AGENDA/KAUPAPA

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

P O Box 747, Gisborne, Ph 06 867 2049 Fax 06 867 8076
Email service@gdc.govt.nz Web www.gdc.govt.nz

MEMBERSHIP: Her Worship the Mayor Rehette Stoltz, Deputy Mayor Aubrey Ria, Colin Alder, Alexandra Boros, Larry Foster, Samuel Gibson, Debbie Gregory, Anne Huriwai, Jeremy Muir, Rawinia Parata, Rob Telfer, Daniel Thompson, Rhonda Tibble and Nick Tupara

COUNCIL/TE KAUNIHERA

DATE: Thursday 27 August 2026

TIME: 10:00AM

AT: Te Ruma Kaunihera (Council Meeting Room), Awarua, Fitzherbert Street, Gisborne

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Council

Chairperson:	Mayor Rehette Stoltz
Deputy Chairperson:	Deputy Mayor Aubrey Ria
Membership:	Mayor and all Councillors
Quorum:	Half of the members when the number is even and a majority when the number is uneven
Meeting Frequency:	Six weekly (or as required)

Terms of Reference:

The Council's terms of reference include the following powers which have not been delegated to committees, subcommittees, officers or any other subordinate decision-making body, and any other powers that are not legally able to be delegated:

1. The power to make a rate.
2. The power to make a bylaw.
3. The power to borrow money, or purchase or dispose of assets, other than in accordance with the Long Term Plan.
4. The power to adopt a Long Term Plan, Annual Plan, or Annual Report.
5. The power to appoint a Chief Executive.
6. The power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the Long Term Plan or developed for the purpose of the Local Governance Statement.
7. The power to adopt a remuneration and employment policy.
8. The power to approve or amend the Council's Standing Orders.
9. The power to approve or amend the Code of Conduct for elected members.
10. The power to appoint and discharge members of Committees.
11. The power to establish a joint committee with another local authority or other public body.
12. The power to make the final decision on a recommendation from the Ombudsman where it is proposed that Council not accept the recommendation.

13. The power to make any resolutions that must be made by a local authority under the Local Electoral Act 2001, including the appointment of an electoral officer.
14. Consider any matters referred to it from any of the Committees.
15. Authorise all expenditure not delegated to staff or other Committees.

Council's terms of reference also includes oversight of the organisation's compliance with health and safety obligations under the Health and Safety at Work Act 2015.

Note: For 1-7 see clause 32(1) Schedule 7 Local Government Act 2002 and for 8-13 see clauses 15, 27, 30 Schedule 7 of Local Government Act 2002

3.1. Confirmation of non-confidential Minutes 25 June 2026

MINUTES

Draft & Unconfirmed

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MINUTES of the GISBORNE DISTRICT COUNCIL/TE KAUNIHERA

Held in Te Ruma Kaunihera (Council Meeting Room), Awarua, Fitzherbert Street, Gisborne on Thursday 25 June 2026 at 10:00AM.

PRESENT:

Her Worship the Mayor Rehette Stoltz, Colin Alder, Alexandra Boros, Larry Foster, Samuel Gibson, Debbie Gregory, Anne Huriwai, Jeremy Muir, Rawinia Parata, Aubrey Ria, Rob Telfer, Daniel Thompson, Rhonda Tibble, Nick Tupara

IN ATTENDANCE:

Chief Executive Nedine Thatcher Swann, Director Lifelines Tim Barry, Director Liveable Communities Michele Frey, Chief Financial Officer Pauline Foreman, Director Sustainable Futures Jocelyne Allen, Democracy & Support Services Manager Donna Shaw and Committee Secretary Teremoana Kingi

The meeting commenced with a prayer/karakia.

Secretarial note: Gene Takurua attended via audio visual.

1. Apologies

There were no apologies.

2. Declarations of Interest

There were no interest declared.

3. Confirmation of non-confidential Minutes

3.1 Confirmation of non-confidential Minutes 7 May 2026

MOVED by Cr Telfer, seconded by Cr Boros

That the Minutes of 7 May 2026 be accepted. **CARRIED**

3.2 Governance Work Plan

Noted.

4. Leave of Absence

There were no leaves of absence.

5. Acknowledgements and Tributes

- Tributes were paid to former colleague Ian Ruru, with an outpouring of support and aroha for the Ruru whānau.
- Tributes were paid following the passing of Gisborne District Council staff member Ross Hannam, with a minute of silence observed in his memory.
- Manutuke School and Gisborne Girls and Boys High School teams were acknowledged. They will be attending the secondary school kapa haka competitions in Tauranga.
- Acknowledgement of Tairāwhiti Museum's work reconnecting the district with its taonga.
- Acknowledged the East Coast schools who will come together in Tokomaru Bay for Kapa Haka.
- Recognition of Council's success at the annual Taituarā Local Government Excellence Awards.
- Recognition of the award received for the Waka Bridge project.

6. Public Input and Petitions

There were no public input or petitions.

7. Extraordinary Business

There was no extraordinary business.

8. Notices of Motion

There were no notices of motion.

9. Adjourned Business

There was no adjourned business.

10. Reports of the Chief Executive and Staff for DECISION

10.1 26-150 Head Start Pathway -Exploratory Regional Discussions

Her Worship the Mayor Rehette Stoltz presented.

Questions of clarification included:

- It was noted that early discussions with neighbouring councils are important to preserve future opportunities and avoid limiting options.
- It was agreed that proactive discussions should progress, including consideration of catchment issues and cross-boundary projects.

- It was acknowledged that Councils leadership and resilience, position it well to explore potential partnership opportunities.
- The community should be kept informed and provided opportunities to understand and engage with any future arrangements.

MOVED by Cr Ria, seconded by Cr Gibson

That the Council/Te Kaunihera:

1. Notes the Government's Head Start pathway for local government reorganisation.
2. Notes that Gisborne District Council is already a unitary authority and is not required to participate in the Head Start process.
3. Approves the Council undertaking exploratory discussions with neighbouring councils regarding potential future governance arrangements and regional collaboration opportunities.
4. Notes that these discussions are exploratory only and do not commit Council to any future reorganisation proposal, amalgamation process, or governance change.
5. Approves a light-touch and time-limited engagement approach, recognising the compressed Government timeframe and the significant organisational work programme currently underway.
6. Notes that any future formal proposal or substantive governance change would require further Council consideration, analysis, and engagement.

CARRIED

10.2 26-139 2026/27 Annual Plan

Chief Executive Nedine Thatcher -Swann and Chief Financial Officer Pauline Foreman presented.

Secretarial note: Councillors were provided with a change sheet.

Questions of clarification included:

- It was noted that affordability concerns remain in relation to the proposed 8.49% rates increase, with further savings opportunities identified.
- Councillor Alder moved an amendment to the recommendation, requiring the Chief Executive to identify and achieve $2m in savings from the Annual Plan baseline by June 2027. Councillor Alder indicated his support for the report, subject to the amendment being adopted.
- Concerns were raised regarding the $10m overspend and debt levels and the long-term impact on future generations.
- The Three-Year Plan remains focused on recovery, while balancing service levels, affordability, and debt reduction.
- It was acknowledged that an un-forecasted weather event in 2026 resulted in additional recovery costs.
- There was support for the Annual Plan's focus on essential services, rates relief measures.
- Staff were commended for their work on the Annual Plan and community consultation process.

- Population growth and continued investment are important to strengthening the rating base.
- Appreciation was expressed for efforts to balance affordability, service delivery, and debt management.
- Concerns were raised regarding capital-value-based rating settings, with a request to assess their impact across different sectors of the community.

Secretarial Note: An amendment to the motion was moved by Cr Alder and seconded by Cr Thompson, requesting that the Chief Executive identify $2 million in baseline savings by June 2027. The amendment was lost following a divisional vote. The substantive motion was then put and carried.

Secretarial Note: Divisional vote results for the amended motion.

For	Against
Cr Telfer	Mayor Stoltz
Cr Alder	Cr Parata
Cr Thompson	Cr Ria
Cr Huriwai	Cr Foster
Cr Gibson	Cr Boros
	Cr Gregory
	Cr Tibble
	Cr Tupara
	Cr Muir

LOST

Secretarial Note: Divisional vote results for the substantive motion.

For	Against
Mayor Stoltz	Cr Telfer
Cr Parata	Cr Alder
Cr Ria	Cr Thompson
Cr Foster	Cr Gibson
Cr Boros	Cr Huriwai
Cr Gregory	
Cr Tibble	
Cr Tupara	
Cr Muir	

CARRIED

MOVED by Cr Parata, seconded by Cr Gregory

That the Council/Te Kaunihera:

1. Adopts the Gisborne District Council 2026/27 Annual Plan (Attachment 1) - subject to any minor changes, including formatting or external legal changes.
2. Approves the Capital Investment Programme of $172m for 2026/27.
3. Agrees that it is financially prudent to budget for an accounting surplus in the Annual Plan 2026/27.

CARRIED

10.3 26-155 Setting of Rates Due Dates and Penalties for 2026/27

Chief Financial Officer Pauline Foreman presented.

Question of clarification:

- The Cyclone Recovery Targeted Rate funds wider recovery costs associated with Cyclone Gabrielle, including recovery office operations, loan repayments, property maintenance, and other recovery-related activities.
- The Woody Debris Targeted Rate funds the ongoing collection and management of woody debris not covered by central government funding.
- The Flood Damage and Emergency Works Targeted Rate relates to roading emergency works and funds Council's local share of road recovery and emergency works costs, with contributions differentiated according to the relative impact of road use.
- The continuation and structure of these rates will be considered through future Long Term Plan and Revenue and Financing Policy reviews.

MOVED by Mayor Stoltz, seconded by Cr Foster

That the Council/Te Kaunihera:

1. Having adopted the 2026/27 Annual Plan (report 26-139) including the 2026/27 Funding Impact Statement, Council resolves under section 23 of the Local Government (Rating) Act 2002 to set the following rates for the year commencing 1 July 2026 and concluding 30 June 2027:

   General Rate-

   1.1 A uniform general rate of $0.00064737 (exclusive of GST) per dollar of capital value, set on all rateable land in the district.

   Uniform Annual General Charge

   1.2 A uniform annual general charge of $1128.77 (exclusive of GST) per separately used or inhabited part of a rating unit, set on all rateable land in the district.

   Animal Control Targeted Rate

   1.3 A uniform targeted rate for animal control of $37.28 (exclusive of GST) per separately used or inhabited part of a rating unit, set on Residential land in areas DRA1 and DRA1A and Residential Rural Townships in areas DRA3, DRA4 and DRA5.

Building Services Targeted Rate

1.4 A targeted rate for building services set on all rateable land in the district and differentiated as follows:

1.4.1 Inner Zone: A rate of $0.00005302 (exclusive of GST) per dollar of capital value on rateable land.

1.4.2 Outer Zone: A rate of $0.00002222 (exclusive of GST) per dollar of capital value on rateable land.

Noise Control Targeted Rate

1.5 A uniform targeted rate for noise control of $3.53 (exclusive of GST) per separately used or inhabited part of a rating unit, set on Residential land in the Inner Zone (DRA1, DRA1A and DRA2).

Resource Consents and Planning Targeted Rate

1.6 A uniform targeted rate for resource consents and planning of $0.00038188 (exclusive of GST) per dollar of land value, set on all rateable land in the district.

Land Drainage (Contributors) Targeted Rate

1.7 A uniform targeted rate for land drainage of $0.57069619 (exclusive of GST) per hectare, set on all rateable land in the following Drainage Scheme Areas.

- Eastern Hill Catchment 8
- Western Hill Catchment F

Land Drainage (Direct Beneficiaries) Targeted Rate

1.8 A uniform targeted rate for land drainage of $29.55272153 (exclusive of GST) per hectare, set on all rateable rating units in the following Drainage Scheme Areas as set out in the Annual Plan 2026/27 Funding Impact Statement for:

Ormond, Eastern Taruheru, Western Taruheru, Willows, Waikanae Creek, City/Wainui, Taruheru Classes A-D, Waipaoa, Patutahi, Ngatapa, Manutuke, Muriwai.

Te Karaka Flood Control Targeted Rate

1.9 A targeted rate for Te Karaka Flood control set on all rateable land in the Te Karaka Flood Control Non-Residential and Residential Areas as set out in the Annual Plan 2026/27 Funding Impact Statement, differentiated as follows:

1.9.1 Non-residential: A rate of $0.00040262 (exclusive of GST) per dollar of capital value on rateable land in the Te Karaka Flood Control Non-Residential Area.

1.9.2 Residential: A rate of $0.00047009 (exclusive of GST) per dollar of capital value on rateable land in the Te Karaka Flood Control Residential Area.

Waiapu River Erosion Protection Scheme Targeted Rate

1.10 A targeted rate for the Waiapu River Protection Scheme set on all rateable land in the Waiapu River Erosion Protection Scheme Area as set out in the Annual Plan 2026/27 Funding Impact Statement and differentiated as follows:

1.10.1 Contributors: A rate of $0.05963473 (exclusive of GST) per hectare on rateable land in the Contributors Area.

1.10.2 Direct Beneficiaries: A rate of $0.00029427 (exclusive of GST) per dollar of capital value on rateable land in the Direct Beneficiaries Area.

1.10.3 Indirect Beneficiaries: A rate of $0.00001097 (exclusive of GST) per dollar of capital value on rateable land in the Indirect Beneficiaries Area.

Waipaoa River Flood Control Scheme Targeted Rate

1.11 A uniform targeted rate for the Waipaoa River Flood Control Scheme of $0.00005655 (exclusive of GST) per dollar of capital value, set on all rateable land in the Waipaoa River Flood Control Scheme Area Classes A-F as set out in the Annual Plan 2026/27 Funding Impact Statement.

Aquatic and Recreation Facilities Targeted Rate

1.12 A targeted rate for aquatic and recreation facilities set on all rateable land in the district and differentiated as follows:

1.12.1 Inner Zone: A rate of $0.00014664 (exclusive of GST) per dollar of capital value on rateable land.

1.12.2 Outer Zone: A rate of $0.00004399 (exclusive of GST) per dollar of capital value on rateable land.

Parks and Reserves Targeted Rate

1.13 A targeted rate for parks and reserves set on all rateable land in the district and differentiated as follows:

1.13.1 Inner Zone: A rate of $388.69 (exclusive of GST) per rating unit.

1.13.2 Outer Zone: A rate of $207.29 (exclusive of GST) per rating unit.

Plant and Animal Pests Targeted Rate

1.14 A targeted rate for animal and plant pest control set on all rateable land in the district and differentiated as follows:

1.14.1 Inner Zone: A rate of $0.00001892 (exclusive of GST) per dollar of land value on rateable land.

1.14.2 Outer Zone: A rate of $0.00010788 (exclusive of GST) per dollar of land value on rateable land.

Soil Conservation, Advocacy and Land Use Targeted Rate

1.15 A targeted rate for soil conservation, advocacy and land use, set on all rateable land in the district and differentiated as follows:

1.15.1 Inner Zone: A rate of $0.00012489 (exclusive of GST) per dollar of land value on rateable land.

1.15.2 DRA3 and 4: A rate of $0.00016905 (exclusive of GST) per dollar of land value on rateable land.

1.15.3 DRA5: A rate of $0.00063735 (exclusive of GST) per dollar of land value on rateable land.

Theatres Targeted Rate

1.16 A targeted rate for theatres set on all rateable land in the district and differentiated as follows:

1.16.1 Inner Zone: A rate of $0.00005435 (exclusive of GST) per dollar of capital value on rateable land.

1.16.2 Outer Zone: A rate of $0.00001631 (exclusive of GST) per dollar of capital value on rateable land.

Water Conservation Targeted Rate

1.17 A targeted rate for water conservation set on all rateable land in the district and differentiated as follows:

1.17.1 Inner Zone: A rate of $0.00025690 (exclusive of GST) per dollar of land value on rateable land.

1.17.2 Outer Zone: A rate of $0.00015696 (exclusive of GST) per dollar of land value on rateable land.

Business Area Patrol Targeted Rate

1.18 A uniform targeted rate for monitoring the Central Business District Area of $0.00031692 (exclusive of GST) per dollar of capital value on all commercial land within the Central Business District area as set out in the Annual Plan 2026/27 Funding Impact Statement.

Economic Development and Tourism targeted rate

1.19 A uniform targeted rate for economic development and tourism of $0.00025597 (exclusive of GST) per dollar of capital value on all Industrial, Commercial, Retail and Accommodation land as defined in the Annual Plan 2026/27 Funding Impact Statement.

Cyclone Gabrielle Recovery Targeted Rate

1.20 A targeted rate for Cyclone Gabrielle Recovery for woody debris to cover maintenance and pre-emptive work to protect Council assets including our bridges and protection of water supply assets; and our beach fronts, on all pastoral and forestry rateable land as defined in the Annual Plan 2026/27 Funding Impact Statement and differentiated as follows:

1.20.1 Pastoral: A rate of $0.00003247 (exclusive of GST) per dollar of capital value on all Pastoral land over 5 hectares, and on forestry properties with 20 hectares or more of pastoral land.

1.20.2 Forestry: A rate of $0.00088451 (exclusive of GST) per dollar of capital value on all Forestry land and on Pastoral properties with 20 hectares or more of forestry.

Flood Damage and Emergency Works Targeted Rate

1.21 A targeted rate for flood damage and emergency reinstatement works set on all rateable land in the following differential categories as defined in the Annual Plan 2026/27 Funding Impact Statement:

1.21.1 Residential, Lifestyle and other: A rate of $0.00002011 (exclusive of GST) per dollar of capital value on the following:

- Residential, Lifestyle, Arable and other land.
- Horticulture and Pastoral land with land area less than 5 hectares.

1.21.2 Industrial and Commercial: A rate of $0.00004022 (exclusive of GST) per dollar of capital value on all Industrial and Commercial land.

1.21.3 Horticultural and Pastoral: A rate of $0.00003017 (exclusive of GST) per dollar of capital value on all Horticulture and Pastoral land over 5 hectares, and on forestry properties with 20 hectares or more of pastoral land.

1.21.4 Forestry: A rate of $0.00027652 (exclusive of GST) per dollar of capital value on all Forestry land and on Pastoral properties with 20 hectares or more of forestry.

