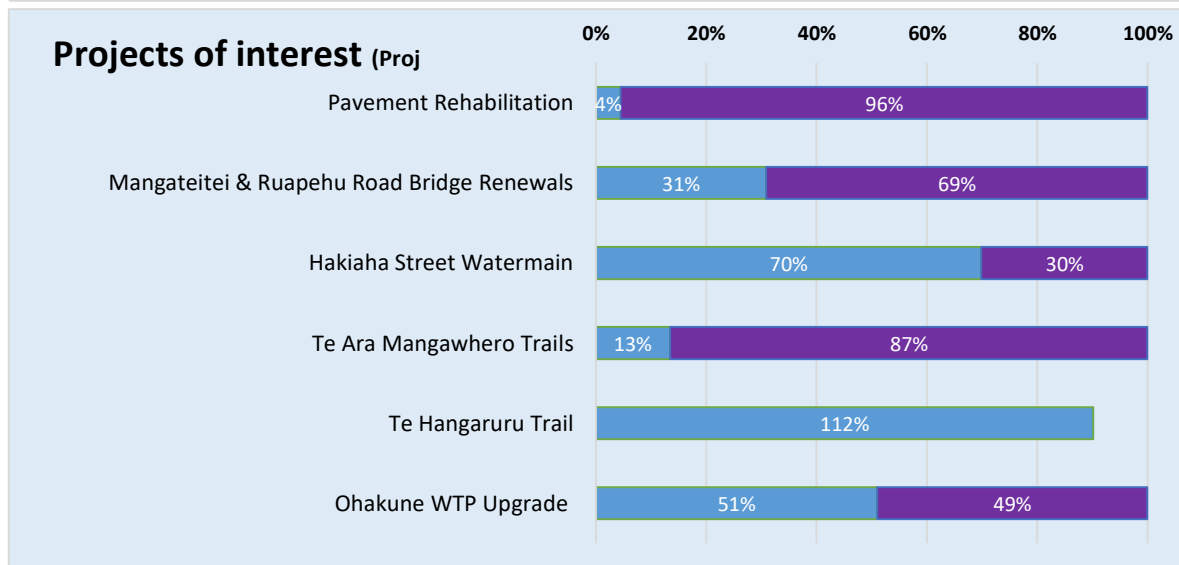
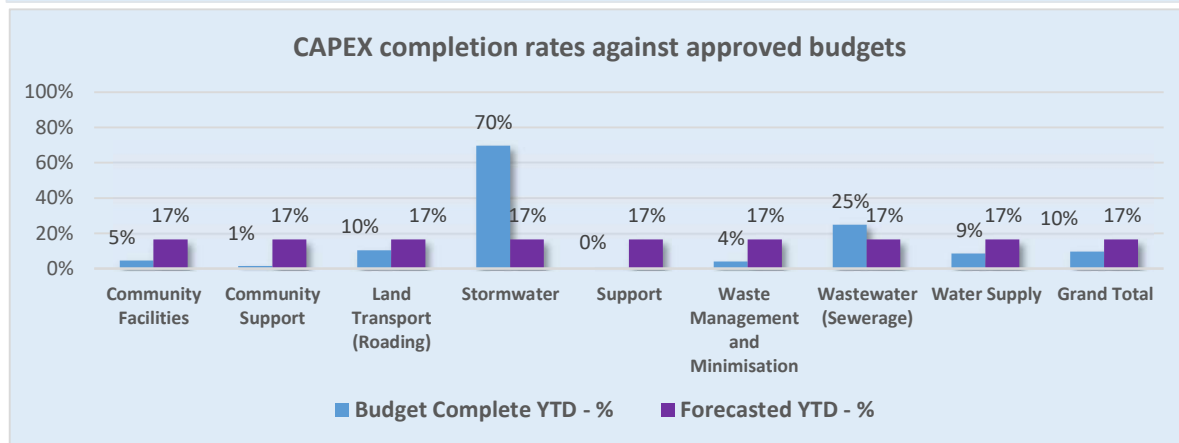
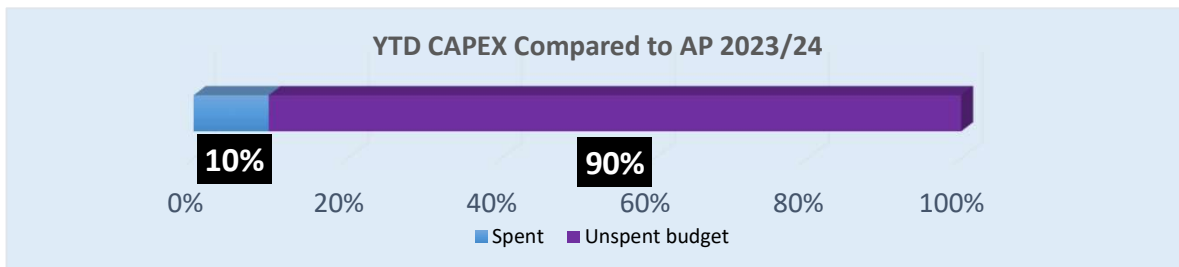
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**Current Debt**  
**\$49.9M**  
 (FY Bud \$60.6M)