Non-subsidised Local Roads Targeted Rate

1.22 A targeted rate for local roading set on all rateable land in the district and differentiated as follows:

1.22.1 Outer Zone: A rate of $0.00000957 (exclusive of GST) per dollar of capital value on rateable land.

1.22.2 Inner Zone: A rate of $0.00000403 (exclusive of GST) per dollar of capital value on rateable land.

Passenger Transport Targeted Rate

1.23 A targeted rate for passenger transport of $50.75 (exclusive of GST) per separately used or inhabited part of a rating unit, set on Residential land in area DRA1.

Subsidised Local Roading Targeted Rate

1.24 A targeted rate for local roading, set on all rateable land in the following differential categories as defined in the Annual Plan 2026/27 Funding Impact Statement:

1.24.1 Residential, Lifestyle and other: A rate of $0.00034721 (exclusive of GST) per dollar of capital value on the following:

- Residential, Lifestyle, Arable and other land.
- Horticulture and Pastoral land with land area less than 5 hectares.

1.24.2 Industrial and Commercial: A rate of $0.00069442 (exclusive of GST) per dollar of capital value on all Industrial and Commercial land.

1.24.3 Horticultural and Pastoral Farming: A rate of $0.00052081 (exclusive of GST) per dollar of capital value on all Horticulture and Pastoral land over 5 hectares, and on forestry properties with 20 hectares or more of pastoral land.

1.24.4 Forestry: A rate of $0.00477412 (exclusive of GST) per dollar of capital value on all Forestry Exotic land and on Pastoral land with 20 hectares or more of forestry.

Commercial Recycling Targeted Rate

1.25 A uniform targeted rate for commercial recycling of $65.80 (exclusive of GST) per separately used or inhabited part of a rating unit, set on participating non-residential land within the CBD who have elected to receive the service.

Uniform Waste Management Targeted Rate

1.26 A uniform targeted rate for waste management for refuse and recycling of $131.62 (exclusive of GST) per separately used or inhabited part of a rating unit, set on all rateable land in the district for which the service is provided, area as defined in the Annual Plan 2026/27.

Rural Transfer Stations Targeted Rate

1.27 A uniform targeted rate of $211.00 (exclusive of GST) per separately used or inhabited part of a rating unit, set on all rateable land within a defined 15 km radius scheme area of a Rural Transfer Station, as identified in the Annual Plan 2026/27 Funding Impact Statement.

Stormwater Targeted Rate

1.28 A targeted rate for stormwater, set on all rateable land in the following differential categories as defined in the Annual Plan 2026/27 Funding Impact Statement:

1.28.1 Commercial and Industrial land in DRA1 and DRA1A: A rate of $0.00044805 (exclusive of GST) per dollar of capital value.

1.28.2 All Rural Townships in DRA3, DRA4 and DRA5 and also Manutuke and Patutahi: A rate of $82.59 (exclusive of GST) per separately used or inhabited part of a rating unit.

1.28.3 Residential land in DRA1 and DRA1A: A rate of $245.94 (exclusive of GST) per separately used or inhabited part of a rating unit.

Wastewater Targeted Rate

1.29 A targeted rate for wastewater, set on all connected rating units in the following differential categories as defined in the Annual Plan 2026/27 Funding Impact Statement:

1.29.1 Gisborne City: A rate of $839.10 (exclusive of GST) per pan (water closet or urinal) on all land in the Gisborne City area connected to the wastewater system as identified in the Annual Plan 2026/27 Funding Impact Statement.

1.29.2 Te Karaka: A rate of $482.30 (exclusive of GST) per pan (water closet or urinal) on land in the Te Karaka area connected to the wastewater system as identified in the Annual Plan 2026/27 Funding Impact Statement.

Water (Availability) Targeted Rate

1.30 A uniform targeted rate for water supply of $185.49 (exclusive of GST) per separately used or inhabited part of a rating unit, set on all rateable land that is not connected to the water supply, but for which connection is available. Connection is deemed available where a rating unit is situated within 100 metres of any part of the water supply network.

Water (Connection) Targeted Rate

1.31 A uniform targeted rate for water supply of $370.98 (exclusive of GST) per separately used or inhabited part of a rating unit, set on all rateable land that is connected to the water supply network.

Water (Metered) Targeted Rate

1.32 A targeted rate for extraordinary and rural domestic water supply as defined in the Water Supply Bylaw 2015 for connected rating units and differentiated as follows:

1.32.1 A rate of $2.32 (exclusive of GST) per cubic metre of water supplied for identified extraordinary users.

1.32.2 A rate of $2.32 (exclusive of GST) per cubic metre of water supplied for identified extraordinary domestic users for water supplied above 300 cubic metres.

2. Resolves under section 24 of the Local Government (Rating) Act 2002 that all rates (excluding the Water (Metered) Targeted Rate) be payable in four equal instalments, with each instalment due on the rates due date stated in Table 1.

3. Resolves under sections 57 and 58 of the Local Government (Rating) Act 2002 to authorise the addition of a penalty of 10% of the amount of any rates (excluding the Water (Metered) Targeted Rate) unpaid after the rates due date, with the penalty to be added on the Penalty Date stated in Table 1 below:

Table 1 for Rates Penalty dates

Rate Instalment Dates	Rates Due Date	Date Penalty is to be added	Penalty amount
	Invoiced Quarterly		
Instalment 1	20 August 2026	26 August 2026	10%
Instalment 2	20 November 2026	26 November 2026	10%
Instalment 3	22 February 2027	26 February 2027	10%
Instalment 4	20 May 2027	26 May 2027	10%

4. Resolves under sections 24 of the Local Government (Rating) Act 2002 that the Water (Metered) Targeted Rate be payable on the rates due date stated in Table 2.

5. Resolves under sections 57 and 58 of the Local Government (Rating) Act 2002 to set the following due dates for the payment of the Water (Metered) Targeted Rate, and to add a penalty of 10% of the amount remaining unpaid after the due date. The penalty will be added on the Penalty Date in Table 2 below.

Table 2: Water Penalty Dates

Month of invoice	Due date	Date penalty added
	Invoiced Annually	
Jun-26	20 July 2026	24 July 2026
	Invoiced Six-Monthly	
Jun-26	20 July 2026	24 July 2026
Dec-26	20 January 2027	26 January 2027
	Invoiced Quarterly	
Jun-26	20 July 2026	24 July 2026
Sept-26	20 October 2026	27 October 2026
Dec-26	20 January 2027	26 January 2027
Mar-27	20 April 2027	27 April 2027
	Invoiced Monthly	
Jun-26	20 July 2026	24 July 2026
Jul-26	20 August 2026	26 August 2026
Aug-26	21 September 2026	25 September 2026
Sept-26	20 October 2026	27 October 2026
Oct-26	20 November 2026	26 November 2026
Nov-26	21 December 2026	5 January 2027
Dec-26	20 January 2027	26 January 2027
Jan-27	22 February 2027	26 February 2027
Feb-27	22 March 2027	25 March 2027
Mar-27	20 April 2027	27 April 2027
Apr-27	20 May 2027	26 May 2027
May-27	21 June 2027	25 June 2027

CARRIED

Secretarial Note: The meeting adjourned at 11:17am for morning tea and reconvened at 11.32am.

10.4 26-140 Tairāwhiti flood Resilience Programme Project Prioritisation

Regional River Manager Joss Ruifrok presented.

Questions of clarification included:

Secretarial note: Cr Alder declared a conflict of interest in relation to Te Arai.

- Cr Telfer requested that it be recorded that he did not support the proposed dredging below the railway bridge, as referenced on page 94 of the agenda.
- Staff advised that feedback from the coastal specialist identified issues regarding the long-term sustainability of dredging, funding for ongoing maintenance, and its viability as a sustainable solution. Further assessment is required before the option can proceed.
- Staff were commended for their ongoing community engagement and work to strengthen community resilience. Staff were acknowledged for their consultation approach and responsiveness to community feedback. It was acknowledged that the process has provided vulnerable and rural communities with an opportunity to be heard.

Secretarial note: Cr Alder requested that his vote against the recommendation be recorded in the minutes.

MOVED by Cr Ria, seconded by Cr Gregory

That the Council/Te Kaunihera:

1. Endorses the programme-wide prioritisation framework and preferred flood resilience projects to advance into Stage 2 (detailed concept design & consenting).

CARRIED

10.5 26-126 Proposed Urban Plan Change 6 Hearings Panel Delegations

Strategic Planning Manager Charlotte Knight, Principal Policy Planner Shane McGhie and Director Sustainable Futures Jocelyne Allen presented.

Questions of clarification included:

- Staff advised that panel members are appointed based on relevant expertise, local knowledge, and their Making Good Decisions accreditation. Panel sizes typically range from three to five members, with the final number determined by the volume of submissions and the expertise required.
- Councillor Thompson supported the report, subject to the final decision being referred back to Council for approval.
- Staff advised they are currently summarising submissions as part of the hearings panel process.
- Staff confirmed the Committee would have the opportunity to review how feedback has informed changes to the plan, consistent with previous policy development processes.
- Staff advised that the current spatial plan and Future Development Strategy inform the direction of the urban plan change. Under the proposed planning system, the statutory spatial plan would provide strategic direction, which would subsequently be implemented through land use planning rules that would ultimately replace the relevant provisions of the Tairāwhiti Resource Management Plan.

- Staff advised that iwi input into the spatial plan is considered through the current planning framework. Under the proposed system, the statutory spatial plan would guide future land use planning and development of replacement planning rules.
- Concerns were raised regarding the ability of non-technical submitters to participate effectively in the process. Staff advised that support would be provided to submitters and that the hearings process is designed to be inclusive and accessible.
- The use of independent hearings panel members was acknowledged as established practice that supports impartial and robust decision-making.
- The hearings process is public and open to community participation.

MOVED by Cr Thompson, seconded by Cr Ria

That the Council/Te Kaunihera:

1. Directs staff to set up the Independent Hearings Panel for Proposed Plan Change 6 (PC6) (as per officer delegations), with the Panel having delegated authority to hear and recommend decisions on submissions for PC6.

CARRIED

10.6 26-164 Local Government Remits

Presented by Her Worship the Mayor Rehette Stoltz.

Secretarial Note: Each remit was considered separately and voted on by the Committee. Remits 1–4 and 6–9 were supported. Remit 5 was not supported.

MOVED by Her Worship the Mayor Rehette Stoltz, seconded by Cr Boros

That the Council/Te Kaunihera:

1. Instructs the Mayor, as presiding delegate, to vote to support – or oppose – the Local Government New Zealand remits as follows:
   (1) That Local Government New Zealand advocate to government for the reform of the Dog Control Act 1996 to provide councils with more effective powers and tools to undertake their dog control responsibilities including:
      a) greater scope for earlier intervention
      b) stronger consequences for non-compliance
      c) better ability for councils to set minimum requirements for dog owners - including for desexing and containment.
   (2) That Local Government New Zealand advocate to central government for legislative change to:
      a) provide territorial authorities with greater regulatory and enforcement powers over vape retailers, including the ability to control the location, density, operation, advertising, product visibility and compliance standards of vape stores within their districts.
   (3) That Local Government New Zealand advocate to central government to provide:
      a) specific targeted financial support to councils to implement the operational and governance changes that are proposed through the legislative reform programme, for example Simplifying Local Government and RMA reforms.

(4) That Local Government New Zealand advocate to government on behalf of its members for:

a) compliance relief from the upcoming representation review requirements in light of the significant reforms proposed through the Simplifying Local Government programme and the recent Head Start pathway, which may render any review undertaken before the 2028 elections redundant.

(5) That Local Government New Zealand advocate for legislative changes to:

a) devolve authority for officiating geographic place names from the Minister for Land Information to local authorities.

(6) That Local Government New Zealand advocate to government and the Ministry of Foreign Affairs and Trade to:

a) formalise and increase its role in supporting subnational diplomacy including developing clear policy and capability to support and grow local government's contribution.

(7) That Local Government New Zealand calls on government, opposition parties and NZTA to:

a) support a move to bulk funding for basic and repeatable transport activities, thereby acknowledging the efficiency and financial gains, and reduction in funding risk, this change would provide to local government, and supports a trial of this proposed bulk-funding approach for the 2027 2030 funding round amongst a group of councils which have demonstrated strong performance in delivering public transport services and/or maintaining transport infrastructure.

(8) That Local Government New Zealand advocate to government for improvements to the efficiency, proportionality, and cost-effectiveness of audit requirements for Long Term Plans and Consultation Documents, including:

a) Greater proportionality in audit requirements, ensuring that audit effort is aligned with council size, complexity, risk, and materiality; and

b) Reducing duplication across audit stages, particularly where similar information and assumptions are subject to repeated review; and

c) Improving standardisation, transparency, and cost control in audit delivery, to reduce rework and improve consistency across the sector, and to constrain excessive or escalating audit fees through greater transparency of audit pricing and benchmarking of costs across the sector.

(9) That Local Government New Zealand advocate for:

a) a fairer approach towards uneconomic transport infrastructure, where either NZTA commits to co-funding this infrastructure if councils remain legally obligated to own and maintain it, and/or the Government provides clearer guidance and support for councils downgrading or ceasing service to low traffic volume areas.

CARRIED

11. Reports of the Chief Executive and Staff for INFORMATION

11.1 26-130 Chief Executive Activity Report 1 March 2026-31May 2026

Presented by Chief Executive Nedine Thatcher Swann, Michèle Frey Director Liveable Communities

Questions of clarification included:

- An update was provided on the Resource Recovery Centre. Further engagement and alternative options are being considered, with no confirmed timeframe at this stage.
- The Committee acknowledged Waingake Transformation Programme having been recognised nationally, by winning the Large Scale Restoration Project category at the Ministry for Primary Industries' 2026 Growing Native Forests Champions Awards. The team's efforts were commended, with particular acknowledgement of Andrew White's significant contribution
- Parklets are being trialled as temporary extensions of public space outside shop frontages.
- Maintenance of the Botanical Gardens Lake remains subject to consenting requirements and future funding decisions.
- No decision has been received on the Taruheru Catchment Flood Resilience funding application. Clarification questions have been received, and alternative project options will be assessed if funding is not approved.
- The Central Business District (CBD) Custodian role is fixed term and funded through the Liveable Spaces budget, with any extension subject to affordability.

Secretarial note: Public meeting adjourned 12.30pm reconvened at 1.00pm.

MOVED by Cr Gregory, seconded by Cr Boros

That the Council/Te Kaunihera:

1. Notes the contents of this report.

CARRIED

12. Public Excluded Business

Secretarial Note: These Minutes include a public excluded section. They have been separated for receipt in Section 12 Public Excluded Business of Council.

13. Readmittance of the Public

MOVED by Her Worship the Mayor Rehette Stoltz, seconded by Cr Parata

That the Council/Te Kaunihera:

1. Re-admits the public.

CARRIED

14. Close of Meeting

There being no further business, the meeting concluded at 2.23pm.

Rehette Stoltz
MAYOR

3.2. Governance Work Plan

2026 COUNCIL						Meeting Dates						
HUB	**Activity**	**Name of agenda item**	**Purpose**	**Report type**	**Owner**	**29-Jan**	**12-Mar**	**7-May**	**25-Jun**	**27-Aug**	**21-Oct**	**10-Dec**
Finance & Affordability	Performance	Chief Executive Activity Report	Provide elected members with an update on Council activities for the covered period.	Information (I)	Torepe Taumaunu							
Finance & Affordability	Financial Services	Local Government Funding Agency AGM		Decision (D)	Lucy Gibson							
Finance & Affordability	Performance	2024/25 Annual Report	To provide the 2025/26 Annual Report for adoption.	Decision (D)	Pauline Foreman							
Liveable Communities	Solid Waste	26-169 Waste Management and Minimisation Plan (WMMP)	To seek Council adoption of the Waste Management and Minimisation Plan 2026-2032 following completion of the statutory review process under the Waste Minimisation Act 2008.	Decision (D)	Charlotte Phelps							
Engagement and Māori Partnerships	Democracy Support Services	Electoral System and Representation Review decision -	Required to make a resolution on whether to change the electoral system used at the last election (was STV, other option is FPP) and to introduce the Representation Review.	Decision (D)	Donna Shaw							
Finance & Affordability	Risk & Performance	Updated Council Risk Appetite	The purpose of this report is to adopt the updated Council Risk Appetite Categories and Statements	Decision (D)	Daniel Haverty							

2026 COUNCIL						Meeting Dates						
HUB	**Activity**	**Name of agenda item**	**Purpose**	**Report type**	**Owner**	**29-Jan**	**12-Mar**	**7-May**	**25-Jun**	**27-Aug**	**21-Oct**	**10-Dec**
Finance & Affordability	Risk & Performance	Updated Strategic Risk Framework	The purpose of this report is to adopt the updated Strategic Risk Framework	Decision (D)	Daniel Haverty							
Engagement and Māori Partnerships	Democracy Support Services	Council Chambers Safety & Security Procedures	To inform Councillors of the new procedures around dealing with threats to their safety while in meetings in Council Chambers.	Workshop	Donna Shaw / Phil Nickerson							
Sustainable Futures	Strategic Planning	26-173 Changes to the Significance and Engagement Policy - Water Services Act 2025 Requirements	To seek Council's approval to adopt targeted amendments to the Significance and Engagement Policy (SEP), without public consultation, to meet the requirements of the Local Government (Water Services) Act 2025. The amendments ensure the SEP includes the statutory criteria required to assess the significance of water services contracts, reducing legal and process risk and ensuring compliance with the Act.	Decision (D)	Carrie White							
Sustainable Futures	Environmental Monitoring & Science	26-182 State of Environment Report- 2025	To present the results of "Our Tairāwhiti Bioregion - State of the Environment' 2025 Report.	Information (I)	Amber Dunn							
Liveable Communities	Liveable Spaces	26-181 Campervan Caravan Effluent Dump Station	Seek Council's decision on whether the provision of funding towards the establishment of an additional campervan effluent dump station is a Council priority.	Decision (D)	Chris Visser							

2026 COUNCIL						Meeting Dates						
HUB	**Activity**	**Name of agenda item**	**Purpose**	**Report type**	**Owner**	**29-Jan**	**12-Mar**	**7-May**	**25-Jun**	**27-Aug**	**21-Oct**	**10-Dec**
Liveable Communities	Liveable Spaces	Indoor Multipurpose Centre (IMC) Update	The purpose of this report is to update Council on the Indoor Multipurpose Centre project, including the re-examination of the Childers Road/Victoria Domain precinct, recent stakeholder engagement, preliminary concept design options and their indicative costs, and the work planned to support consideration of the project through the 2027–2037 Long-Term Plan process.	Information (I)	Stefan Pishief							
Finance & Affordability	Financial Services	Major Transaction Approval GHL	To seek Council approval for a major transaction involving Gisborne Holdings Limited.	Public Excluded (D)	Nick Webb							
Sustainable Futures	Strategic Planning	26-194 Ngāti Porou Rural Growth Partnership Proposal	To present the Ngāti Porou Rural Growth Partnership proposal and seek approval for staff to continue to develop the proposal with Te Runanganui o Ngāti Porou and the Ministry for Cities, Environment, Regions and Transport.	Decision (D)	Tessa Buchanan							

10. Reports of the Chief Executive and Staff for DECISION

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

26-180

Title:	**26-180 2027-2037 Long Term Plan Strategic Framework**
Section:	Risk & Performance
Prepared by:	Kim Gilman - Team Leader Performance
Meeting Date:	Thursday 27 August 2026

Legal: No	Financial: No	Significance: **Low**

Report to COUNCIL/TE KAUNIHERA for decision

PURPOSE - TE TAKE

The purpose of this report is to seek Council adoption of the draft 2027–2037 Long Term Plan (LTP) strategic framework developed through the series of three strategic framework workshops held between April and June 2026.