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New Emerging Issues **NO**  
 New Material Variances **NO**  
 Policy and KPI Compliance **✓**

### Capital Performance Year to August 2023



**Statement of Comprehensive Revenue and Expense**

For the period ending 31 August 2023

	Actual YTD (\$000)	Budget YTD (\$000)	Variance YTD (\$000)	Notes	Annual Plan (\$000)
<b>Revenue</b>					
Rates	4,797	4,699	98		28,189
Subsidies and Grants	2,921	3,223	(302)	1	18,616
Interest Revenue	5	4	1		26
Fees and Charges	377	365	12		2,188
Development and Financial Contributions	23	39	(16)		232
Other Revenue	368	246	122	2	1,473
Gains	-	-	-		-
<b>Total Operating Revenue</b>	<b>8,491</b>	<b>8,576</b>	<b>(85)</b>		<b>50,723</b>
<b>Expense</b>					
Personnel Costs	1,187	1,197	(10)		7,183
Finance Costs	591	451	140	3	2,708
Depreciation and Amortisation Expense	2,086	2,086	-		12,518
Other Expenses	5,106	4,090	1,016	4	24,562
Losses	-	-	-		-
<b>Total Operating Expenditure</b>	<b>8,970</b>	<b>7,824</b>	<b>1,146</b>		<b>46,971</b>
<b>Share of Associate's Surplus / (Deficit)</b>					
Share of Associate's Surplus / (Deficit)	-	-	-		-
<b>Total Share of Associate's Surplus / (Deficit)</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>-</b>
<b>Operating Surplus / (Deficit)</b>					
	<b>(479)</b>	<b>752</b>	<b>(1,231)</b>		<b>3,752</b>
<b>Other Comprehensive Revenue and Expense</b>					
Gain / (Loss) on Property, Plant & Equipment Revaluations	-	-	-		4,771
<b>Total Other Comprehensive Revenue and Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>4,771</b>

## Notes to the Statement of Comprehensive Revenue and Expense

Note	Comment - Actual to Phased Annual Plan
1	<p><b>Subsidies and Grants: \$302K Unfavourable</b></p> <p>Subsidies and Grants is \$302K unfavourable year to date. This variance reflects \$951K lower than budgeted capital subsidies received as the budgets were spread evenly across the year but the projects have not yet started. This variance is primarily in relation to: \$0.5 Million for the Te Ara Mangawhereo Cycleway and \$0.4M for town revitalisation projects.</p> <p>This is offset by \$655K higher than budgeted operating subsidies from Waka Kotahi for Land Transport operations, offset by higher than budgeted roading maintenance expenditure.</p>
2	<p><b>Other Revenue \$122K Favourable</b></p> <p>The other revenue favourable variance is primarily in relation to the majority of dog registrations being paid in July and August while the budget has been spread across the year.</p>
3	<p><b>Finance Costs: \$140K Unfavourable</b></p> <p>Finance Costs reflect the impact of the increasing interest rates on borrowing as loans reach the change over on renewal. Our weighted average cost of capital is higher than we budgeted as interest rates have increased beyond levels forecast in the Annual Plan. This continues to be monitored for the overall impact to the Council.</p>
4	<p><b>Other Expenses: \$1.01M Unfavourable</b></p> <p>Other expenses were unfavourable mainly due to timing of Maintenance and Land Transport maintenance works being undertaken as reflected in additional operating subsidies above. Additionally a further \$286K relates to full year social housing rates paid in July and August compared to the budget spread across the year and \$222K relates to a 6 monthly payment for the Visit Ruapehu Contract paid.</p> <p>These variances are expected to be offset by underspends through the year to go.</p>

## Statement of Financial Position

For the Period Ending 31 August 2023

	Actual YTD (\$000)	Key YTD Var (\$000)	Annual Plan 2024 (\$000)	Notes
<b>Current Assets</b>				
Cash and Cash Equivalents	8,511	6,314	2,197	1
Receivables	3,164		1,278	
Prepayments and Accrued Income	1,787		1,704	
Inventory	327		348	
Other Financial Assets	-		-	
<b>Total Current Assets</b>	<b>13,789</b>		<b>5,527</b>	
<b>Non-Current Assets</b>				
Investment in CCOs and Other Similar Entities	67		67	
Other Financial Assets	1,452		967	
Property, Plant & Equipment	542,585	(15,461)	597,193	2
Intangible Assets	155		-	
Investment Property	5,689		6,915	
<b>Total Non-Current Assets</b>	<b>549,948</b>		<b>605,142</b>	
<b>Total Assets</b>	<b>563,737</b>		<b>610,669</b>	
<b>Current Liabilities</b>				
Creditors and Other Payables	4,299		4,356	
Borrowings	8,000	2,950	19,000	3
Employee Entitlements	653		498	
Income in Advance	7,981		1,612	
<b>Total Current Liabilities</b>	<b>20,933</b>		<b>25,466</b>	
<b>Non-Current Liabilities</b>				
Borrowings	41,900		41,612	
Provisions	230		217	
Derivative Financial Instruments	-		-	
<b>Total Non-Current Liabilities</b>	<b>42,130</b>		<b>41,829</b>	
<b>Total Liabilities</b>	<b>63,063</b>		<b>67,295</b>	
<b>Net Assets</b>	<b>500,674</b>	<b>-</b>	<b>543,374</b>	
Accumulated Funds	293,911		310,398	
Other Reserves	206,761		232,976	
<b>Total Equity</b>	<b>500,672</b>	<b>-</b>	<b>543,374</b>	



## Notes to the Statement of Financial Position

Note	Comment - Actual to Revised Budget
1	<p><b>Cash and Cash Equivalents: \$6.3M Favourable</b></p> <p>Cash on hand is \$6.3 Million higher than forecast. The additional cash held reflects funds received in FY 22/23 to support capital projects that have been delayed and carried over to FY 23/24.</p>
2	<p><b>Property, Plant &amp; Equipment: \$15.4M Unfavourable</b></p> <p>Property, Plant, &amp; Equipment is \$15.4 Million lower than Annual Plan due FY 22/23 capital projects that have been delayed and carried over to FY 23/24. In their Annual Plan these projects were reflected in the opening balances.</p>
3	<p><b>Borrowings: \$2.9M Favourable</b></p> <p>Regular treasury reviews are completed ensuring management are within Council policy limits. Total debt currently sits at \$49.9M, a decrease of \$5.0M for this financial year reflecting the repayment of short term debt undertaken to meet banking covenant requirements at 30 June 2023.</p> <p>The highlighted variance of \$2.9M reflects the balance of Council funded capital projects carried over from FY 22/23 that is not supported by the favourable balance in cash and cash equivalents. There are no expectations that any additional debt will be required this financial year beyond amounts approved in the Annual Plan.</p>

## Report to: Council

Meeting Date: 27 September 2023

Subject: Mayor's Report: August 2023

Report for: Information

Author(s): Weston Kirton                      **MAYOR**

Endorsed By: Clive Manley                      **CHIEF EXECUTIVE**



### Purpose of Report | Te take mō te pūrongo

- 1.1 The purpose of this report is to inform Councillors of appointments and meetings other than Council, Committee and Community Board meetings undertaken by the Mayor during August 2023.
- 1.2 The report also outlines fee waiving applications approved (if any) by the Mayor during the same period.

### Recommendation(s) | Ngā tūhunga

That the Council:

- 1 Receives and notes the Report **Mayor's Report** for information.

### Significance and Engagement | Takenga mai

- 2.1 **Significance**  
This report does not trigger the Significance and Engagement Policy.

### Discussion | He Kōrerorero

- 3.1 **APPOINTMENTS UNDERTAKEN BY THE MAYOR DURING AUGUST 2023.**
- 3.1.2 Please note that where the Mayor is unavailable, he will deputise to the Deputy Mayor or a Councillor.

AUGUST 2023	
1 August	<ul style="list-style-type: none"> <li>• Attended meeting to discuss Local Government NZ (LGNZ) support for Council's affected by engineering consenting issues with the Chief Executive by Zoom</li> </ul>
2 August	<ul style="list-style-type: none"> <li>• Attended Māori Engagement Workshop</li> </ul>
3 August	<ul style="list-style-type: none"> <li>• Attended LGNZ Leader's Zoom with the Chief Executive</li> </ul>
4 August	<ul style="list-style-type: none"> <li>• Attended Horizon's Accessing Central NZ Governance Meeting in Palmerston North with the Chief Executive</li> </ul>
5 August	<ul style="list-style-type: none"> <li>• Attended Water Group meeting in Matiere</li> </ul>
7 August	<ul style="list-style-type: none"> <li>• Trunk FM Radio Interview</li> <li>• Peak FM Radio Interview</li> </ul>