SUMMARY - HE WHAKARĀPOPOTOTANGA

Council is developing the 2027-2037 LTP during a period of major change for local government and Te Tairāwhiti. The strategic framework sets the long-term direction for the LTP - it guides decisions on priorities, investment, infrastructure and levels of service.

The strategic framework comprises Council's:

- vision
- purpose
- mission
- strategic priorities
- community outcomes.

Between April and June 2026, Council ran three workshops to build the framework. For the first time, iwi representatives took part from the start, alongside elected members. Workshop One (16 April) explored shared aspirations for the region. Workshop Two (28 May) tested and refined the emerging direction. Workshop Three (17 June) confirmed the final framework, including keeping the existing eight community outcomes from Tairāwhiti 2050.

The draft 2027–2037 LTP strategic framework is provided as **Attachment 1**.

The resulting framework is built around the vision "*Te Tairāwhiti – where communities prosper and futures are built*", a purpose, a mission, and five ranked strategic priorities. Strategic relationships with iwi, hapū and communities sit as an overarching foundation across the framework.

Council is now asked, as the formal decision-making body, to adopt the framework as the strategic foundation for the LTP. This is a **Low** significance decision under Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Council/Te Kaunihera:

1. **Adopts the draft 2027–2037 Long Term Plan Strategic Framework, comprising the vision, purpose, mission, strategic priorities and community outcomes, as set out in Attachment 1.**
2. **Notes that the strategic framework has been developed through a three-workshop process involving elected members and iwi representatives. See Attachment 2 for the Facilitation Report for the three workshops.**
3. **Notes that feedback received on the community outcomes, as set out in Attachment 1, will be considered as part of the development of the future Regional Spatial Plan.**
4. **Notes that the adopted Strategic Framework will provide the strategic direction for the development of the 2027–2037 Long Term Plan.**
5. **Notes that the Strategic Framework will inform subsequent work, including prioritisation and investment decisions, infrastructure and asset planning, levels of service, Financial Strategy development, affordability considerations and community engagement, and Council's preparation for and contribution to the future Regional Spatial Plan.**

Authorised by:

Pauline Foreman - Chief Financial Officer

Keywords: 2027–2037 Long Term Plan, LTP, strategic framework, strategic direction, vision, purpose, mission, strategic priorities, community outcomes, Tairāwhiti 2050, iwi, partnership, affordability, infrastructure, Financial Strategy, prioritisation, investment, community engagement, Regional Spatial Plan

BACKGROUND - HE WHAKAMĀRAMA

1. Council is developing the 2027–2037 LTP during a period of significant change, including Central Government reform, changing local government responsibilities, ongoing recovery and resilience considerations, affordability pressures and evolving community expectations.
2. Establishing Council's strategic direction is an early phase of the LTP development process and provides the foundation for subsequent planning and decision-making.
3. The strategic framework identifies what Council seeks to achieve over the ten-year period and provides direction for decision-making, work programmes and investment.
4. The strategic framework comprises:
   - Our vision – what we aspire to achieve.
   - Our purpose – Council's role in achieving the vision.
   - Our mission – what Council will do.
   - Our strategic priorities – the areas Council will focus on.
   - Our community outcomes – the benefits sought for the community.
5. Once adopted, the strategic framework will provide the foundation for the 2027–2037 LTP:
   - setting the direction that will be woven through the 2027–2037 LTP documents, consultation and supporting communications (online and printed) and Council reporting documents;
   - guiding key documents such as Annual Plans, strategies and Annual Reports;
   - helping inform performance measures and the prioritisation of work programmes; and
   - providing a clear picture of what we aim to achieve and how services will contribute to community outcomes.
6. The strategic framework will also inform subsequent work on:
   - prioritisation and investment
   - infrastructure and asset planning
   - Financial Strategy development
   - affordability and funding considerations
   - levels of service and performance measures
   - strategic risk
   - community engagement and consultation.
7. Formal decision-making authority for the strategic framework rests with Council.

Development Approach

8. Council used a three-stage workshop approach to support development of the strategic framework:
   - Workshop #1: 16 April 2026 - Foundation Setting. **Report 26-76**
   - Workshop #2: 28 May 2026 - Sense-Checking and Development. **Report 26-115:**
   - Workshop #3: 17 June 2026 – Consolidation. **Report 26-147**

9. The workshops were independently facilitated by Chris Mene of Mene Solutions Ltd and designed to progressively move from establishing relationships and shared understanding to developing, testing and consolidating the strategic framework.
10. Participants included elected members, iwi and Council staff.
11. For the first time, iwi were invited to participate from the outset of Council's LTP strategic framework development rather than being asked to respond to a substantially developed position.
12. This enabled iwi perspectives and aspirations to contribute to strategic discussions before the framework was presented to Council for formal consideration.
13. Supporting information was provided throughout the process, including the *2027–2037 LTP Journey: The Big Picture at a Glance*, the 2026 Environmental Scan, updated growth forecasts and other relevant regional information.
14. The approach was intended to establish strategic direction before Council progresses into detailed investment, prioritisation and financial decisions through the wider LTP process.
15. See **Attachment 2** for the Facilitation Report for the three workshops.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

Development of the Strategic Framework

16. The strategic framework presented for Council adoption is the culmination of the three-stage workshop process.
17. Each workshop had a distinct role, with the outputs from one workshop providing the starting point for the next.
18. The process progressively moved from broad discussion about the future of Te Tairāwhiti towards a focused strategic framework to guide Council's decision-making through development of the LTP.

Workshop #1 – Foundation Setting

19. Workshop #1 was held on 16 April 2026 and focused on establishing relationships, shared understanding and a collective starting point for strategic framework development.
20. The workshop marked the first collaborative LTP strategic framework process involving iwi from the outset.
21. Discussion reflected both the immediate pressures facing Council and communities and the importance of taking a longer term and intergenerational view, particularly where infrastructure decisions have implications extending 30 to 100 years.
22. Key themes included:
    - authentic partnership and stronger relationships with iwi and communities
    - balancing affordability with community needs and aspirations
    - prioritising core Council functions and infrastructure
    - enabling economic development and employment opportunities

- strengthening climate and environmental resilience
- creating opportunities for young people to remain in or return to Te Tairāwhiti
- community empowerment and locally led solutions
- innovation, efficiency and making effective use of available resources.

23. The workshop established broad alignment around a future where Te Tairāwhiti communities prosper, the environment is protected and future generations have opportunities to live, work and raise their families in the region.

24. The initial draft framework emerging from Workshop #1 was intentionally broad and provided material for further testing rather than a settled position.

Workshop #2 – Sense-Checking and Development

25. Workshop #2 was held on 28 May 2026 and shifted the process from foundation setting towards testing and refining the emerging strategic direction.

26. Five key themes emerged from the workshop:

Authentic Partnership and Shared Leadership

27. Participants reinforced the importance of genuine, visible partnership based on trust, honesty and shared ownership of outcomes, with an aspiration to move beyond consultation towards enduring relationships that influence strategic direction.

A Simpler and More Distinctive Strategic Framework

28. Participants agreed the vision, purpose and mission had the right intent but were too long and complex. They supported simpler, clearer wording that better reflects Te Tairawhiti.

Clarity of Council's Role

29. Discussion explored Council's role as an enabler, regulator, investor and service provider.

30. Participants considered that Council should enable communities to prosper through its infrastructure, regulatory and leadership roles while recognising that Council cannot directly provide every service or achieve every outcome independently.

Infrastructure in its Broadest Sense

31. Infrastructure remained central to the strategic direction, with discussion extending beyond roads, water and waste to recognise energy, telecommunications, digital connectivity and social infrastructure.

Affordability and Difficult Choices

32. Affordability and financial sustainability emerged as critical considerations underpinning the strategic framework.

33. Participants acknowledged increasing financial pressures on households and Council and recognised that future decisions will require choices between competing priorities, community expectations, levels of service and long-term affordability.

34. The workshop represented an important progression in the strategic discussion from asking **"***What do we want?"* towards considering *"What are we prepared to prioritise, invest in and deliver together?"*

Workshop #3 – Consolidation

35. Workshop #3 was held on 17 June 2026 and represented the final stage of collaborative strategic framework development before formal consideration by Council.

36. The workshop focused on validating and consolidating the vision, purpose, mission, strategic priorities and community outcomes developed through the preceding workshops.

37. Participants agreed that:

    - the vision should be distinctly Te Tairāwhiti, community focused and enduring
    - Council's role should reflect its ability to enable communities, iwi and partners to prosper rather than acting alone
    - the mission should balance affordable core infrastructure, environmental stewardship and partnership
    - the strategic priorities should clearly reflect the discussions and direction established throughout the workshop series
    - affordability, practical delivery and implementation must sit alongside aspiration
    - strategic relationships with iwi, hapū and communities should form an overarching foundation across the framework
    - agreeing the strategic framework represents the beginning of delivery and implementation rather than the end of the process.

38. Workshop #3 concluded the series by reaching broad consensus on the strategic framework for progression to Council for formal adoption.

2027–2037 LTP Strategic Framework

39. Council is asked to adopt the following strategic framework (see also **Attachment 1**):

Vision

40. Te Tairāwhiti – where communities prosper and futures are built.

Purpose

41. To enable a resilient, connected, prosperous and sustainable Te Tairāwhiti.

Mission

42. We will deliver strong core infrastructure, protect our taiao and partner with our people to get it done.

Strategic priorities

43. The five Strategic Priorities, listed in ranked priority order, are:

    Priority 1: Ngā tūāpapa pakari me ngā tino ratonga
    Reliable infrastructure and essential services

    Priority 2: Ngā hapori me ngā wāhi manawaroa
    Resilient communities and places

    Priority 3: Te oranga o te whenua, te wai me te moana
    Healthy whenua, wai and taiao

Priority 4: Ngā whiringa utu ngāwari me te pono whakatau
Affordable choices and trusted delivery

Priority 5: Te ara whaihua mō te tangata
Prosperity and opportunity for people

Community Outcomes

44. The eight community outcomes are unchanged from Tairāwhiti 2050 (the current regional spatial plan) and have provided the working foundation for the strategic framework throughout its development: a driven and enabled community; resilient communities; vibrant city and townships; connected and safe communities; we take sustainability seriously; we celebrate our heritage; a diverse economy; and delivering for and with Māori. (See also **Attachment 1**).

45. Workshop #3 concluded with broad consensus on the continued use of the existing community outcomes as the foundation for the 2027–2037 LTP.

46. Following Workshop #3, written confirmation was sought from participants on whether the eight community outcomes continued to provide an appropriate foundation for the strategic framework and whether there were significant gaps or emerging themes that should be considered through the development of the new Regional Spatial Plan.

47. Feedback received on the community outcomes will be considered as part of the development of the new Regional Spatial Plan.

48. The existing community outcomes will continue to provide the foundation for the 2027–2037 LTP while the new Regional Spatial Plan is developed.

Strategic Framework Design and Visual Identity

49. Workshop #3 focused on agreeing the content of the strategic framework rather than its final design and visual presentation.

50. Following agreement of the content, consideration has been given to how the strategic framework can be visually represented and communicated through the broader 2027–2037 LTP process.

51. Development of the design and visual identity has progressed following completion of the workshop series.

52. The design is intended to provide a clear and accessible representation of the relationship between the vision, purpose, mission, strategic priorities and community outcomes and the overarching foundation of strategic relationships with iwi, hapū and communities.

53. Following adoption, the strategic framework and its visual identity will support communication and understanding of Council's strategic direction through the wider development of the 2027–2037 LTP.

Role of the Strategic Framework in the Long Term Plan

54. Adoption of the strategic framework establishes Council's strategic direction. It does not, in itself, approve individual projects, levels of service, funding decisions, rates increases or debt limits.

55. These matters will be developed and considered through subsequent phases of the LTP.
56. The strategic framework will provide a reference point against which future proposals and choices can be assessed.
57. In particular, the ranked strategic priorities will help inform prioritisation where Council faces competing demands and limited financial capacity.
58. Affordability and financial sustainability will continue to be tested as the strategic direction is translated into activities, levels of service, capital and operational programmes and the Financial Strategy.
59. This next phase will require Council to consider the practical implications of the strategic framework, including what Council will deliver directly, what it may enable or facilitate and where partnership approaches may contribute to achieving community outcomes.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Low** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Low** Significance
This Report: **Low** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **Low** Significance
This Report: **Low** Significance

The level or history of public interest in the matter or issue
Overall Process: **Low** Significance
This Report: **Low** Significance

60. The decisions or matters in this report are considered to be of **Low** significance in accordance with Council's Significance and Engagement Policy.

TREATY COMPASS ANALYSIS

Kāwanatanga

61. The strategic framework process has supported informed governance by providing a structured approach to developing Council's long-term strategic direction.
62. Bringing elected members and iwi together early in the process enabled a broader range of perspectives to inform development of the framework before formal consideration by Council.
63. Adoption of the strategic framework by Council confirms the respective governance responsibility of elected members while recognising the value of the collaborative process that informed its development.

Rangatiratanga

64. Iwi participation from the outset recognised the importance of tangata whenua perspectives in shaping long-term aspirations, priorities and outcomes for Te Tairāwhiti.
65. The process created opportunities for iwi perspectives to influence development of the vision, purpose, mission, strategic priorities and community outcomes before these were presented to Council for formal adoption.
66. Strategic relationships with iwi, hapū and communities are an overarching foundation of the strategic framework, recognising the importance of ongoing relationships in delivering long term outcomes for Te Tairāwhiti.

Oritetanga

67. Participants were provided with common information and supporting material throughout the workshop process to support informed participation.
68. The facilitated workshop approach provided opportunities for different perspectives to be heard and considered as the strategic framework was progressively developed and refined.

Whakapono

69. The process sought to build trust through early engagement, transparency, listening and respectful dialogue.
70. The three-workshop series approach enabled relationships to develop alongside the strategic framework and supported an ongoing commitment to working together through the wider LTP process.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

71. Engagement with iwi has been an integral component of the strategic framework development process.
72. Representatives from each of the six iwi of Te Tairāwhiti were invited to participate in the workshop series.
73. Where representatives were unable to participate directly, opportunities were provided for written input and separate engagement.

74. The process enabled iwi perspectives to contribute to development of the strategic framework before formal consideration by Council.
75. The strategic framework embeds strategic relationships with iwi, hapū and communities as an overarching foundation.
76. Ongoing engagement with tangata whenua will continue through development of the 2027–2037 LTP.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

77. The strategic framework has been developed at an early stage of the LTP process to provide direction for subsequent planning and engagement.
78. Early community engagement undertaken mid-August 2026 incorporates the draft strategic framework.
79. The strategic framework will inform Council's wider engagement with communities as the LTP develops.
80. The community will have further opportunities to provide feedback through formal consultation on the draft 2027-2037 LTP in March/April 2027 before Council adopts the final LTP in June 2027.
81. The strategic framework will continue to inform development of the LTP. Any future amendments to the framework arising from subsequent Council decisions, legislative requirements or material matters identified through engagement and consultation would be considered by Council.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

82. Climate change and resilience have been consistent considerations throughout development of the strategic framework.
83. The 2026 Environmental Scan and other supporting information provided context on the environmental and infrastructure implications facing Te Tairāwhiti, including natural hazards and climate-related risks.
84. These considerations are reflected in the strategic direction through priorities relating to resilient communities and places and healthy whenua, wai and taiao.
85. Detailed climate change implications will continue to be considered through infrastructure planning, asset management, financial planning and other LTP workstreams.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

86. Adoption of the strategic framework does not, in itself, create additional unbudgeted expenditure or approve specific funding decisions.

87. The financial implications of implementing the strategic direction will be developed and tested through subsequent LTP workstreams.

88. Affordability and financial sustainability will be central to this work, including consideration of investment priorities, levels of service, rates, debt and the Financial Strategy.

Legal

89. The Local Government Act 2002 sets out requirements for the development and adoption of Council's LTP, including requirements relating to community outcomes, decision-making and consultation.

90. The strategic framework supports development of the LTP but does not replace the statutory decision-making and consultation processes required before adoption of the final 2027–2037 LTP.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

91. The adopted strategic framework will directly inform development of the 2027–2037 LTP and provide the strategic direction against which subsequent LTP proposals and decisions will be considered.

92. It will inform subsequent LTP workstreams, including infrastructure and asset planning, prioritisation and investment, levels of service, financial planning, affordability, performance measures and community engagement.

93. The strategic framework will also inform Council's wider planning and accountability framework over the LTP period.

94. The eight community outcomes will provide the foundation for development of the 2027–2037 LTP. The LTP will recognise that these outcomes may be revised through a future review of Tairāwhiti 2050.

95. Where relevant, existing and future strategies, policies and plans will need to consider alignment with the strategic direction adopted by Council.

RISKS - NGĀ TŪRARU

96. Key risks associated with adoption and implementation of the strategic framework include:

Risk	Mitigation
Strategic direction is not effectively translated into subsequent LTP workstreams.	Embed the strategic framework across subsequent LTP workstreams, including prioritisation, our core strategies and policies, asset management planning, levels of service and engagement, and maintain alignment through the LTP governance process.
Strategic aspirations exceed Council and community affordability.	Test priorities and proposed investment against financial capacity, affordability, rates and debt considerations through development of the Financial Strategy and LTP.
Ongoing Central Government reform changes Council's responsibilities or planning context.	Continue to monitor reform and legislative change and adapt LTP assumptions and proposals where required.
Community expectations are not aligned with available resources and delivery capacity.	Use the strategic framework to support transparent engagement about priorities, trade-offs, levels of service and affordability.
Partnership intent is not carried through into implementation.	Maintain ongoing engagement and strategic relationships with iwi, hapū and communities throughout LTP development and implementation.
The framework is treated as a standalone document rather than a basis for decision-making.	Integrate the Strategic Priorities and Community Outcomes into subsequent LTP analysis, prioritisation and recommendations to Council.

NEXT STEPS - NGĀ MAHI E WHAI AKE

97. Following Council adoption, the strategic framework will provide the strategic direction for continued development of the 2027–2037 LTP.

98. The strategic framework and its visual identity will support communication of this direction through the wider LTP process.

99. The next phases of LTP development will translate the strategic direction into practical choices and proposals, including prioritisation, infrastructure and asset planning, levels of service, affordability and development of the Financial Strategy.

Date	Action/Milestone	Comments
March/April 2027	Formal consultation on the draft 2027–2037 LTP.	Formal, legally required consultation through the branded LTP Consultation Document, providing communities throughout Te Tairāwhiti with the opportunity to consider and provide feedback on the proposed direction, priorities, choices and financial implications before final decisions are made by Council.
May 2027	Hearings and Deliberations.	
June 2027	Adoption by Council of the final 2027-2037 LTP.	Council meeting.

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1 - Draft 2027-2037 LTP draft Strategic Framework [**26-180.1** - 1 page]
2. Attachment 2 - Strategic Framework Facilitation Report [**26-180.2** - 8 pages]

2027-2037 LTP DRAFT STRATEGIC FRAMEWORK

(As decided on 17 June 2026) For Council adoption on 27 August 2026

TŌ TĀTAU ANGA RAUTAKI - OUR STRATEGIC FRAMEWORK

Tō tātau tirohanga whakamua - Our vision

Te Tairāwhiti – wāhi hapori taurikura me te whanake anamata

Te Tairāwhiti – where communities prosper and futures are built

Tō tātau aronga - Our purpose

He Tairāwhiti – manawaroa ana, rawa nui ana, ā, toitū ana

To enable a resilient, connected, prosperous and sustainable Te Tairāwhiti

Tō tātau whakatakanga - Our mission

Ka kaha mātau ki te whakatū tūāpapa, te whakahaumaru tō tātau taiao,me te whakatutuki mā te mahi tahi

We will deliver strong core infrastructure, protect our taiao and partner with our people to get it done

A TĀTAU TINO RAUTAKI - OUR STRATEGIC PRIORITIES

e mātua rārangitia ana - listed in priority order

Ngā Hononga Rautaki - Strategic Relationships

1. **Ngā tūāpapa pakari me ngā tino ratonga - Reliable infrastructure and essential services**
   Ngā mātua ratonga, ngā mātua pakihi, tūāpapa manawaroa me te whakahaere rawa (ngā rori, wai e toru, te para) e whirinakitia e te tangata
   Essential services, core business, resilient infrastructure and asset management (roads, three waters, waste) people can depend on

2. **Ngā hapori me ngā wāhi manawaroa - Resilient communities and places**
   Te takatūtanga mōrearea taiao, te takohanga āhuarangi rerekē me ngā hapori hononga
   Natural hazard readiness, climate change responsiveness and safe connected communities

3. **Te oranga o te whenua, te wai me te moana - Healthy whenua, wai and tai**
   Te whakamahi tautīnei i te whenua, te haumaru me te tiaki taiao me te whakahaere ngātahi
   Sustainable land use, environmental protection and stewardship, shared leadership

4. **Ngā whiringa utu ngāwari me te pono whakatau - Affordable choices and trusted delivery**
   Ngā whakataunga whaihua, whakawhiti whakatipuranga; te whai hua o ngā pūtea; te whakapiki i te māia o Te Kaunihera hei kaiwhakaāhei; me te whakatutuki i ngā herenga ā-ture, ā-waeture, ā-ārahitanga hoki
   Practical, intergenerational decisions, value for money, confidence in Council as an enabler, meeting legal, regulatory and leadership commitments

5. **Te ara whaihua mō te tangata - Prosperity and opportunity for people**
   Te whakaahei ōhanga, me te waihanga i ngā āhuatanga ā-rohe hei tautoko, kia puāwai ai ngā hapori
   Enabling economy, local opportunities and conditions that support communities to prosper

NGĀ PUTANGA HAPORI / COMMUNITY OUTCOMES*

Ngā huanga ki te hapori inā tutuki tō tātau tirohanga - The benefits for our community when we achieve our vision

He hapori hiringa, he hapori whakamana A driven and enabled community	He hapori manahau Resilient communities	He taone nui whakahirahira Vibrant city and townships	Te hononga, te haumaru o te hapori Connected and safe communities
Te whakaaro hōhonuki te toitūtanga We take sustainability seriously	Ka whakanuia ngā taonga tuku iho We celebrate our heritage	Te rerekētanga o te ōhanga A diverse economy	Te tuku Kaupapa mo te Māori, ki te Māori Delivering for and with Māori

*These are the current eight community outcomes as defined in Tairāwhiti 2050 (the current regional spatial plan).

Attachment 2

Gisborne District Council

2027-2037 Long Term Plan: Strategic Framework

Facilitation Report
25 June 2026

Background and Context

In developing the 2027-2037 Long Term Plan (LTP), the Gisborne District Council (Council) initiated a comprehensive governance-led process to establish a robust strategic framework. This framework sets the high-level vision, purpose, mission, community outcomes, and strategic priorities that will anchor Council decisions, infrastructure strategies, activity management plans, and budget estimates over the next decade.

Council documentation and statutory architecture forming the background and context for this process include:

- Gisborne District Council 2024-2027 Three Year Plan (3YP) Strategic Framework
- GDC 2027-2037 Long Term Plan Development Roadmap
- Draft 2025/2026 Environmental Scan and PESTLE Analysis
- GDC Significance and Engagement Policy 2024
- Tairāwhiti 2050 Regional Spatial Plan (2021)
- Council's Water Services Delivery Plan: Our Water, Our Way (effective 1 July 2027)
- Local Government Act 2002 and the evolving legislative landscape governing water services and resource management

Assignment Scope

Mene Solutions Ltd (MSL) was engaged by the Gisborne District Council to design and independently facilitate a series of three 2027-2037 LTP strategic framework workshops spanning April, May, and June 2026.

The objective of this assignment was to support Elected Members, executive leadership (Te Ranga Whakahau), and representatives from all six iwi of Te Tairāwhiti in collaboratively revisiting, testing, and co-constructing the Council's strategic direction. This process represents an unprecedented model of early, upfront governance partnership aimed at shaping the core foundations of the ten-year plan from the outset, establishing clear investment and prioritisation signals before operational drafting and formal public consultation.

Planning the sessions

Extensive pre-workshop planning sessions were conducted with the Mayor, Chief Executive, Chief Advisor – Māori, and LTP Project Team members to clarify political and environmental context, set clear session deliverables, and align workshop objectives with the broader LTP project timeline. These coordination meetings ensured that a robust dialogical process design was established to successfully navigate complex regional challenges, legislative constraints, and community affordability realities.

Reporting

This report compiles independently synthesised process reflections, outcomes, agreements, and explicit content generated across the three strategic framework workshops. It serves as an independent facilitator record intended for participants, invitees, and structural support teams, and acts as the official facilitation record attached to the formal Council Decision Report for adoption in August 2026. Consistent with the process design utilized in previous planning cycles, artificial intelligence transcription technology (ContentedAI) was applied to assist in capturing detailed verbal contributions accurately.

Facilitation Approach

The workshops were conducted utilising an integrated systems thinking framework and a collaborative wānanga style format. This approach was selected to honour the agreed values, tikanga, and relational networks of elected members and iwi partners, creating a safe, supportive, yet constructively challenging environment.

Each session opened and concluded with karakia whakamutunga.

The dialogue successfully integrated a structural change methodology focusing explicitly on policies, practices, and resource constraints, while deeply respecting implicit elements such as trust building, power dynamics, and intergenerational narratives. This design facilitated transparent conversations regarding necessary strategic trade-offs, financial sustainability, and the evolution from short-term recovery to long-term community liveability.

Workshop 1 – Foundation setting

Date: 16 April 2026
Time: 9.00am-1.00pm
Location: Te Ruma Kaunihera (GDC Council Chambers)

Objectives

- Establish the structural purpose, scope, and 'why, what, who, and how' of the 10-year LTP process.
- Build authentic governance relationships and shared understanding between newly elected councilors and iwi representatives.
- Explore the current global, national, and regional environment, identifying major contextual shifts since the 2024-2027 Three Year Plan.
- Capture early signals regarding community values, regional aspirations, and overarching strategic priorities.

Outputs

- A mapped matrix of initial high-level aspirations, core challenges, and focus areas across five tables.
- A collective consensus to refresh and reset the current framework to address long-term lifecycles (30-100 years) rather than immediate crisis recovery.
- Draft emerging themes for the initial vision, purpose, and mission architecture.

Process and Outcomes

Workshop 1 established a historic milestone with iwi partners participating upfront at the very beginning of the strategic planning process. The session opened with a karakia timatanga from iwi leadership, setting a solid cultural foundation. Mayor Rehette Stoltz outlined the year-long journey of building the LTP, using the structural analogy of setting strong architectural foundations before allocating organisational functions.

The facilitator introduced a systems thinking framework to guide the day's dialogue. Initial online contributions emphasized prioritising core infrastructure strategies (infrastructure as priorities 1, 2, and 3) while avoiding granular 'nickel-and-diming.'

Key themes emerged around balancing severe affordability and rates pressures with community liveability, creating local economic opportunities for rangatahi (youth retention), and transitioning land use sustainably in response to climate change.

The 'iPhone 1' analogy was introduced to reflect that this initial collaborative session represented a vital first iteration meant to be continuously refined and built upon.

Workshop 2 – Sense-checking and development

Date: 28 May 2026
Time: 9.00am-1.00pm
Location: Te Ruma Kaunihera (GDC Council Chambers)

Objectives

- Review and sense-check the expanded, long-form draft statements generated from Workshop 1.
- Identify areas of tension, test common ground, and align the scope of Council responsibilities.
- Simplify and condense the draft statements to ensure they are distinctive to Te Tairāwhiti.
- Determine clear negotiable and non-negotiable elements based on legislative and financial realities.

Outputs

- Agreement that the initial drafts were overly complex and required substantial tightening.
- A refined shortlist of core concepts, including the integration of the SMARC framework (Specific, Magnetic, Aspirational, Relevant, Call to Action).
- A broad view on core physical infrastructure priorities (access/roading, three waters, solid waste, energy, and digital connectivity) and social infrastructure).

Process and Outcomes

Workshop 2 shifted focus from high-level brainstorming to making concrete strategic choices, moving the central question from 'What do we want?' to 'What are we prepared to prioritise, invest in, and deliver together?'

Participants strongly supported a framework that is simpler and distinctly Te Tairāwhiti, emphasising that plain, clear language must replace generic council jargon. Heavy emphasis was placed on Council's role as an enabler and regulator rather than a direct provider of all services, highlighting opportunities for asset rationalisation, local procurement, and community-led devolution. Financial realities were reinforced by global fiscal context, noting that New Zealand local government cannot borrow its way out of current infrastructure deficits, requiring brave choices regarding discretionary spending.

Workshop 3 – Consolidation

Date: 17 June 2026
Time: 9.00am-1.00pm
Location: Te Ruma Kaunihera (GDC Council Chambers)

Objectives

- Consolidate, finalise, and validate the draft Strategic Framework for presentation to Council.
- Resolve outstanding wording choices for the Vision, Purpose, and Mission statements.
- Rank and structure the core Strategic Priorities and define their operational relationship with iwi partnership.
- Review the ongoing relevance of the existing community outcomes from the Tairāwhiti 2050 Spatial Plan.

Outputs & Confirmed Strategic Framework

1. Vision

Tō tātau tirohanga whakamua / Our Vision: Te Tairāwhiti - where communities prosper and futures are built.

2. Purpose

Tō tātau aronga / Our Purpose: To enable a resilient, connected, prosperous and sustainable Te Tairāwhiti.

3. Mission statement

Tō tātau whakatakanga / Our Mission: We will deliver strong core infrastructure, protect our taiao and partner with people to get it done.

4. Strategic Priorities

Ngā rautaki matua / Our Strategic Priorities

A major outcome of Workshop 3 was the collective agreement to elevate the role of iwi partnership. Participants determined that the strategic relationship between Council and iwi is permanent and structural and should therefore serve as an Overarching Foundation underpinning all work rather than sitting as a ranked work priority.

The remaining five core priorities were validated and ranked as follows:

- **Priority One:** Ngā tūāpapa pakari me ngā tino ratonga - Reliable infrastructure and essential services

  Essential services, core business, resilient infrastructure and asset management (roads, three waters, waste) people can depend on.

- **Priority Two:** Ngā hapori me ngā wāhi manawaroa - Resilient communities and places

  Natural hazard readiness, climate change responsiveness, and safe connected communities.

- **Priority Three:** Te oranga o te whenua, te wai me te moana - Healthy whenua, wai and taiao

  Sustainable land use, environmental protection, stewardship, and shared leadership.

- **Priority Four:** Ngā whiringa utu ngāwari me te pono whakatau - Affordable choices and trusted delivery

  Practical, intergenerational decisions, value for money, confidence in Council as an enabler, and meeting legal, regulatory, and leadership commitments.

- **Priority Five:** Te ara whaihua mō te tangata - Prosperity and opportunity for people

  Enabling economy, local opportunities, and conditions that support communities to prosper.

5. Community Outcomes

N**gā putanga hapori/ Community Outcomes**

Due to session time constraints, the group agreed to adopt the eight existing community outcomes derived from extensive community engagement for Tairāwhiti 2050 (the regional spatial plan), noting that their formal review will be explicitly aligned with any future review of Tairāwhiti 2050 through spatial planning and legislative reform processes.

The confirmed community outcomes are:

1. A driven and enabled community | 2. Resilient communities | 3. Vibrant city and townships | 4. Connected and safe communities | 5. We take sustainability seriously | 6. We celebrate our heritage | 7. A diverse economy | 8. Delivering for and with Māori.

Process and outcomes

The vision debate was the most substantive and time-intensive discussion of the morning. Multiple tables independently expressed discomfort with human-centric or defeatist draft wordings, opting instead for an enduring anchor that places 'communities first.' Iwi leaders

provided direct and constructive guidance, emphasising that Council must focus primarily on its core infrastructure delivery ('its core knitting') to manage severe cost escalations, while ensuring that the relationship with iwi remains structural rather than transactional.

The room reached broad agreement on the final statements, noting that contextual consideration and nuance will be applied during individual annual plan processes. Iwi leaders formally acknowledged the historic significance of being included from the outset of the process, committing to stand alongside Council in upcoming community public meetings.

Summary reflections

Below are summary reflections from the independent facilitator based on the series of three workshops:

1. The entire strategic design succeeded in moving from a standard consultation model toward a genuine co-construction model, establishing an authentic treaty partnership blueprint between Elected Members, iwi leaders and executive leaders from day one.
2. The process effectively structured conversations across a chronological path, building sequentially from foundation setting (Workshop 1), through frame construction and tension sense-checking (Workshop 2), to structural consolidation and final validation (Workshop 3).
3. The utilisation of the multi-week breaks between sessions was a key success factor, allowing the corporate planning team to synthesise extensive flipchart contributions and enabling participants to socialise emerging concepts with their respective cohorts.
4. Participation across all three workshops was exceptionally high, active, and balanced, demonstrating clear ownership of the resulting framework from both returning and newly elected members.
5. The successful integration of hybrid participation methods—including text relay configurations for remote members—ensured that technical obstacles did not compromise the inclusivity or democratic integrity of the sessions.
6. The compressed timeline of consecutive workshops successfully maintained momentum and focus, although it occasionally intensified scheduling pressures on rural elected members traveling across a storm-damaged roading network.
7. The framework effectively transitions the region's overarching narrative from a short-term crisis recovery orientation to a proactive, long-term strategic lifecycle perspective, matching the 30-to-100-year lifespans of regional core infrastructure.
8. The explicit decision to elevate 'Strategic Relationships with Iwi, Hapū and Communities' from a ranked work priority to an Overarching Foundation reflects a mature understanding of permanent statutory and treaty obligations.
9. The framework components appear deceptively simple, ensuring they can be easily displayed and remembered; however, they possess deep internal meaning that must be supported by continuous internal and public communication narratives.

Agreements and next steps

The following agreements and next steps were determined by the group.

Agreed actions	By whom	By when
1. Circulate the finalised Community Outcomes and the baseline Tairāwhiti 2050 Spatial Plan to all workshop participants for final perusal.	LTP Project Team	27 June 2026
2. Compile the Contract Facilitation Report and append it to the formal draft Strategic Framework Decision Report for full Council approval.	Chris Mene (Independent Facilitator)	3 July 2026
3. Formally present the co-constructed 2027-2037 Strategic Framework to the full Council for statutory adoption.	Elected Members / LTP Project Team	27 August 2026

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Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

26-173

Title:	**26-173 Changes to the Significance and Engagement Policy to Meet Local Government (Water Services Act) 2025 Requirements**
Section:	Strategic Planning
Prepared by:	Carrie White - Senior Policy Planner
Meeting Date:	Thursday 27 August 2026

Legal: No	Financial: Yes	Significance: **Low**

Report to COUNCIL/TE KAUNIHERA for decision

PURPOSE - TE TAKE

The purpose of this report is to seek a decision from Council to adopt amendments to the Significance and Engagement Policy to meet the requirements of the Local Government (Water Services) Act 2025.