<b>AUGUST 2023</b>	
	<ul style="list-style-type: none"> <li>• Attended Regional Transport Committee meeting with Waka Kotahi Chief Executive, Nicole Rosie in Palmerston North</li> </ul>
8 -9 August	<ul style="list-style-type: none"> <li>• Attended Air NZ Mayoral Forum in Auckland with the Chief Executive</li> </ul>
10 August	<ul style="list-style-type: none"> <li>• Meeting with Kim Treen in Ohakune regarding Hawkes Bay Mayoral Relief Fund</li> <li>• Attended Waimarino Development Hui regarding Waimarino Health Centre at Raetihi Marae</li> </ul>
11 August	<ul style="list-style-type: none"> <li>• Attended opening of Ruapehu Road Bridge in Ohakune with the Chief Executive</li> <li>• Met with Ohakune residents regarding open drain on their Willow Road property</li> <li>• Met with Ohakune Architect in Taumarunui regarding various issues</li> </ul>
12 August	<ul style="list-style-type: none"> <li>• Deputy Mayor attended opening of Nga Awa Block Taihape on Mayor's behalf</li> </ul>
14 August	<ul style="list-style-type: none"> <li>• Trunk FM Radio Interview</li> <li>• Peak FM Radio Interview</li> <li>• Meeting with National Park residents regarding proposed National Park name change with Community Board Member Murray Wilson</li> </ul>
15 August	<ul style="list-style-type: none"> <li>• Met with National Park business owner regarding proposed National Park name change</li> <li>• Attended Defence Hub meeting at Ohakea Air Base</li> </ul>
16 August	<ul style="list-style-type: none"> <li>• Attended Long Term Plan and Rating Workshop</li> <li>• Attended meeting with Kim Treen regarding Mayoral Relief Fund</li> </ul>
17 August	<ul style="list-style-type: none"> <li>• Met with residents regarding emergency housing at Old Public bar</li> <li>• Met with Ohakune resident in Ohakune regarding Carrot Park</li> <li>• Attended LGNZ Leader's meeting by Zoom</li> </ul>
21 August	<ul style="list-style-type: none"> <li>• Trunk FM Radio Interview</li> <li>• Peak FM Radio Interview</li> <li>• Meeting with LGNZ to discuss councils affected by engineering consenting issues by Zoom</li> </ul>
22 August	<ul style="list-style-type: none"> <li>• Attended Regional Transport Matters   Regional Chiefs' Matters (fortnightly catch-up) by Zoom</li> <li>• Visited Ruapehu College with Manager of Community &amp; Economic Development Peggy Veen</li> </ul>
25 August	<ul style="list-style-type: none"> <li>• Attended Ongarue Monument Committee Meeting</li> </ul>
28 August	<ul style="list-style-type: none"> <li>• Trunk FM Radio Interview</li> <li>• Peak FM Radio Interview</li> <li>• Meeting in Waiouru with Community Board Member, Colin Pakai &amp; Lt Col Mark Taylor, NZ Defence Force regarding request for top up funding for Army facilities</li> </ul>
29 August	<ul style="list-style-type: none"> <li>• Attended Nga Kaumatua o te Mauri Atawhai Community network hui</li> </ul>
30 August	<ul style="list-style-type: none"> <li>• Attended Waste Management and Minimisation Plan workshop in Ohakune</li> </ul>
31 August	<ul style="list-style-type: none"> <li>• Attended LGNZ Leaders Meeting by Zoom</li> <li>• Attended Public Meeting in Ohakune regarding Teitei Drive</li> </ul>

#### 4.1 WAIVING OF FEES

4.1.1 No Hall hire fees were waived in August

<b>Attachment(s)   Ngā āpitihanga</b>
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NIL

## Report to: Council

Meeting Date: 27 September 2023



Subject: Chief Executive's Report: August 2023

Report for: Information

Author(s): Clive Manley CHIEF EXECUTIVE

### Purpose of Report | Te take mō te pūrongo

- 1.1 The purpose of this report is to present an update of the organisation's activity during August 2023 for Elected Members' information. It provides a snapshot of the wider legislative environment and focus from a regional perspective, an overview of the wellbeing of our district, and highlights key achievements and activity over the period, including significant projects from the Chief Executive's perspective since the last Council meeting.

### Recommendation(s) | Ngā tūhunga

That the Council:

- 1 Receives and notes the Report **Chief Executive's Report** for information.

### Chief Executive Summary

#### 2.1 CENTRAL GOVERNMENT ACTIVITY AND IMPACTS ON LOCAL GOVERNMENT

- 2.1.1 Parliament dissolved its 53<sup>rd</sup> Parliament on 8 September when all parties will focus on campaigning for the general election on 14 October.

#### 2.2 COUNCIL CHRISTMAS AND NEW YEAR 2023/24 CLOSURE

- 2.2.1 In keeping with the previous years' decisions to close the Council offices and Libraries during the three days between Christmas and New Year and for the remainder of the week following the New Year, Council offices and Libraries will close at midday on Friday 22 December 2023 and re-open at 8.00am on Monday 8 January 2024.

- 2.2.2 Staff will take annual leave during this time and the longer break will allow them the opportunity to enjoy some rest after another very busy year and spend time with their friends and families.

- 2.2.3 The sites will remain open during this time, apart from Christmas Day, to support the seasonal requirements of tourists, travellers and the general public.

### Legislative Briefing

#### 3.1 CENTRAL GOVERNMENT CONSULTATION UPDATES

- 3.2 The following Government initiatives (related to the local government sector) are currently open for public submissions:
- (a) State Highway Control Manual. No proposed action.
  - (b) Issues Relating to Use of Highly Productive Land. No proposed Action.
  - (c) Inquiry into Climate Adaptation. Currently no proposed action due to resourcing constraints.

- (d) Advancing New Zealand's Energy Strategy. No proposed action.
- (e) Helping People and Nature Thrive – Exploring a Biodiversity Credit System for Aotearoa New Zealand. No proposed action.
- (d) Emergency Management Bill. No proposed action due to resourcing constraints.

#### 4.1 **BILLS ON THE HORIZON**

- (a) Electoral (Lowering Voting Age For Local Elections And Polls) Legislation Bill.
- (b) NPS – Natural Hazards and Decision-Making Bill.
- (c) Building Amendment Bill.
- (d) National Planning Framework.
- (e) Responsibility for Reducing Waste.