SUMMARY - HE WHAKARĀPOPOTOTANGA

The Local Government (Water Services) Act 2025 (LGWSA) requires territorial authorities to amend their Significance and Engagement Policies (SEPs) to reflect their role as water service providers.

Council's current SEP does not address all matters required under the LGWSA. The proposed amendments update the policy to ensure compliance with the Act.

The proposed amendments do not change Council's adopted Water Services Delivery Plan, ownership of water assets, governance arrangements, charging, or approve or predetermine any future water services contracts. Instead, they update Council's SEP to incorporate the additional matters required by the LGWSA, including the statutory framework for assessing and engaging on future contractual decisions where required by the Act.

Staff consider it is open to Council to decide not to undertake public consultation on the proposed amendments. This is because the changes are required by legislation, are not significant in themselves, and Council has recently undertaken extensive engagement with the community on its future water services delivery model.

The decisions or matters in this report are considered to be of **Low** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Council/Te Kaunihera:

1. **Determines that, after considering section 76AA(5) of the Local Government Act 2002, it has sufficient information about community interests and preferences so public consultation is not required on the proposed amendments to the Significance and Engagement Policy to meet the requirements of the Local Government (Water Services) Act 2025.**
2. **Adopts the amended Significance and Engagement Policy (Attachment 1).**

Authorised by:

Awhina White – Acting Director Sustainable Futures

Keywords: Local Government (Water Services) Act, LGWSA, Significance and Engagement Policy, SEP, Local Water Done Well, Water Services Delivery Plan, Our Water, Our Way

BACKGROUND - HE WHAKAMĀRAMA

1. Section 34 of the Local Government (Water Services) Act 2025 (LGWSA) requires territorial authorities to amend their Significance and Engagement Policies (SEP) to reflect their role as water service providers.

2. On 21 August 2025, Council adopted its Water Services Delivery Plan, titled *Our Water, Our Way* Report 25-166, confirming a ring-fenced Water Services Business Unit as Council's preferred model for delivering water services from 1 July 2027.

3. As Council implements its adopted Water Services Delivery Plan, it must also meet the requirements of the LGWSA, including updating its SEP.

4. A broader review of the SEP is not required as part of the Long Term Plan work programme and was not included in the Strategic Planning work programme as presented to Council in May 2026 (report 26-51). The current SEP framework is still relevant and flexible enough for operational needs, so other work has been prioritised due to limited resourcing.

DISCUSSION - WHAKAWHITINGA KŌRERO

What are the new Requirements?

5. Council's current SEP already provides a comprehensive framework for assessing significance and community engagement. However, it does not address all of the specific matters now required by the Act.

6. The LGWSA requires the SEP to:

   - identify Council's strategic water services assets;
   - establish criteria for determining whether a proposed water services contract is a significant contract;
   - establish criteria for determining whether a proposed joint water service provider arrangement is significant;
   - clarify how significant water service level changes will be assessed; and
   - clarify how Council will undertake engagement for decisions relating to water services where required under the Act.

7. The most significant new requirement relates to significant water services contracts. Before entering into a contract for the performance of any aspect of a water service, Council must determine whether the contract is a "significant contract" using criteria specified in the Act. These criteria differ from Council's existing significance assessment framework and therefore need to be incorporated into the SEP.

8. If a proposed contract is determined to be a significant contract, the Act requires Council to identify and assess options and undertake public consultation before the contract is entered into.

9. Amendments are also required to identify Council's strategic water services assets as a distinct category within the policy. This reflects the requirements of the Act and supports assessment of significant contracts and other water services decisions.

What Amendments are Proposed?

10. The proposed amendments [**Attachment 1**] supplement the existing SEP framework by incorporating the additional matters required under the LGWSA. Table 1 summarises the proposed amendments to the SEP and how they address the additional matters required by the LGWSA.

11. The proposed amendments update the SEP to ensure it complies with the LGWSA while retaining Council's existing approach to assessing significance and community engagement for all other decisions.

TABLE 1: Summary of amendments to Council Significance and Engagement Policy

Section	Proposed amendment
Council's strategic assets	Amended list of strategic assets to identify Strategic Water Services Assets as a subset of Council's strategic assets, consistent with the LGWSA.
Water services	Proposed addition. Introduces a new section to reflect Council's role as a water service provider under section 34 of the Local Government (Water Services) Act 2025.
Strategic Water Services Asset	Proposed addition. Defines Strategic Water Services Assets and clarifies their relationship with Council's strategic assets.
Significant water services contracts	Proposed addition. Introduces criteria for determining whether a proposed water services contract is a significant contract, consistent with section 24 of the LGWSA.
Significant joint water service provider arrangements	Proposed addition. Introduces additional water-specific criteria for determining whether a proposed joint water service provider arrangement is significant.
Significant level of service changes	Proposed addition. Clarifies how significant water service level changes are assessed and when the LGWSA consultation requirements apply.
Engagement on water services decisions	Proposed addition. Introduces engagement requirements for specified water services decisions and identifies circumstances where operational decisions on strategic water services assets do not require engagement.

Is Consultation Required?

12. The Local Government (Water Services) Act 2025 requires Council to amend its SEP to reflect its role as a water service provider.

13. Section 76AA(5) of the Local Government Act 2002 (LGA) requires consultation on amendments to a Significance and Engagement Policy unless Council considers, on reasonable grounds, that it has sufficient information about community interests and preferences to enable the purpose of the policy to be achieved.

14. The LGA does not require the SEP to be reviewed as part of each LTP cycle, and no broader review is proposed through the 2027 LTP. See paragraph 34 of this report for more detail.

15. Staff consider Council has sufficient information about community interests and preferences and therefore the threshold in section 76AA(5) is met.

16. Council undertook extensive public engagement during development of its Water Services Delivery Plan *Our Water, Our Way*, together with other relevant engagement processes, and has sufficient information about community interests and preferences to support these amendments.

17. The proposed amendments are limited to incorporating statutory requirements into the existing Policy. They do not determine substantive matters relating to water service delivery, asset ownership, levels of service, charging, or contractual arrangements.

18. Future decisions relating to significant water service contracts, strategic water services assets, significant joint water service provider arrangements, or significant changes to water service levels will continue to be subject to the applicable decision-making and engagement requirements under the LGWSA and the LGA.

19. The proposed amendments do not change Council's adopted Water Services Delivery Plan, ownership of water assets, governance arrangements, charging, or future contractual decisions. They update the Significance and Engagement Policy to incorporate statutory requirements and ensure the appropriate decision-making and engagement processes apply when future water services decisions are made under the LGWSA.

What Happens Next?

20. Following Council adoption of the proposed amendments, the updated Significance and Engagement Policy will become part of the governance framework supporting implementation of Council's adopted Water Services Delivery Plan.

21. The amendments do not approve any future water service contracts, changes to levels of service, joint water service provider arrangements, or decisions relating to strategic water services assets. Should any such matters arise, they will be considered by Council in accordance with the requirements of the LGWSA, the LGA, and the amended SEP.

22. Adoption of the amended SEP will ensure Council's governance framework is aligned with the LGWSA as implementation of *Our Water, Our Way* progresses, including future governance decisions required before the Water Services Business Unit commences on 1 July 2027.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Low** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Low** Significance
This Report: **Low** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **Low** Significance
This Report: **Low** Significance

The level or history of public interest in the matter or issue
Overall Process: **High** Significance
Overall Process: **Medium** Significance
This Report: **Low** Significance

23. The decisions in this report are considered to be of **Low** significance in accordance with Council's Significance and Engagement Policy.

TREATY COMPASS ANALYSIS

Kāwanatanga

24. The proposed amendments update Council's governance framework by ensuring the SEP reflects the requirements of the LGWSA. They preserve Council's existing approach to transparent and accountable decision-making and are consistent with Council's wider governance framework, including Tairāwhiti Piritahi: Fostering Māori Participation in Council Decision-Making.

Rangatiratanga

25. The proposed amendments support the governance framework established through Council's adopted Water Services Delivery Plan. They do not alter Council's existing approach to engagement with Iwi and Hapū but ensure the Significance and Engagement Policy reflects the legislative requirements of the LGWSA.

Oritetanga

26. The proposed amendments maintain equitable participation opportunities for Māori and Tangata Tiriti by preserving Council's existing approach to engagement while incorporating the legislative requirements of the LGWSA into the SEP.

Whakapono

27. The proposed amendments do not alter Council's existing significance criteria relating to the relationship of Māori with ancestral lands, water, sites, wāhi tapu, valued flora and fauna, and other taonga. These matters will continue to form part of Council's assessment of significance under the SEP.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

28. No specific engagement with Tangata Whenua has been undertaken on the proposed amendments to the SEP because all proposed changes are required by legislation.

29. Development of Council's Water Services Delivery Plan was informed by early engagement with Mana Whenua during February and March 2025, supported by ongoing engagement through established iwi partnership forum – Tangata Whenua Reference Group (TRWG), prior to wider public consultation.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

30. There has been no public consultation on the proposed amendments to the SEP because staff consider the threshold described in section 76AA(5) of the LGA has been met (See paragraphs 18 & 19 of this report).

31. Community engagement undertaken during development of the Water Services Delivery Plan between April and May 2025 informed Council's adoption of *Our Water, Our Way* [Report 25-166] and provides Council with sufficient information about community interests and preferences to enable these amendments to the SEP to be made without further public consultation.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

32. The proposed amendments do not affect Council's existing approach to climate change. As set out in the SEP, Climate Impact Statements will continue to be used to inform decision-making, rather than climate change being treated as a criterion for determining significance.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

33. The recommended amendments have no direct financial or budget implications. They are limited to updating Council's SEP to reflect the requirements of the Local Government (Water Services) Act 2025.

Legal

34. Legal advice has been obtained and confirms that Council may adopt the proposed amendments without public consultation, provided it is satisfied the requirements of section 76AA(5) of the Local Government Act 2002 have been met.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

35. The recommended amendments align the SEP with Council's adopted Water Services Delivery Plan and the requirements of the LGWSA.

36. As noted above, a broader review of the SEP is not required as part of the Long Term Plan work programme and was not included in the Strategic Planning work programme for 2026/27. The proposed amendments are limited to incorporating the statutory requirements of the LGWSA and do not preclude Council from undertaking a wider policy review in future.

RISKS - NGĀ TŪRARU

37. The recommendations of this report are low risk. Adoption of the amendments will ensure Council's SEP aligns with the requirements of the LGWSA and reduce regulatory, legal and governance risk. The amendments are administrative in nature and do not change Council's adopted Water Services Delivery Plan, ownership of water assets, governance arrangements, charging, or future contractual decisions.

38. If Council does not adopt the amendments, the SEP will not meet the statutory requirements of the LHWSA. This would create unnecessary legal and governance risk for future water services decisions and leave Council without a fully compliant decision-making framework.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
August 2026	Update and publish the amended SEP.	Subject to Council approval.
Ongoing	Apply the amended SEP when considering relevant water services decisions.	Includes matters prescribed by the LGWSA and supports implementation of *Our Water, Our Way*.

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1 - 2026-07-20 DRAFT SE Policy Water Services Amendments -final tracked changes [**26-173.1** - 15 pages]

Kaupapa Whakapāpātanga me te Hiranga

Significance and Engagement Policy

When' and 'how' Council will engage with its communities about important Council decisions

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Kupu arataki

Introduction

The purpose of local government includes enabling democratic local decision-making and action by, and on behalf of, communities. Engagement with the community is an important part of fulfilling that purpose.

What is the purpose of this policy?

The Significance and Engagement Policy guides 'when' and 'how' Gisborne District Council (Council) engages with its communities about important Council decisions. The 'when' to engage is determined by the significance of the decision being made. The 'how' is guided by the engagement framework in this policy.

He aha ngā whakarite matua?

What are the key terms?

The key terms used in this policy are 'significance', 'engagement', and 'strategic asset'.

What do we mean by significance?

Significance is the importance of an issue, proposal, decision or matter before Council. It is measured by its likely impact on the criteria listed in Part 3 of this policy. The criteria have been developed based on three key factors:

- The economic, social, cultural and environmental wellbeing of the district
- Affected people and communities
- Council's ability to perform its role as a local authority and achieve its strategic objectives in the Long Term Plan.

What do we mean by engagement?

Engagement is the process of seeking information from the community to inform and assist decision-making, and providing the community information on the outcome of a decision-making process. Council values and is committed to meaningful community engagement so that important decisions are made with input from the community. Engagement can also be targeted with specific groups or sections of the community rather than with the community as a whole. Council's approach to engagement, including when we will not engage with our community, is outlined in Part 4.

What do we mean by strategic asset?

Under the Local Government Act (LGA) 2002 this policy is required to identify 'strategic assets'. Strategic assets are defined in LGA 2002 as an asset (or group of assets) that needs to be retained so that Council can maintain its capacity to achieve or promote any outcome that Council determines to be important to the current or future well-being of the community. These assets include:

- any asset or group of assets listed in this policy;
- any land or building owned by Council and required to maintain Council's capacity to provide affordable housing as part of its social policy; and
- any equity securities held by Council in:
    - a port company within the meaning of the Port Companies Act 1988;

- an airport company within the meaning of the Airport Authorities Act 1966.

Ka pēhea tātau e mōhio i te hiranga o tētahi whakatau?

How will we determine the significance of a decision?

Council will determine significance in two ways - criteria, and named strategic assets.

Significance criteria

All matters for Council decision, except as provided in the 'Water services' section of this policy, will be assessed for ~~its~~their impact on the following:

- the effects on all or a large part of the Gisborne district
- the effects on individuals or specific communities
- the impact on the relationship of Māori including the importance of tikanga and their relationship with ancestral land, water sites, waahi tapu, valued flora and fauna, and other taonga
- the level or history of public interest in the matter or issue
- the financial impact
- consistency with Council's current strategies and policies including the Strategic Priorities in the Long Term Plan
- impacts on Council's, Long Term Plan, Annual Plan, and levels of service (also including the Regional Land Transport Plan, if applicable)
- whether the decision is reversible.

Climate change is an important consideration for Council that is assessed using a Climate Impact Statement rather than being a criteria for significance. This enables a more detailed analysis to be conducted and also proposes mitigation/adaptation methods.

Council officers provide a recommendation of a decision's significance to elected members.

The final decision about the significance of any matter rests with elected members. When making this determination other factors may need to be considered; e.g. urgency, safety, commercial sensitivity and public good.

Council's strategic assets

The list of assets named below are considered to be 'strategic assets' by Council. However not all decisions made about these assets will be significant. For example, the roading network as a whole is strategic but the purchase or sale of small land parcels that make up the network may not amount to a significant decision.

The assets and groups that Council considers to be strategic assets are as follows:

- the HB Williams Memorial Library
- the Council's roading network as a whole
- our strategic water services assets:
    - the water supply network as a whole~~—~~, including storage lakes, reservoirs, pump stations ~~and~~, reticulation, the pipeline (including bridges and trestles), land at Waingake, and water treatment plants
    - the urban stormwater pipe and drainage network as a whole
    - the wastewater collection, treatment and disposal system as a whole, including the pipe network, pump stations, treatment plants, outfall.

- the land drainage system as a whole – including connections to the stormwater pipe network, the Waipaoa River flood control system, the Te Karaka flood control system, other open river systems, waterways, wetlands and retention basins
- ~~the sewage collection, treatment and disposal system as a whole – including the sewers, pump stations and the treatment station outfall~~
- the reserves lands as a whole – including land held under the Reserves Act and the land used for parks, gardens, sports fields, recreational areas and cemeteries
- the Council's Olympic Pool Complex and built recreational facilities
- the system as a whole of off-street parking facilities owned or operated by Council
- Council's investment in community housing as a whole
- Council's shares in substantive[1] council controlled organisations
- ownership of the Gisborne Airport site.

Ka pēhea tātau e tauwhāinga?

How will we engage?

Council's approach to community engagement

Council communicates and engages with our community all the time to deliver our work - whether it's to gather input at the start of a process, get feedback on a proposal, or just keep people informed of decisions that have been made and work that is being undertaken. There is a responsibility to communicate the work we do with the right information, at the right time, in the right way.

Council has a number of different legal requirements for engagement depending on the matter being decided. The legal requirements are the minimum standards that we then build on in our approach to community engagement.

Council's approach to community engagement is to:

- promote a sense of ownership of Council decisions by the community
- inform people and communities about issues that affect them
- provide opportunity for people and communities to have meaningful input into Council decisions
- create a sense of awareness of the diversity of opinion within the community
- show leadership
- deliver innovation and be responsive in all communication and interactions with our community.

Council's preferences for engagement methods may be different for different types of issues and opportunities, and that these preferences may change over time.

Council, when engaging with affected or interested communities, will recognise the relationship elected members have with the location, specific communities and individuals affected by consultation or engagement initiatives. Participation of elected members in Council engagement is an essential component for our engagement approach.

[1] A substantive council controlled organisation is a council-controlled organisation that is either wholly owned or wholly controlled by the Council and either: is responsible for the delivery of a significant service or activity on behalf of the Council; or owns or manages assets with a value of more than $10 million.

How communities want to engage

Communities are dynamic and evolve rapidly. Technology is changing the way that our communities want to engage with us and there is an increased uptake and desire for online engagement. Council's engagement methods are evolving to meet new platforms that our communities use.

Face-to-face opportunities are still important as these opportunities strengthen relationships and provide visibility and accountability.

Council will continuously review feedback from communities about engagement processes and continue to evolve our methods on an ongoing basis rather than only reviewing methods at a fixed point in time.

Phases of engagement for Council's decision-making processes at Council and Committees

Council uses three phases of engagement to guide our engagement approach and method. The level of significance determines how many phases of engagement will be undertaken. More information is in Appendices 1 and 2.