### **Governance Meetings and Workshops Overview**

#### 5.1 **ELECTED MEMBERS' WORKSHOPS: AUGUST 2023**

- (a) 2 August, Māori Relationships and Engagement workshop provided Elected Members with the opportunity to discuss and formalise proper processes on how Council communicates, engages, and foster relationships with Māori, Iwi and Hapū, as Tangata Whenua at both a governance and operational level.
- (b) 16 August, Long Term Plan and Rating Workshop outlined the current rating base and policies, and sought to understand Members' appetite for change in preparation for the 2024-34 Long Term Plan.
- (c) 30 August, Waste Management and Minimisation Plan Workshop provided an overview of the Ruapehu Waste Assessment and draft Waste Management and Minimisation Plan and sought to understand Members' appetite for change in preparation for the 2024-34 Long Term Plan.

5.2 Members in attendance: the numbers in brackets refer to the workshops attended, compared to the number of workshops available.

Mayor Kirton	(22/23)
Deputy Mayor Hoeta	(19/23)
Councillor Gram	(21/23)
Councillor Hinch	(21/23)
Councillor Iwikau	(11/23)
Councillor Kahukura Hadley-Chase	(23/23)
Councillor Neeson	(22/23)
Councillor Nottage	(15/23)
Councillor Ralph	(17/23)
Councillor Wilson	(17/23)

### **Social Well-Being Overview: Safe, healthy communities**

#### 6 **EMPLOYMENT AND EDUCATION**

6.1.1 Employment: Job Seeker numbers remain fairly consistent, at 9.4 per cent.

6.1.2 There is no update on the Mayors' Taskforce for Jobs for this quarter as work for the new financial year is at an early stage.

#### 7 **COMMUNITY SAFETY**

7.1.1 Compared with the same time last year the crime rate in Ruapehu district has increased by 13.3 per cent, and is now 37.6 per cent as at June 2023. The crime rate is 27.1 per cent below the national rate of 51.5 per cent.

## 8 CIVIL DEFENCE EMERGENCY MANAGEMENT UPDATES

### 8.1 Training Provided

- (a) Assisted the running of a planning function course in Palmerston North.
- (b) Meet with Kaitieke School and gave Civil Defence (CD) brief.
- (c) Ruapehu District Council (RDC) CD courses planning meetings in September and October will be very busy with training for Council staff.
- (d) Facilitated CIMS 3 course for New Zealand Defence Force.

### 8.2 Local and Regional Civil Defence Update

- (a) A CD strategy has been developed for RDC following the audit that was completed recently. This plan will give RDC good direction for the next 10 years.
- (b) The National Park Emergency Response Facility continues to be worked on; completion date has been pushed out due to the dampness of the building owing to the amount of rain that fell during the build.
- (c) RDC held an exercise on 7 September at the Taumarunui Chambers focussing on the initial response and set up of the Emergency Operating Centre.

## 9 COMMUNITY FACILITIES OPERATIONAL UPDATES

### 9.1 Housing

- (a) Renovations at the Waimarino Rest Home are due to begin on 1 September 2023.
- (b) Tenancy inspections will be conducted at all the social housing flats during September.
- (c) Social housing surveys have been sent and are due to be returned at the end of September.

### 9.2 Parks and Facilities

#### 9.2.1 Update

Works completed this month include:

- (a) Install Manunui Cemetery berms.
- (b) Ohakune main street garden planting.
- (c) Tree felling at Taumarunui Transfer Station.
- (d) 14 instances of graffiti, damage and illegal dumping attended to.
- (e) Replacement of broken playground equipment in Tuku Street and Taumarunui playground.
- (f) Bullians Avenue basketball court finished.
- (g) Washdown of main street and cleaning lily pond in Taumarunui.
- (h) Washdown of CBD footpaths Ohakune.

#### 9.2.2 Priorities

Current priorities are:

- (a) Introduction of Kerb and Channel spraying.
- (b) Install berm Taumarunui cemetery.
- (c) Continue delivery of Taumarunui River walkway project
- (d) Removal and replacement of Rangaroa reserve swing set.

## 10 LICENSING AND COMPLIANCE ACTIVITY

### 10.1 Alcohol Licensing

The Ministry of Justice (MoJ) have made contact advising that Parliament has passed the Sale and Supply of Alcohol (Rugby World Cup 2023 Extended Trading Hours) Amendment Act, which allows On and Club Licence premises to screen the Rugby World Cup matches outside of their licensed hours. This has been published on Council's website and Facebook with at least two premises so far advising that they will be extending their hours.

**10.2 Health**

August has been a quiet month with at least one verification completed and a couple of new premises applying to open in the district. Unfortunately, one of those new owners decided not to pursue their business and did not open at all.

**10.3 Compliance**

The Compliance Officers attended the CERT Systems Training Course in Taupō earlier this month while our new Licencing and Compliance Administrator attended a Licence Controller Qualification (LCQ) course in Ohakune to help her understand the requirements around alcohol licensing.

10.4 August 2023 saw the Compliance Team receive at least nine reports of dog attacks, seven attacks on animals and two of those attacks on humans. This has resulted in the dogs' classification as either menacing or dangerous.