1. Early engagement	2. Consultation	3. Promotion
We'll engage with affected communities in the planning or development of concepts for proposed documents or work programmes, to: • identify needs or aspirations • find out what people want us to change or improve • ask for input into solutions or options.	After drafting proposed documents, changes or work programmes, we present actions, options, implications and benefits to get submissions from affected groups or the wider community, to: • check it reflects their input or desired outcomes • find out if they agree or disagree with the proposal or preferred options • identify if there are any further things to consider before we implement the proposal.	We'll inform, educate or promote to our community what we're doing and how it affects them. This is generally when work has been planned, a decision has been made, or change is occurring.

Engagement on other matters

Not all matters that Council will engage with the community on are linked to a decision-making process through Council and its committees. Examples include decisions made under officer delegations and decisions made through partnership models.

Some of these other matters may have engagement requirements under legislation (e.g. consent notification process) and others may not.

In some cases, the different phases of engagement used by Council in its decision-making process will be applied under these other matters. In addition, or instead of these phases Council may have a collaborative engagement process and decision-making model with a defined group/s, or empower a defined group/s to make a decision/s under a clearly defined framework.

There will also be matters that may be both subject to a Council decision-making process at Council or a Committee as well as another type of engagement outlined below.

Type	How we will engage with the community
Officer delegated decision Example: Road closure for works notifications	Officers also make a number of decisions every day under their delegations that won't be communicated broadly to the community. However, some decisions made under an officer's delegated authority may require a 'promotion' phase of engagement with one or more communities or households. In exercising their delegated authority an officer might also conduct a 'Engagement' phase with a focused set of individuals, households, or communities. An officer may collaborate with a focused set of individuals, households, or communities in exercising their delegated authority.
Decision from a formal partnership model Example: Joint Management Agreement with Te Rūnanganui o Ngāti Porou for the Waiapu River catchment	This model is a collaborative decision-making environment with a specified interested group/s on a defined area of interest. There is a high level of engagement between Council and its partners but other phases of engagement ('engagement', 'consultation' or 'promotion') might also need to be extended to other individuals, households, or communities on a case-by-case basis.
Collaborative decision with other entities Example: Rau Tipu Rau Ora – Covid-19 Recovery Plan	Council works with a number of different entities in a variety of areas, including central government agencies. There is a high level of engagement between Council and these entities on the projects/programmes they are working on but other phases of engagement ('engagement', 'consultation' or 'promotion') might also need to be extended to other individuals, households, or communities on a case-by-case basis.
New central government requirements Examples: Building Act amendments Resource Management Act amendments Local Government Act amendments Dog Control Act amendments	Council is the regulator for a number of central government regulations and legislative requirements. Although the relevant central government agencies communicate these changes. Council chooses in some instances to provide further engagement with its communities through a 'promotion' phase to increase awareness and understanding. The 'promotion' phase is also sometimes required to communicate changes to

Type	How we will engage with the community
	existing Council processes or that there is now a new process.
Civil defence operations and other emergencies led by other agencies Examples: Weather warnings Tsunami warnings Preparation and personal resilience for different events	Council typically conducts a 'promotion' phase of engagement for any emergency happening in Tairāwhiti or nationally. This will include sharing material from other agencies as well as creating and sharing original material. Council is responsible for civil defence in Tairāwhiti and part of this is readiness and resilience, not just engaging when an emergency event is happening. This will include sharing material from other agencies as well as creating and sharing original material.
Community-led decision Examples: Township plans Patutahi Reserve Board	Council delegates decision-making power to a specified group/s within a clearly defined process or framework. This may be through a provision in a legislative framework or a Council-set framework.

Engaging with tangata whenua and Māori

Council has obligations to Māori in Tairāwhiti[2]. Council provides opportunities and capacity for Māori to contribute to its decision-making processes.

In some cases the different phases of engagement used by Council in its decision-making process will be used. In addition or instead of these phases Council may have a collaborative process or decision-making model with a defined iwi/hapū/whānau/group, or empower a defined iwi/hapū/whānau/group to make a decision/s under a clearly defined framework.

Existing general and project-specific relationship processes between Council and tangata whenua are the starting point for engagement. Any changes to legislation may require a review of our policies and processes for engaging with tangata whenua and Māori to ensure they are legally compliant, and reflected in Council practice.

1. Inform	2. Engage	3. Consult/ Involve	4. Collaborate	5. Empower
We'll provide Māori with balanced and objective information to assist in understanding the problems	We'll create opportunity to provide feedback on a defined issue and preferred option, alternative options and participate in the hearing process	We'll work directly with Māori to ensure concerns and aspirations are understood	We'll partner in each aspect of the decision and identification of preferred solution	We'll place final decision making in the hands of Māori

[2] The 'Fostering Māori Capacity to Participate in Council Decision-making Policy' outlines Council's approach to Māori policy, engagement and outcomes.

When we will not engage with our community

There are times where we won't normally engage with the community because the issue/opportunity is routine, or operational, or because there is an emergency. We want to concentrate on having the right conversations on the issues that are genuinely significant for our communities.

Here are some of the things that we won't generally engage with our communities about:

- organisational decisions (e.g. staff changes and operational matters) that do not materially reduce a level of service
- decisions that are consistent with Council's Long Term Plan or another policy or plan that have already been subject to consultation required by legislation or this policy
- emergency management activities during a state of emergency
- decisions taken to manage an urgent issue
- decisions to act where it is necessary to:
  - comply with the law
  - save or protect life, health or amenity
  - prevent serious damage to property
  - avoid, remedy or mitigate an adverse effect on the environment
  - protect the integrity of existing and future infrastructure and amenity.
- decisions that are commercially sensitive (e.g. awarding contracts)
- any officer decisions that are made under delegation/sub-delegation
- entry or exit from a development agreement (private contract) under section 207A Local Government Act 2002
- decisions in relation to regulatory and enforcement activities.

Water services

Water services are defined in section 4 of the of the Local Government (Water Services) Act 2025 (LGWSA) to mean any or all of the following: water supply services, stormwater services; wastewater services.

Council is a water service provider for water supply, stormwater and wastewater services under the LGWSA. This section amends and supplements this policy to suit Council's role as a water service provider for the purposes of section 34 of the LGWSA.

Strategic water services assets

Strategic water services assets are defined in section 4 of the LGWSA as meaning water services infrastructure or another group of assets without which Council is unable to meet its regulatory requirements or maintain its capacity to achieve the outcomes set out in its water services strategy. The definition also includes assets listed as strategic water services assets in Council's significance and engagement policy. Council's strategic water services assets are listed under 'Council's strategic assets' above. For clarity, these assets are a subset of Council's strategic assets and are to be considered under both the LGA and the LGWSA where applicable.

Significant water services contracts

This section applies if Council is considering whether a proposed water services contract is a significant contract under section 24 of the LGWSA.

Council will determine whether a water services contract is a significant contract by using the criteria set out below, rather than the general criteria set out earlier in this policy under 'Significance criteria'.

In determining whether a water services contract is a significant contract, Council will consider whether:

- the proposed contract is of high value relative to the revenue that the Council receives from providing the water service to which the contract relates,
- the proposed contract will create a public-private partnership (as defined in section 23 of the LGWSA);
- the proposed contract will have a significant adverse effect on Council's ability to meet its obligations under the LGWSA;
- the proposed contract will be for a period longer than 15 years;
- the proposed contract involves any significant changes to Council's ownership or control of strategic water services assets; and
- any relevant financial or other threshold adopted by Council is met

If the answer to one of the above criteria is yes, then the proposed water services contract will be deemed to be a significant contract.

If the only criterion met is that the proposed contract is of high value, Council may treat the contract as not significant if funding for the contract is already provided for in a long-term plan, annual plan, water services strategy or water services annual budget.

Where a proposed water services contract is considered a significant contract, then engagement will be in accordance with all statutory requirements including those set out in the LGWSA.

Significant joint water service provider arrangements

This section applies if Council is considering whether to enter into a joint water service provider arrangement under section 26 of the LGWSA.

Any proposed joint water service provider arrangement will be assessed under the general significance criteria set out under 'Significance criteria' above.

In addition to the general 'Significance criteria' set out above, Council will also consider:

- the scale and duration of the arrangement;
- the number and type of water services affected;
- the extent to which decision-making, operational control, assets, staff, revenue, debt, risk or regulatory responsibility would be shared or affected;
- the likely effect on levels of service, charges, rates, debt and funding arrangements;
- whether the arrangement is consistent with Council's water services strategy; and
- the likely effect on Council's ability to meet its obligations under the LGWSA.

If a proposed arrangement is determined to be significant under those criteria, it will be deemed to be a significant joint water service provider arrangement for the purposes of section 26 of the LGWSA.

Significant level of service changes for water services

This section applies if Council is considering making a level of service change in relation to any water service.

Any proposed level of service change in relation to a water service will be assessed under the general significance criteria set out under 'Significance criteria' above. If a proposed

level of service change is determined to be significant under those criteria, it will be deemed to be a significant level of service change for the purposes of section 28 of the LGWSA.

A proposal to transfer ownership or control of a strategic water services asset, or to make a significant level of service change, will be treated as a matter requiring the LGWSA consultation pathway unless the LGWSA provides otherwise.

Engagement on water services decisions

Where Council is considering any of the following, Council will engage with the community in accordance with this policy, sections 31 and 32 of the LGWSA, and the LGA (as applicable):

- a change proposal under section 27 of the LGWSA;
- the further matters identified under section 28 of the LGWSA; or
- a significant amendment to a proposal following consultation (section 31(1)(b)(i) of the LGWSA).

All other decisions regarding water services will be assessed against the criteria listed under 'Significance criteria' above and engaged on under this policy according to that assessment, except:

- if a strategic water services asset is a network or has many components, decisions can be made on individual components within the network without it being regarded as significant, unless that component substantially affects the level of service provided to the community or otherwise affects Council's ability to meet the requirements set out in the LGWSA; and
- decisions can be made without engagement if required to:
  - physically alter strategic water services assets to prevent an immediate hazardous situation arising; or
  - repair strategic water services assets due to damage from an emergency or unforeseen situation.

Ngā Āpitihanga

Appendices

Appendix 1: Engagement matrix

Staff must consider the required engagement for a decision or work programme as part of their assessment of significance.

The three-phase engagement model focuses on the connection between significance and engagement in the decision-making process.

If a decision or work programme is considered to have an overall 'High' significance under this policy Council will conduct three phases of engagement (Early Engagement, Consultation, Promotion) as part of the process. The process will start with engagement as part of the design phase, consultation on a proposal, and promotion of the final outcome.

If a decision or work programme is considered to have an overall 'Medium' significance under this policy Council will conduct two phases of engagement (Consultation, Promotion) as part of the process. The process will start with consultation on a proposal, and promotion of the final outcome.

If a decision or work programme is considered to have an overall 'Low' significance under this policy Council will conduct one phase of engagement (Promotion) to communicate the final outcome.

The phases of engagement are sequential – early engagement comes before consultation, consultation comes before promotion.

High significance	Medium significance	Low significance
Early engagement Consultation Promotion	Consultation Promotion	Promotion

Appendix 2: Phases of Engagement

Phases	Early Engagement	Consultation	Promotion
	(Early engagement)	**(Formal Engagement and Special Consultative Procedure)**	**(Informing and Educating)**
Purpose	We'll engage with affected communities in the planning or development of concepts for proposed documents or work programmes, to: identify needs or aspirations find out what people want us to change or improve ask for input into solutions or options.	After drafting proposed documents, changes or work programmes, we present actions, options, implications and benefits to get submissions from affected groups or the wider community, to: check it reflects their input or desired outcomes find out if they agree or disagree with the proposal or preferred options identify if there are any further things to consider before we implement the proposal.	We'll inform, educate or promote to our community what we're doing and how it affects them. This is generally when work has been planned, a decision has been made, or change is occurring.
Outcome	We'll use feedback to develop direction, content or actions in	We'll use submissions to determine final recommendations and	Communication is typically one-way, however it's

Phases	Early Engagement	Consultation	Promotion
	proposals or work programmes.	inform elected members in making decisions.	intended that the community is aware or takes action as a result. We evaluate if communication is successful via measures of action and/or through feedback where necessary.
Timeframe	2 – 6 weeks depending on significance	4 weeks (minimum)	Following decision or prior to implementing work. As required to provide ample promotion or notice.
Delivery	**Surveying** *What:* Surveys, discussion threads, polls, webform or mail out form to database. *Who:* Targeted groups or communities. *How:* Promoted online, at council premises or in person via hui. **Face to Face** *What:* Meeting face to face, workshops, focus groups or events to present and collect input. *Who:* Requested with and by affected interest groups, attended by staff and/or relevant partner organisations. *How:* Community-based meetings, events or locations.	**Consultation document / Statement of proposal and submission form** *What:* Draft documents printed and online. *Who:* Participants in early engagement, interested and affected stakeholders. *How*: Distributed and promoted via website, direct mail / email, online, at council premises or in person via councillors. **Face to Face** *What:* Drop-ins, meetings, deputations or hearings (SCP only)[3] where people discuss/present their view to elected members. *Who:* Interested or affected stakeholders and elected members *How:* Meetings can be requested by community members with elected members, presentations to committees or council, or elected members can schedule regular meetings or drop in sessions.	**Background documents and information posted to website** **Guides, booklets, pamphlets** **Direct mail, email** **News media** **Social media, video** **Advertising campaign - radio, digital, print** **Signage, Billboards** **Face to Face** *What:* Staff-led or community-led education workshops, seminars, events etc. *Who:* Delivered by staff. *How:* Communication plans and campaigns.

[3] SCP – Special Consultative Procedure as defined in section 83 of the Local Government Act 2002

Appendix 3: Significance Assessment Guidance

Criteria	Higher significance	Lesser significance
The effects on all or a large part of the Gisborne district	The decision would have a major impact on all or a large part of the district	The decision would have a lower impact on all or a large part of the district
The effects on individuals or specific communities	The decision would have a major impact on individuals or specific communities	There is a lower impact on individuals or specific communities
The impact on the relationship of Māori including their tikanga (culture and traditions) with their ancestral land, water sites, waahi tapu, valued flora and fauna, and other taonga	The decision would have a major on the relationship of Māori including the importance of tikanga and their relationship with ancestral land, water sites, waahi tapu, valued flora and fauna, and other taonga	The decision would have a lower impact on the relationship of Māori including the importance of tikanga and their relationship with ancestral land, water sites, waahi tapu, valued flora and fauna, and other taonga
The level or history of public interest in the matter or issue	There is a history of the matter generating wide and intense public interest and a reasonable expectation that this will again be so	There is no history of the matter generating widespread interest
The financial impact	The impact is major and/or long term on either debt levels or rates There is a major and long term financial impact The decision results in a major departure from the Financial Strategy	The impact on debt levels or rates is of a low level There is a low level of long term financial impact There is no or little impact on the Financial Strategy
Consistency with Council's current strategies and policies including the Strategic priorities	The decision results in a major departure from Council's current strategies and policies including the Strategic Priorities (Te taiao, Te hanganga, Ngā tikanga āwhina tāngata)	The decision is consistent with Council's current strategies and policies including the Strategic Priorities (Te taiao, Te hanganga, Ngā tikanga āwhina tāngata)
Impacts on Council's Long Term Plan, Annual Plan, and levels of service (also including the Regional Land Transport Plan, if applicable)	Full exit from an existing activity or adding a new group of activities There is a major and/or long term change to services	Minor change to how Council manages groups of activities There is a medium to low level of change to services

Criteria	Higher significance	Lesser significance
The decision involves a strategic asset	The decision involves the sale or transfer of more than 20% of a strategic asset	The decision does not impact on Council's ownership of the asset
Whether the decision is reversible	The decision is irreversible and would impact negatively on future generations to a high degree	The decision is reversible, or if it is irreversible, the impact on future generations would not be high

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

Title:	**26-197 Electoral Decision**
Section:	Democracy & Support Services
Prepared by:	Donna Shaw - Manager Democracy & Support Services
Meeting Date:	Thursday 27 August 2026

Legal: Yes	Financial: No	Significance: **Low**

Report to COUNCIL/TE KAUNIHERA for decision

PURPOSE - TE TAKE

The purpose of this report is for Council to consider and adopt the electoral system for the 2028 local authority elections.

SUMMARY - HE WHAKARĀPOPOTOTANGA

The Local Electoral Act 2001 provides for local authorities in 2026 to consider for the 2028 elections:

1. the electoral system to be used,
2. and for some, to undertake a representation arrangements review. A review is mandatory every six years, with the representation review for Gisborne District Council due to begin later this year with an informal consultation process likely to begin in October.

The decision on the electoral system must be completed by 12 September 2026, and is to consider whether, for the 2028 elections:

- The Single Transferable Voting (STV) electoral system is retained; or
- The First Past the Post (FPP) electoral system is introduced; or
- A poll of electors is held on which electoral system is to be used.

A representation arrangements review is also required to be undertaken, beginning in 2027 for the 2028 elections, and further advice will be provided to you on this in the coming months.

The decisions or matters in this report are considered to be of **Low** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Council/Te Kaunihera:

1. **Pursuant to section 27 of the Local Electoral Act 2001, resolves for the 2028 Gisborne District Council triennial elections to <u>either</u>:**
   a. **Retain the Single Transferrable Vote electoral system; or**
   b. **Change to the First Past the Post electoral system; or**
   c. **Undertake a poll of electors on the electoral system to be used for the 2028 and 2031 elections.**
2. **Gives public notice by 19 September 2026 of the decision and of the right of electors to demand a poll on the electoral system to be used.**

Authorised by:

Anita Reedy-Holthausen - Director Engagement & Maori Partnerships

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Keywords: list of keywords,

BACKGROUND - HE WHAKAMĀRAMA

1. The Local Electoral Act 2001 (LEA) provides for local choice of the electoral system used at the triennial elections (STV or FPP, or if the council wants to undertake a poll of electors). A decision on the electoral system to be used for the 2028 elections is required by 12 September 2026.