**Economic Well-Being Overview: Thriving economy****11 OUT OF DISTRICT SPEND TRENDS**

11.1 In June 2023, \$5.1 Million was spent in the Ruapehu district from domestic and international visitors to the district, up from \$3.5 Million in May.

**12 EVENTS**

12.1 Some of the local events in August were the Ohakune Fashion Show, Winter Art Exhibition and the Abba tribute band at Raetihi.

12.2 There was a capability and capacity workshop held for event organisers in August and organised through the Thermal Explorer Regional Event Fund. The mobile isite has been well used by visitors at National Park Village, Park and Ride area during August.

**13 BUSINESS**

As of June 2023 there were 1,377 registered businesses in the Ruapehu district. Over the last 12 months the number of registered businesses has increased by 33 (2.4%). Nationally, the number of registered businesses has increased by 1.7 per cent.

**14 AVERAGE HOUSE PRICES**

14.1 Average house prices in Ruapehu had been steady increasing this year but have slipped from the June figure of \$445,000 to \$396,000 for July 2023.

**Environmental Well-Being Overview: Sustaining beautiful environments****15 RESOURCE CONSENT & LAND INFORMATION MEMORANDUM (LIM) ACTIVITY FOR AUGUST 2023**

15.1 During August the following consents were received or processed, all within the statutory timeframe:

- (a) One Land Use Consent (LUC).
- (b) Nine subdivision consent applications were received, three of which have been processed.

15.2 14 LIMs were received during August with 10 processed. The statutory timeframes were met.



**16 BUILDING CONSENT ACTIVITY FOR AUGUST 2023**

- 16.1 The Building Team has completed the first stage of the IANZ Audit and is now working on an action plan and evidence for Audit sign off by November. Building Control Officers have submitted their documentation for annual Competency Reviews.
- 16.2 26 Building consents were issued in August compared with 32 during August last year. Although issued consent numbers were down slightly, the value of works was higher than previous year.
- 16.3 185 inspections were undertaken compared with 169 during August last year.
- 16.4 The average number of processing days to issue a building consent was 8.7 days.

**17 DEVELOPMENT CONTRIBUTIONS ACTIVITY FOR AUGUST 2023**

- 17.1 There were 16 Development Contribution assessments carried out during August 2023. Eight were for building consents and eight were for subdivisions. Of these there were 11 assessments where Development Contribution fees were payable.
- 17.2 The total assessed value was \$35,086.00.
- 17.3 Four building consents were invoiced for their Development Contribution fees. The total value invoiced was \$10,837.00.

**18 REFUSE, RECYCLING AND REUSE STATISTICS FOR FEBRUARY 2023****18.1 TRANSFER STATION AND RESOURCE RECOVERY**

- 18.1.1 The waste and recycling tonnages have been assessed, along with a three-month rolling average trend line. This assessment highlights that gross tonnage of rubbish and recycling are a general reflection of the economic climate and seasonal trends. Efforts placed into recycling across the Council facilities and services are showing a steady increase in recycling. Important to note that this data does not capture any waste and recycling that are moving out of district.
- 18.1.2 Transfer Stations were strategically located to support the surrounding communities. Site selection was made on available land, convenience to the community and on travel routes to town. The transfer station sites have been ranked by highest volume of waste and recycling, with their corresponding ward population in a tabled below. This could be used as a guide to assess where best to invest resources against the opportunity to improve our diversion rates.

<b>Rank</b>	<b>Transfer Station</b>	<b>Population (Waste Assessment report)</b>	<b>Total Refuse and recycling Tonnes</b>	<b>Diverted Tonnes</b>
1	Taumarunui	4,840	4,231	895
2	Waimarino	2530	2,010	625
3	National Park	1,108	245	75
4	Ōwhango		71	44
5	Ōhura	1,034	38	19
6	Ongarue		23	26

- 18.1.3 Originally sites were developed, which were not staffed, to increase recycling sites in the district. For example, glass and can recycling were trialled at Matiere School, but the school asked these to be removed for health and safety reasons. This site also generated dayworks, as contracts were required to clean the site of smashed glass and rubbish left around the facility at times over and above the servicing schedule. Note the recycling receptacles were not full when these requests were made.
- 18.1.4 The Raetihi unattended site is also subject to a large volume of service requests and has contamination issues. The Waste Minimisations Officers' experiences across the central north island is generally that unattended sites are subjected to high rates of contamination. Consideration will need to be given to these lessons in developing new alternatives.
- 18.2 **Taumarunui**
- (a) The Reuse Recovery Centre diverted 7,107 kg or rehomed 3,792 items using 103 volunteer hours to deliver the function during August.
- 18.3 **Waimarino**
- (a) The Reuse Recovery Centre diverted 8,842 kg or 5,289 items using 18 volunteer hours within the second-hand store to deliver daily functions.
- 18.4 **Community support**
- (a) Taumarunui Resource Recovery Centre acted as a referee for one of the volunteers as they re-entered the workforce.
- (b) The Waimarino Centre supported the Taihape community with:
- (i) 40.8 kg (or 34 bags) of clothes donated; and
- (ii) 24kg (or two boxes) of books.