2. Additionally, the Local Electoral Act 2001 (LEA) requires every local authority to undertake a representation arrangements review at least once every six years. The decision in 2020 to introduce Maori Wards triggered a representation review process before the 2022 elections. That process resulted in the arrangements we have today - two district-wide wards, the Tairāwhiti Māori Ward and the Tairāwhiti General Ward. We are now required to begin the process for the six-yearly review, the results of which will take effect from the 2028 elections.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

Legislative Requirements

3. The LEA requires a local authority, when considering certain electoral matters, to comply with set requirements and timeframes (these are detailed in **Attachment 1**).

Electoral System

4. Council is required under section 27 of the LEA to consider the electoral system to be used every three years. For the 2028 elections this consideration must be completed by 12 September 2026. The resolution would take effect for the 2028 elections and continue in effect until either Council resolves otherwise, or a poll of electors is held.

5. In 2023 Council resolved to retain the STV electoral system for the 2025 elections. This is not binding for the 2028 elections as it was a resolution of Council, not as the result of a poll of electors, so Council must now decide which electoral system to use for the 2028 elections.

6. The process to be followed to determine the electoral system is:

   a. Council can resolve which electoral system is to be used for the 2028 elections – retain STV or change to FPP, and give the required public notice of its decision; or

   b. Council can choose to hold its own poll of electors. The resulting decision would be binding for the next two triennial elections.

7. If electors disagree with Council's decision, they can demand a poll be held. The demand for a poll must be signed by a minimum of 5% of electors.

Council may Decide to Hold a Poll of Electors

8. Council can decide to hold a poll of electors at any time (section 31 of the LEA) but, to be effective for the 2028 elections, it must decide no later than 11 December 2026 irrespective of whether a valid demand has been received, or the time has expired for electors to demand a poll.

9. Public notice of the poll must be given as soon as practicable after the resolution and the poll itself must be completed by 28 March 2027 (for the outcome to be effective for the 2028 and 2031 elections).

10. The result of the poll is binding and will determine whether STV or FPP is to be used for at least the next two triennial elections (2028, 2031) and for all subsequent elections, until either a further resolution takes effect, or a further poll is held.

11. The estimated cost of a stand-alone poll is in the order of $90,000 + GST.

Electors' Right to Demand a Poll

12. If Council passes a resolution under section 27 of the LEA, a public notice under section 28 of the LEA must be given by 19 September 2026 to advise of that decision and include advice of the right of electors to demand a poll on the electoral system to be used for the 2028 and 2031 elections.

13. Section 29 of the LEA allows for a number equal to or greater than 5% of the electors enrolled at the previous triennial election, at any time, to demand that a binding poll be held on the electoral system that is to be used for the next two triennial elections.

14. To take effect for the 2028 elections, the poll must be completed by 28 March 2027.

What is the Difference Between the two Electoral Systems?

15. The option of STV was first offered for the 2004 local government elections. In 2004 ten city/district councils used STV. In 2025 15 councils used STV for the local government elections. Further analysis of STV in local government from 2004 – 2022 can be found in **Attachment 2**. There was no information available for the 2025 elections at the time of writing the report.

16. [1]FPP is a "plurality" electoral system; this means that to get elected a candidate must win the most votes, but not necessarily a majority of the votes. FPP is a simple system for voters to use. In multi-member constituencies, like local government elections, voters cast multiple votes. As a plurality system, FPP is not designed to produce proportional results; that is, the election results do not necessarily reflect the preferences of the broad community of voters.

17. STV is a "proportional" electoral system; this means that to get elected a candidate must win a proportion of the overall votes cast (or "meet the quota"). In multi-member constituencies like local government elections, a voter casts a single vote by ranking his/her preferred candidates. As a proportional system, STV is designed to produce proportional results that reflect the preferences of the broad community of voters.

18. Taituara publishes a code of good practice for the management of local authority elections. The section dealing with electoral systems and how they work is attached to this report in **Attachment 3.**

[1] Taituara (SOLGM) Electoral Systems – Code of Good Practice for the management of local authority elections and polls 2025. Part 4 Electoral Systems, Appendix – The local government electoral option 2023. Prof. Janine Hayward, Politics/ Tōrakapū, University of Otago.

19. The following table, approved by the Department of Internal Affairs shows a visual comparison of FPP and STV:

COMPARING FPP AND STV

A typical FPP voting document could look like this

Vote Here	HYPOTHETICAL CITY COUNCIL DOWNTOWN WARD ELECTING THREE (3) COUNCILLORS You can tick up to three (3) candidates
✔	BROWN, Sandy
✔	JONES, Sam
○	OWENS, Harry
✔	TAWHIRI, Ngaire
○	WATSON, Alice

EXAMPLE

A typical STV voting document could look like this

Number Here	HYPOTHETICAL CITY COUNCIL DOWNTOWN WARD ELECTING THREE (3) COUNCILLORS Rank candidates in order of preference ... '1' '2' '3' etc
3	BROWN, Sandy
1	JONES, Sam
5	OWENS, Harry
2	TAWHIRI, Ngaire
4	WATSON, Alice

EXAMPLE

FPP	STV
FPP has long been widely used in New Zealand, is familiar and is generally easy to understand.	STV is currently used in Australia, United States, Ireland and Malta. Along with all the DHBs it is also being used by eleven New Zealand Councils in 2019. STV is also used by companies like Fonterra, to select board members.
Each voter is able to cast one vote for each vacancy to be filled. Voters place a tick beside the name of the candidate or candidates they wish to vote for.	Each voter gets one vote, no matter how many vacancies. Voters rank candidates in order of preference -"1" beside their most preferred candidate "2" beside the second-most preferred candidate, and so on. Voters do not have to rank all candidates, but must use consecutive numbers.
The candidate who receives the most votes is elected. Where there is more than one vacancy, the candidates (equal to the number of vacancies) who receive the most votes are elected.	A candidate must reach the quota to be elected. Where there is more than one vacancy, the candidates (equal to the number of vacancies) who reach the quota are elected.
FPP is not a form of proportional representation. Each tick is counted as a vote for that candidate and the candidate or candidates with the most votes are elected. A candidate may be elected by a small margin.	STV is a proportional electoral system. Proportional systems are intended to provide more effective representation for all significant points of view, although it cannot be guaranteed that STV will provide an increased diversity of representation.
A candidate may receive more votes than they need to get elected.	A candidate would not receive more votes than they would need to get elected, as surplus votes are transferred to the next preference.
Some voters may not have supported any of the candidates who get elected.	If voters rank every candidate, they are likely to have supported at least one successful candidate.
Where political parties or organised political groupings contest the elections, and there are say 3 vacancies, voters can vote for the 3 candidates representing a political party or organised political group ("block" voting). This can result in all candidates from a political party or organised political group being elected.	STV can moderate "block" voting as voters can rank every candidate therefore making it more difficult for all candidates from a political party or organised political group to be elected.

Recent Analysis

20. The LGNZ Submission on the injury into the 2022 elections has a section on voting systems and provides the following information. Their submission on the inquiry into the 2025 elections does not mention voting systems.

    In the last election 15 councils used Single Transferable Voting (STV) and 63 used First Past the Post (FPP). Both voting systems have advantages and disadvantages. We have heard a wide range of views from our members on their preferred voting system. Not all councils are confident that STV is the best for their community.

    LGNZ's 2022 voter survey of 1000 respondents found that:

    47 per cent preferred FPP

    26 per cent preferred STV

    14 per cent didn't know what they preferred

    Those who preferred FPP referred to its ease and less time-consuming nature

    Those who preferred STV referred to the opportunity for 'fairer' and more range in representation

    A common theme was that most people understood that both systems had advantages and disadvantages around ease and representation.

    We think there's a need for a much more informed conversation with local government (and communities) to debate the pros and cons of each system, before coming to a view on a position.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Low** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Low** Significance
This Report: **Low** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **Low** Significance
This Report: **Low** Significance

The level or history of public interest in the matter or issue
Overall Process: **Low** Significance
This Report: **Low** Significance

21. The decisions or matters in this report are considered to be of **Low** significance in accordance with Council's Significance and Engagement Policy.

TREATY COMPASS ANALYSIS

Kāwanatanga

22. The decisions and recommendations covered in this report are required under the Local Electoral Act.

Rangatiratanga

23. The decisions and recommendations covered in this report are required under the Local Electoral Act.

Oritetanga

24. The decisions and recommendations covered in this report are required under the Local Electoral Act.

Whakapono

25. The decisions and recommendations covered in this report are required under the Local Electoral Act.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

26. The decisions and recommendations covered in this report are required under the Local Electoral Act and no consultation is required or has been undertaken. The community can demand a poll if they disagree with Council's decision.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

27. The decisions and recommendations covered in this report are required under the Local Electoral Act and no consultation is required or has been undertaken. The community can demand a poll if they disagree with Council's decision.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

28. There are no implications or impacts on climate change arising from the decision in this report.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

29. There has been no budget provision made for standalone polls.

Legal

30. The Local Electoral Act 2001 determines the need and framework for the decisions in this report.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

31. There are no policy or planning implications arising from this report.

RISKS - NGĀ TŪRARU

32. The risk is that the community may not agree with Council's decision, and if a petition is organised that attracts the support of a number equal to or greater than 5% of the electors enrolled at the previous triennial election, we will need to hold a poll. The risk is financial as a standalone poll can cost in the region of $90,000+ and this has not been budgeted for.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
By 19 September 2026	Public notice advising of Council's decision	
September 2026	Representation Review workshop	TBC

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1 - 2026-2027 Electoral System Maori Representation and Representation Arrangements Review Timetable [**26-197.1** - 2 pages]
2. Attachment 2 - Analysis of STV Elections 2004 - 2022 [**26-197.2** - 5 pages]
3. Attachment 3 - Code of Good Practice for the Management of Local Authority Elections and Polls 2025 [**26-197.3** - 26 pages]

election services

2026/2027 ELECTORAL SYSTEM, MĀORI REPRESENTATION & REPRESENTATION ARRANGEMENTS REVIEW TIMETABLE

LEGISLATIVE REQUIREMENTS

By 12 September 2026*	A local authority **MAY** resolve to change the electoral system (from the system it used at the 2025 general election) for the next two triennial elections.	Section 27 LEA
By 19 September 2026*	A local authority **MUST** give public notice that electors may at any time demand that a poll be held on the electoral system to be used by the local authority for the next two triennial elections, and if a poll outcome is to apply to the next triennial election, a demand for a poll must be received by 11 December 2026. If a resolution has been made by a local authority by 12 September 2026, this must be included in the notice.	Sections 28, 29 LEA
By 12 September 2026*	A local authority **MAY** resolve to establish or disestablish Māori representation anytime, unless a poll of electors has been held recently (the outcome of the poll effective for two triennial elections).	Section 19Z LEA
By 19 September 2026*	If a local authority resolves to establish or disestablish Māori representation, it **MUST** give public notice of the resolution and a statement that a poll of electors is required to countermand the resolution. A demand for a poll can be received anytime but if received by 11 December 2026, a poll must be held by 28 March 2027.	Section 19ZA, 19ZC LEA
By 11 December 2026*	**IF** a demand for a poll that a specified electoral system be used for the next two triennial elections is received by 11 December 2026, a poll must be held by 28 March 2027.	Sections 29, 30 LEA
By 11 December 2026*	A local authority **MAY** also resolve to undertake a poll of electors that a specified electoral system be used for the next two triennial elections by 11 December 2026, a poll must be held by 28 March 2027.	Section 31 LEA

By 11 December 2026*	**IF** a demand for a poll on Māori representation is received by 11 December 2026, a poll must be held by 28 March 2027.	Section 19ZC LEA
	A local authority **MAY** resolve to undertake a poll of electors anytime on whether to establish or disestablish Māori representation. If no date for a poll is given, then a poll **MUST** be held within 103 days of notification.	Section 19ZD LEA
From 20 December 2026 to 31 July 2027*	Period for formal consultation/resolution of initial proposal for Representation Arrangements Review by local authority.	Section 19K (1AA) LEA
By 28 March 2027*	If a successful demand for a poll has been received by 11 December 2026, or a resolution for a poll has been made by a local authority by 11 December 2026 (that a specified electoral system be used for the next two triennial elections), then a poll **MUST** be held by 28 March 2027.	Sections 28 & 33 LEA
By 28 March 2027*	If a successful demand for a poll has been received by 11 December 2026, or a resolution for a poll has been made by a local authority by 11 December 2026 (that Māori representation be established or disestablished for the next two triennial elections), then a poll **MUST** be held by 28 March 2027.	Section 19ZC of LEA
By 8 August 2027*	A local authority **MUST** give public notice of resolution of initial proposal within 14 days of the resolution. Minimum one-month submission period.	Section 19M of LEA
By 8 September 2027*	Submission period closes.	Section 19M of LEA
By 3 November 2027*	Submissions heard by local authority and resolution of final proposal made by a local authority.	Section 19N of LEA
By 3 November 2027*	A local authority **MUST** give further public notice of its resolution of final proposal (within eight weeks of public notice). Minimum one-month appeal/objection period.	Section 19N of LEA
By 3 December 2027*	Appeal/objection period closes.	Section 19O of LEA
By 20 December 2027*	Forward all Representation Arrangements Review material to LGC (if appeal/objection received).	Section 19Q of LEA
Before 11 April 2028*	Determination by LGC	Section 19R of LEA

* may be earlier than but not later than

Dale Ofsoske, January 2026

Analysis of STV elections 2004 – 2022

Adoption of the STV option

The option for councils/communities to adopt the STV electoral system, as an alternative to FPP, has been in place since 2004.

A total of 10 councils adopted STV for the 2004 elections and this number had grown to 15 at the time of the 2022 elections. Of these 15 councils, six had used STV since 2004.

Of the current 15 STV councils, 13 adopted STV as the result of a council decision. The other two councils (Dunedin and Wellington) introduced STV as the result of a poll held prior to the 2004 elections, with Wellington conducting a further poll prior to the 2010 elections.

The impact of STV

Given the relatively small number of councils (15 out of 78) currently using STV, the basis on which most councils are using STV, and the lack of comprehensive candidate profile surveys, it is difficult to identify clear impacts resulting directly from the adoption of STV.

However, the following analysis is provided with a view to assisting councils with future decisions on either retention or adoption of the STV option. The data is taken from the Department of Internal Affairs' triennial elections reports. While these reports initially provided a useful breakdown between STV and FPP councils, unfortunately this has not been the case since 2010.

The analysis covers:

- numbers of election candidates
- voter turnout
- informal and blank voting documents.

Numbers of election candidates

TABLE 1 shows for each STV council, the number of wards/constituencies, total number of candidates and candidates per position, since STV was adopted.

In relation to numbers of candidates per position, it appears this has not been affected by the adoption of STV.

It is noted that as at the 2022 elections, only four STV councils held their council elections at-large (Dunedin) or with one district-wide general ward and one district-wide Māori ward (Gisborne, Ruapehu and Palmerston North). This is important, as it is only with at-large or large ward elections that the benefits of proportional representation are achieved.

Understanding of this point by councils, during their representation review, is an important first step towards achieving more diverse representation on councils.

Councils then need to promote understanding of how STV operates within their communities, with a view to encouraging candidates representing the true diversity of those communities, to stand for election. This needs to include awareness of what is likely to be seen as the relatively small 'quota of votes' needed to be elected, given current levels of voter turnout. This in turn should have a positive impact on the number and diversity of candidates standing at local elections.

Voter turnout

TABLE 2 shows overall voter turnout for the 15 STV councils since their adoption of STV, compared to average turnout for all NZ councils. For the nine councils that have adopted STV more recently, their turnout at their last FPP election is also shown.

Again it appears that generally, the adoption of STV has not had a significant impact on council turnout. In short, turnout at some STV council elections has been higher than the average NZ council turnout, and at some it has been lower.

This indicates factors other than the adoption of STV are more important in influencing turnout at local elections. These factors include whether there is a mayoral election and the nature of the mayoral contest, the number and profile of council candidates, and any important local issues.

It should also be noted that concerns about the impact on turnout of a relatively high number of candidates in at-large or large ward STV elections, appear not to be justified. Dunedin, for example, had 40 candidates standing in their at-large council election in 2022, and had a turnout of 50%, well above the NZ average for cities of 39%.

Informal and blank votes

TABLE 3 shows the percentages of informal and blank votes at STV elections since 2004.

It is noted that the informal votes figures shown for some STV councils in 2022 are different from those in the Department of Internal Affairs' election statistics report. The corrected figures have been provided by Election Services.

There may still be a perception that because STV requires a change to the way voters vote for candidates, from ticking boxes to the ranking of candidates, voters will find this difficult and this will result in an increase in the number of informal and blank votes.

While there may be a slight increase in the number of informal and blank votes at the first election using STV, the figure is still small i.e. very low single figure percentages.

Analysis has also shown that the most significant factor contributing to the number of informal and blank voting documents is likely to be the need for voters to change between electoral systems on the combined voting document.

This was best demonstrated when Greater Wellington Regional Council adopted STV in 2013. Prior to those elections, informal and blank votes in that council election (with this issue typically placed after the territorial authority election issues on the voting document) were higher in the three territorial authority areas using STV, and lower in the areas using FPP. This was reversed in 2013, with the regional council's adoption of STV, with there then being fewer informal and blank votes in the STV territorial authority areas (i.e. voters did not have to change system) and higher in the FPP areas (voters had to change from FPP to STV).

Any suggestion that voters find it significantly harder to use STV than FPP, was rebutted in a Local Government Commission survey in 2008, after just two STV elections. The commission found "a large majority of respondents (79%) who had heard of STV and voted in the district health board elections, found the system 'easy to understand and use'. Also, 84% agreed or strongly agreed 'it was easy to fill in the form and rank the candidates'".