### Cultural Well-Being Overview: Vibrant and diverse living

#### 19 VISIT RUAPEHU QUARTERLY UPDATE

- 19.1 The Visit Ruapehu team, made up of three full-time employees, has successfully concluded a three-year funding partnership with MBIE, receiving recognition for our achievements. We're also proud to be finalists in the NZ Tourism Awards. Our digital channels continue to perform well, reaching 1.4 Million Facebook fans, plus increasing website traffic by 17 per cent between January and August 2023 compared to the same period last year.
- 19.2 Our focus for the remainder of 2023 includes upweighted digital campaigns for spring skiing, school holidays, and events, including the inaugural Ohakune Blues and Roots Festival. Additionally, we will continue supporting and advocating for local operators and community projects, leveraging national and international media coverage with upcoming visits from the New Zealand Herald, Kia Ora Magazine and Sydney Morning Herald and updating international travel seller training and information updates.

#### 20 VISITOR USAGE STATISTICS (RUAPEHU)

The was an increase in visitor accommodation numbers from 22,000 on June to 36,700 in July.

### Executive Manager Summaries

#### 21 EXECUTIVE MANAGER, PEOPLE, SAFETY AND CAPABILITY

- (a) The announcement of the Teitei development has had a significant impact on the Information Management team. An external party has been engaged to assist in responding to the many and complex requests which has come at a critical time as the team are in the process of moving Council records to the Cloud in less than a week's time with every resource onboard to assist with this transition.

- (b) Health, Safety and Wellbeing processes are undergoing change as we move to increase worker participation across all levels of the organisation. We anticipate this will assist in improving operational understanding of reporting responsibilities that will contribute to more meaningful data analytics.
- (c) Recruitment continues to gather momentum across all parts of Council as we look to replenish existing gaps within the organisation. We continue to attract interest locally and nationally with the most recent appointments coming from within the Ruapehu and surrounding districts, which is pleasing.

## **22 EXECUTIVE MANAGER, REGULATORY AND CUSTOMER SERVICES**

- 22.1 With the refreshed Compliance team now settling in, a focus has been on providing a good training platform, particularly in the area of investigation.
- 22.2 Training for the whole team is top of mind in view of the legislative nature of this team's work, i.e., RMA, consenting, alcohol, health and compliance opportunities to refresh knowledge and upskill as requirements for those roles.
- 22.3 There has been an increase in dog attacks against other dogs and also humans resulting in 'dangerous' or 'menacing' classifications. This has resulted in an increase in dog Hearings and staff continue to work with dog owners to reinforce the requirement of responsible dog ownership and education.

## **23 EXECUTIVE MANAGER, COMMUNITY AND ECONOMIC DEVELOPMENT**

- 23.1 Highlights include the recent presentation of the section 17a review, (the result of extensive work) receiving a large number of Expressions of Interest (EOI) for the Tātai Tāngata ki Raetihi and working through those and providing assistance for Kāinga Ora at the BBQs in Ohakune recently on the housing issue. Staff also attended a Cultural Session in Ohakune, which was very well received.
- 23.2 The Library staff have made some exciting changes including expanding the Te Reo and Tikanga collections, attaching book reviews to the new collection, and increasing the Lego and games section, which is proving to be very popular.
- 23.2 We are ensuring that all staff have Civil Defence training.

## **24 ACTING MANAGER FINANCE, STRATEGY AND GOVERNANCE**

- 24.1 District Rating Revaluation
  - (a) The initial audit meeting with the Office of the Valuer General (OVG) was held on 5 September.
  - (b) The OVG and Quotable Value will be working through any issues arising from the audit during September.
- 24.2 Long-Term Plan (LTP)
  - (a) Staff are currently preparing budgets and submitting them to the finance team for collation into the LTP financial model.
  - (b) Financial workshops with Council are planned for November and December
  - (c) September is engagement month, and we are pre-engaging with the community on the LTP on what areas the Council should focus its spending on.
- 24.3 Annual Report
  - (a) Audit NZ staff are on-site from Monday 11 September for four weeks to complete the audit of the 2022/23 Annual Report.
  - (b) The final audited Annual Report is planned to be adopted at the October meeting.

## **25 EXECUTIVE MANAGER, INFRASTRUCTURE**

- 25.1 The Land Transport team is starting to establish the new annual activities for the new financial year, with focus on the construction season due to start in October. Resourcing the teams at the right levels will enable the deliverables to be achieved, with special focus on pavement reseals.
- 25.2 With the pavement rehabilitation work being resumed in the next few months, the Ruapehu Road approaches will be included in the schedule of works, and this will complete the bridge project.
- 25.3 The Ohakune Mountain Road as part of being a Special Purpose Road has currently 100% of its costs funded by Waka Kotahi NZTA. This rate of assistance is due to be reduced to 74% in order to match the funding rates applied to all local roads. A letter was sent to Waka Kotahi NZTA to challenge the decision and to request the funding rate to remain at 100%.
- 25.4 During the month, RDC staff presented to School Principals the proposed speed reduction options for each of the northern schools in the district. The southern part of the district will be discussed at a face to face meeting in September.
- 25.5 Heavy rainfall across the district (which tends to cause flash flooding) generated call outs for the water teams during the month. No specific faults were found as the flood subsided by the time the teams arrived at sites.
- 25.6 Annual Performance Reports have been drafted for the last reporting period on the Raetihi and Ohakune wastewater treatment plants. These cover all Resource Consent conditions and provides details with comments regarding treatment and compliance.
- 25.8 The Pipiriki wastewater treatment plant upgrade is currently being scoped. This is part of the work committed as rectification for the degraded sand filters. It is expected that by the end of September a clear direction with cost estimates will be provided.

## **26 EXECUTIVE MANAGER, IWI RELATIONSHIPS**

- 26.1 2 August: Held our first Māori Relationships and Engagement workshop with Elected Members and Community Board Members. Various discussion topics were presented and helped with providing guidance and strategic direction for the team moving forward.
- 26.2 9 August: Attended the presentation of Te Arawhata ō Tāwhaki, Youth Development Programme at Hinengākau Maatua Whangai. This is a programme that has been designed and developed by Rangatahi for Rangatahi and has provided opportunity for our team to collaborate with one of our Māori organisations within the rohe.
- 26.3 11 August: Attended the site blessing for the completion of the railway overbridge on Ruapehu Road Railway, Ohakune.
- 26.4 15 August: Attended a hui with Te Pā o te Hāpori to discuss Te Whakakotahi ō ngā kura ō Taumarunui kapa haka event being held on Friday 8 September. The kapa haka event is an opportunity to bring all schools across Taumarunui together for a practice run prior to attending the annual Taiopenga event in Taupō.
- 26.5 31 August: Hui with Te Korowai ō Wainuiarua representatives. The hui provided an opportunity to discuss future aspirations following the recent signing of the deed of settlement.
- 26.6 Continuing to work on Council relationship agreement with Ngāti Hauā.

- 26.7 The team continues to work alongside the following the following internal teams on various matters:
- (a) Infrastructure – waters, roading and community facilities.
  - (b) Strategy and Policy engagement and consultation.
  - (c) Community and Economic Development

### **Key Infrastructure Capital Project Updates**

- 27 This section of the report provides a brief update on key Capital Projects:
- 27.1 The Hakiaha Street water main upgrade continues to progress at pace, with the drilling installation under the footpath. The installation of the pipe sleeve was completed under the railway as this section connects the water mains at Hakiaha Street and Bell Road.
- 27.2 At the Ohakune water treatment plant, the fit-out works inside the plant are near completion. The electrical installation work has started and is well in progress. The piping and valve installation works around the sand filters are completed. There is a delay related to the backwash waste tank as the material selection has changed from concrete to bolted steel, which impacts the completion date. This may impact on the delivery date for this project.
- 27.3 The Ohakune cycle trail Te Ara Mangawhero had its first full month of physical works being delivered during August. The team completed approximately 250 metres of vegetation clearing and pavement installation.

### **Attachment(s) | Ngā āpitihanga**

NIL

## Report to: Council

**Meeting Date:** 27 September 2023

**Subject:** Mayor, Deputy Mayor, Chief Executive and Elected Members' Verbal Reports

**Report for:** Information

**Author(s):** Tasha Paladin **GOVERNANCE MANAGER**

**Endorsed By:** Clive Manley **CHIEF EXECUTIVE**



### Purpose of Report | Te take mō te pūrongo

- 1.1 The purpose of this report is for the Mayor, Deputy Mayor, Chief Executive and Elected Members to provide verbal updates on upcoming events and other matters of general and topical interest to the District.

## Report to: Council

Meeting Date: 27 September 2023



Subject: Resolution to Exclude the Public for Consideration of Council Business

Report for: Decision

Author(s): Tasha Paladin GOVERNANCE MANAGER

Endorsed By: Clive Manley CHIEF EXECUTIVE

### Purpose of Report | Te take mō te pūrongo

- 1.1 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) the Council has the right by resolution to exclude the public from the whole or any part of the proceedings of any meeting on one or more of the grounds contained within that Section.

### Recommendation(s) | Ngā tūhunga

That the Council:

- 1 Receives the Report **Resolution to Exclude the Public for Consideration of Council Business**;
- 2 Excludes the public from the following part(s) of the proceedings of this meeting;
- 3 Notes the general subject of the matters to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds for excluding the public, as specified under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1 Confirmation of Public Excluded Minutes of the Council Meeting 23 August 2023	For the reasons set out in the Public Business Minutes of the Council Meeting 23 August 2023.	
C2 Section 17A Review Economic Development RTO isite	s7(2)(a) To protect the privacy of natural persons that may be impacted as a result of the resolution of Council.	s48(1)(a)(i) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7.
C3 Confidential Briefing by the Chief Executive	s7(2)(c) To protect information which is subject to an obligation of confidence where the making available of the information would be likely to: prejudice the supply of similar information, or information from the same source, where it is in the public interest that such information should continue to be supplied; or would be likely otherwise to damage the public interest	