TABLE 1: **Wards/candidates/candidates per position in STV councils**

Council	2004	2007	2010	2013	2016	2019	2022
Kaipara	4/22/2.2	3/17/2.1	3/25/3.1	No election	3/15/1.9	3/16/2.0	3 general/19/2.4 1 Māori/5/5.0
Kapiti Coast	5/34/3.4	5/28/2.8	5/35/3.5	5/27/2.7	5/26/2.6	5/27/2.7	5*/26/2.6
Marlborough	4/29/2.4	4/29/2.2	3/31/2.4	3/28/2.2	3/18/1.9	3/30/2.3	3 general/24/1.8 1 Māori/2/2.0
New Plymouth	-	-	-	-	*(3/35/2.5)*	3/38/2.7	4*general/39/3.0 1 Māori/2/2.0
Ruapehu	-	-	-	-	*(4/17/1.5)*	3/19/1.7	1 general/12/2.0 1 Māori/6/2.0
Far North	-	-	-	-	-	*(3/42/4.7)*	3 general/25/4.2 1 Māori/18/4.5
Gisborne	-	-	-	-	-	*(5/35/2.7)*	1 general/25/3.1 1 Māori/13/2.6
All NZ districts	**-/-/1.9**	**-/-/2.0**	**-/-/2.0**				
Porirua	3/29/2.2	3/24/1.8	3/24/1.8	3/25/2.5	3/37/3.7	3/20/2.0	2 general/23/2.5 1 Māori/2/2.0
Wellington	5/37/2.6	5/38/2.7	5/44/3.1	5/49/3.5	5/32/2.3	5/35/2.5	5 general/51/3.6 1 Māori/3/3.0
Dunedin	6/36/2.6	6/44/3.1	3/47/3.4	3/39/2.8	1/43/3.1	1/37/2.6	1/40/2.9
Palmerston Nth	-	-	*(5/33/2.2)*	1/33/2.2	1/28/1.9	1/27/1.8	1 general/33/2.5 1 Māori/2/2.0
Tauranga	-	-	-	-	*(4/32/3.2)*	4/43/4.3	-
Hamilton	-	-	-	-	-	*(2/39/3.3)*	2 general/37/3.1 1 Māori/6/2.0
Nelson	-	-	-	-	-	*(1/31/2.6)*	3*general/33/3.0 1 Māori/2/2.0
All NZ cities	**-/-/2.7**	**-/-/3.0**	**-/-/3.0**				
GWRC	-	-	*(6/30/2.3)*	6/21/1.6	6/32/2.5	6/45/3.5	6/30/2.3
All NZ regions	-	-	-				

***** Mixed system, with at-large component treated as a ward
N.B. The figures italicised in brackets relate to the last FPP election.

TABLE 2: **Overall voter turnout in STV councils**

Council	2004	2007	2010	2013	2016	2019	2022
Kaipara	51%	43%	53%	No election	48%	45%	48%
Kapiti Coast	51%	53%	49%	51%	48%	47%	46%
Marlborough	62%	52%	57%	55%	54%	49%	44%
New Plymouth	-	-	-	-	*(48%)*	45%	45%
Ruapehu	-	-	-	-	*(48%)*	51%	51%
Far North	-	-	-	-	-	*(48%)*	42%
Gisborne	-	-	-	-	-	*(50%)*	43%
All NZ districts	**51%**	**49%**	**50%**	**48%**	**47%**	**48%**	**45%**
STV districts	**51%**	**52%**	**53%**				
FPP districts	**51%**	**48%**	**50%**				
Porirua	43%	39%	39%	37%	39%	41%	37%
Wellington	42%	40%	40%	42%	46%	41%	46%
Dunedin	53%	47%	53%	43%	46%	47%	50%
Palmerston North	-	-	*(43%)*	39%	39%	38%	39%
Tauranga	-	-	-	-	*(38%)*	41%	-
Hamilton	-	-	-	-	-	*(39%)*	29%
Nelson	-	-	-	-	-	*(53%)*	53%
All NZ cities	**43%**	**41%**	**46%**	**39%**	**40%**	**39%**	**39%**
STV cities	**46%**	**42%**	**44%**				
FPP cities	**43%**	**40%**	**47%**				
Greater Wellington	-	-	*(43%)*	42%	44%	43%	43%
All NZ regions	**-**	**-**	**47%**	**43%**	**44%**	**45%**	**43%**
FPP regions	**-**	**-**	**-**				

N.B. The figures italicised in brackets relate to the last FPP election.

TABLE 3: **Informal/blank voting documents in STV councils**

Council	2004	2007	2010	2013	2016	2019	2022
Kaipara	1.58%/2%	0.06%/0.66%	1.70%/1.30%	No election	0.6%/3.5%	0.8%/2.1%	0.8%/2.1%
Kapiti Coast	2.45%/5%	0.47%/4.42%	0.66%/5.09%	0.7%/5.9%	0.3%/4.5%	0.5%/4.0%	0.3%/3.8%
Marlborough	1.25%/2%	0.63%/3.46%	1.34%/0.57%	1.4%/1.1%	0.6%/1.2%	0.6%/1.3%	0.6%/1.3%
New Plymouth	-	-	-	-	*(0.3%/1.8%)*	3.7%/1.8%	4.5%/4.6%
Ruapehu	-	-	-	-	*(0.2%/1.6%)*	1.5%/1.2%	1.1%/3.0%
Far North	-	-	-	-	-	*(0.4%/2.7%)*	3.6%/2.0%
Gisborne	-	-	-	-	-	*(0.7%/1.4%)*	2.0%/1.2%
All NZ districts	**0.67%/2%**	**0.37%/2.10%**	**0.45%/2.02%**				
STV districts	**1.88%/3%**	**0.77%/3.45%**	**1.11%/2.58%**				
FPP districts	**0.42%/2%**	**0.33%/1.96%**	**0.38%/1.96%**				
Porirua	2.76%/3%	1.61%/1.57%	0.95%/2.44%	0.9%/2.0%	0.7%/2.2%	0.9%/2.8%	0.7%/1.3%
Wellington	1.05%/3%	0.94%/2.81%	0.80%/2.79%	0.4%/3.6%	0.3%/6.2%	0.3%/2.9%	0.4%/2.8%
Dunedin	1.41%/4%	0.80%/2.81%	1.58%/1.98%	1.9%/1.2%	1.2%/1.5%	0.9%/1.2%	2.0%/1.8%
Palmerston North	-	-	*(0.3%/3.1%)*	2.6%/1.6%	1.9%/1.2%	1.9%/0.9%	2.4%/0.5%
Tauranga	-	-	-	-	*(1.9%/1.2%)*	1.5%/4.6%	No election
Hamilton	-	-	-	-	-	*(0.4%/1.9%)*	2.6%/1.6%
Nelson	-	-	-	-	-	*(0.4%/0.8%)*	2.2%/5.5%
All NZ cities	**0.44%/4%**	**0.50%/3.75%**	**0.62%/4.11%**				
STV cities	**1.40%/3%**	**0.97%/2.66%**	**1.13%/2.42%**				
FPP cities	**0.29%/4%**	**0.42%/3.95%**	**0.44%/4.70%**				
Greater Wellington	-	-	*(2.5%/5.7%)*	1.9%/5.8%	0.9%/8.4%	1.2%/7.5%	1.0%/6.6%
All NZ regions	**n.a.**	**n.a.**	**n.a.**				

N.B. The figures italicised in brackets relate to the last FPP election.

Taituarā
Local Government Professionals Aotearoa

Part 4: Electoral systems

Code of good practice for the management of local authority elections and polls 2025

OBJECTIVE OF PART

All electoral officers and policy advisers are familiar with the statutory requirements and recommended procedural practices relating to electoral systems in order to advise their local authority and notify the community of its rights and to assist achievement of the Local Electoral Act principle of fair and effective representation for individuals and communities.

KEY MESSAGES

Electoral officers and policy advisors need to:

- be aware of the options for changing electoral systems and the legal requirements associated with each option as they apply to their local authority for the next triennial election
- report to their local authority in a timely fashion on the available options to enable an informed decision to be made
- ensure all information provided on the advantages and disadvantages of each electoral system is provided in a neutral manner.

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(f) STV hasn't made any difference to the diversity of representation in STV councils. 23

INTRODUCTION

4.1 In line with the purpose to "allow diversity (through local decision-making) in relation to the particular electoral system to be used for local elections and polls", the Local Electoral Act 2001 (LEA) provides local authorities and communities with a choice between first past the post (FPP) or single transferable voting (STV) for local elections and polls. The choice of electoral system is also designed to help achieve the LEA principle of "fair and effective representation for individuals and communities".

4.2 This Part of the Code sets out the requirements of the LEA, Local Electoral Regulations 2001 (LER) and other relevant legislation along with recommended good practices in relation to the following issues:

(a) changing electoral system
(b) demand for a poll
(c) timetable and conduct of poll
(d) information on electoral systems.

LEGISLATION

4.3 The key legislative provisions relating to electoral systems are:

Local Electoral Act 2001

Section 4 *Principles*
Section 5 *Interpretation*
Section 5A *General description of First Past the Post electoral system*
Section 5B *General description of Single Transferable Voting electoral system*
Section 27 *Local authority may resolve to change electoral systems*
Section 28 *Public notice of right to demand poll on electoral system*
Section 29 *Electors may demand poll*
Section 30 *Requirements for valid demand*
Section 31 *Local authority may resolve to hold poll*
Section 32 *Limitation on change to electoral systems*
Section 33 *Poll of electors*
Section 34 *Effect of poll*
Section 35 *Electoral systems for polls*
Section 36 *Voting method for elections and polls*
Section 37 *Consultation*
Section 52 *Notice of election or poll*
Section 54 *Additional material to be included in notice in respect of poll*
Section 65 *Further notice to electors of election or poll*

Section 76 What voting documents for polls must contain
Section 77 Approval of voting documents for use at elections and polls
Section 138A Special provision in relation to … certain polls

Local Electoral Regulations 2001

Regulation 4 Interpretation
Regulation 8 Authorised electoral systems
Regulation 46 Neutral information on polls

Sale and Supply of Alcohol Act 2012

Section 194 Conduct of elections
Section 314 Electoral Roll

Also see Code of Good Practice for the Management of Local Authority Elections and Polls 2025, Part 3 – Electoral Officers and Electoral Staff for guidance on electoral officer responsibilities under provisions within the Sale and Supply of Alcohol Act 2012 for the conduct of elections for licensing trusts.

REQUIREMENTS AND RECOMMENDED PRACTICES

(a) Changing the electoral system

4.4 The LEA provides the option of either the FPP or STV electoral system for use in local elections and polls, and mechanisms for changing the system currently used by a local authority. *Sections 5A and 5B* provide general descriptions of both systems. The Appendix provides further descriptions and information about the two electoral systems.

4.5 Any body whose election is governed by the LEA is also required to follow the requirements of the LEA to change electoral systems.

4.6 A change to the electoral system may be initiated in one of two ways:

(a) local authority may resolve to change its electoral system (*section 27*), or
(b) a poll of electors may be held to determine a proposal that a specified electoral system be used in the local authority area concerned.
A poll can arise from a public demand from a minimum of 5% of electors (*section 29 and 30*) or as a result of a local authority resolution (*section 31*).

4.7 *Section 28* provides that a local authority must give public notice of the right for electors to demand a poll on the electoral system whether or not the local authority has resolved to change the electoral system. The notice must be given not later than 19 September in the year that is two years before the year in which the next triennial general election is to be held. However, this provision does not apply if the local authority has resolved to conduct a poll on whether to change the electoral

system in time for the next triennial election (as defined in that section), or a previous poll took effect at the last triennial election or takes effect at the next triennial election.

4.8 A poll must be held not later than 21 May in the year immediately before the year in which the next triennial election is to be held. Whether the result of the poll supports the retention of the existing electoral system, or changes the electoral system, the chosen system must continue to be used for at least the next two triennial elections, and any associated elections.[1] The electoral system decided on by the poll continues in effect for all subsequent elections (following the required two triennial elections) until a resolution of the local authority or a further poll of electors takes effect, whichever occurs first.

4.9 If the electoral system changes as a result of a local authority resolution (which must be made not later than 12 September in the year that is two years before the year in which the next triennial general election is to be held), the new electoral system takes effect. However, it is subject to a further resolution under *section 27* or a poll of electors held under *section 33* taking effect, for the next two triennial elections and any associated election. This means a further resolution changing the electoral system under *section 27* can be made following the first triennial general election. Public notice of the right to demand a poll on the electoral system must then be given under *section 28* not later than 19 September in the year that is two years before the year in which the next triennial general election is to be held.

4.10 Generally a change to the electoral system may be initiated at any time. However, the LEA sets constraints which determine when a change can take place and when it becomes effective. The following table shows the change options, requirements and time constraints in relation to the 2025 triennial elections.

OPTIONS AND REQUIREMENTS FOR CHANGING THE ELECTORAL SYSTEM			
No.	Option/requirement	Time constraint	Statutory ref.
1.	A local authority may resolve that a specified electoral system be used for the next two triennial elections.	The resolution must be made not later than 12 September 2023 relating to the 2025 triennial elections.	*s27, s32*
	A resolution will not apply if a poll on the electoral system took effect at the 2022 triennial	Unless a poll of electors is demanded, the resolution takes effect for two triennial elections and any associated elections (i.e. by-	

[1] *An associated election in this context means any election to fill an extraordinary vacancy in the membership of the local authority that is held between the two successive triennial elections or after the second of those elections but before the subsequent triennial election.*

	election or takes effect at the 2025 triennial election.	elections). The resolution continues in effect until either: • a further resolution is passed, or • a poll of electors is held.	
2.	A local authority must publicly notify the right for electors to demand a poll on the electoral system to be used for the election of the local authority, whether or not a resolution under *section 27* has been passed. If a resolution has been passed under *section 27*, the public notice must include notice of the resolution of the electoral system to be used and that a poll will be required to countermand the local authority's resolution. Public notice is not necessary if: (a) a resolution has already been passed under *section 31*, including a poll date on or before 21 May 2024; or (b) the result of an earlier poll took effect at the 2022 triennial election or takes effect at the 2025 triennial election	The notice must be given not later than 19 September 2023.	*s28, s32*
3.	5% or more of electors may demand that a poll be held on a proposal to use a specified electoral system for the election of the local authority. In relation to a local authority, means a number of electors equal to or greater than 5%. A demand may arise at any time, whether or not a resolution has been passed by the local authority under *section 27*. However, electors may not demand a poll if the result of an earlier poll took effect at the 2022 triennial election or takes effect at the 2025 triennial election.	If a valid poll demand is received prior to 21 February 2024, the poll must be held not later than 89 days after the date on which the notice is received. The result of the poll is effective for at least the next two triennial elections (i.e. 2025 and 2028) and any associated elections. If a valid poll demand is received after 21 February 2024, the poll must be held after 21 May 2024. The result of the poll is effective for the next but one triennial election and at least the following triennial election (i.e. 2028 and 2031) and any associated elections.	*s29, s30, s32, s33*

4.	A local authority may resolve to hold a poll on a proposal to use a specified electoral system for the election of the local authority. The local authority may not hold a poll if the result of an earlier poll took effect at the 2022 triennial election or takes effect at the 2025 triennial election. If a resolution has been made for the 2022/2025 triennial elections a public notice is still required.	The resolution must be made no later than 21 February 2024 to apply for the 2025 triennial election and the poll must be held not later than 89 days after the date on which notice under *section 31(3),* or the last notice in cases under *section 31(2)* where more than one notice is received by the electoral officer. If a poll was held in conjunction with the 2022 triennial election or is held at any time not later than 21 May 2024, the result of the poll is effective for the next two triennial elections (i.e. 2025 and 2028) and any associated election. If a poll is held after 21 May 2024 the result of the poll is effective for the next but one triennial election and the following triennial election (i.e. 2028 and 2031) and any associated election.	*s31, s32, s33*

1. **Recommended good practice** on the options and requirements for changing electoral system is that electoral officers and policy advisers:

   (i) be aware of the options for changing electoral system and the legal requirements associated with each option as they apply to their local authority for the 2025 triennial election

   (ii) report to their local authority on the implications of the various options and requirements within a timeframe that takes into account the statutory deadlines relating to the electoral system, the impact of decision options on other deadlines in the LEA (e.g. on representation reviews) and the local authority's own meeting cycle.

(b) Demand for a poll

4.11 To be valid, a demand by electors must satisfy all the following criteria (*section 30 LEA*):

- it must be made by notice in writing
- it must be made by people qualified as electors of the local authority concerned: either enrolled on the local authority roll (residential or ratepayer) or the most recently published parliamentary roll at an address within the district of the local authority concerned, or the elector's address

is confirmed by the Electoral Commission and the address is within the district of the local authority (refer *section 30(2))*

- it must be signed by 5% or more of the number of electors enrolled as eligible to vote at the previous triennial election of the local authority
- it must be delivered to the principal office of the local authority
- in addition to each elector's signature, it must state the elector's name and the address for which the person is qualified as an elector of the local authority
- it must be received on or by 21 February in the year before the next triennial election if the result of the poll is to take effect at the next triennial election (i.e. by 21 February 2024 to take effect for the 2025 triennial election).

4.12 Experience has shown that the checking of poll demands can be a slow process. Should the outcome of the poll demand scrutiny process be challenged, the electoral officer will need to demonstrate that the checking process was undertaken carefully and systematically. Electoral officers will need to be aware, for example, that poll demands will include instances where invalid signatures have been included from people:

- who are resident outside the district and are not qualified ratepayer electors
- who are resident within the district, but are not on the current local authority or parliamentary electoral roll
- who have given fictitious names and/or addresses
- who have not included all the relevant details for checking (e.g. no address given)
- who have signed the demand more than once
- whose signature/other details are illegible (if the electoral officer is unable to decipher the details, it is suggested they have someone else review them – a different pair of eyes often bears results).

4.13 Electoral officers should note that some of the signatories may be eligible ratepayer electors, or eligible residential electors whose names are held on the unpublished roll. Electoral officers will be able to check for eligible ratepayer electors (from local authority records) but will need to liaise with the Electoral Commission and ask them to check for any names that may be on the unpublished roll.

4.14 It should also be noted that the percentage of valid signatures on poll demands will vary. Where possible, persons organising poll demands should be alerted to the fact that they will need to obtain substantially more signatures than the bare 5% minimum, to allow for the fact that many signatures may be invalid.

2. **Recommended good practice** on poll demands is that electoral officers:

(i) when checking poll demands, obtain a fresh listing of electors for their local authority from the Electoral Commission, at a time as close as possible to the actual date of the lodging of the demand
(ii) encourage the persons organising the poll demand to lodge the petition earlier than 21 February 2024 if at all possible
(iii) have appropriate arrangements in place at all times to receive and to acknowledge receipt of poll demands with particular attention being paid to those received on or close to 21 February 2024
(iv) carefully check the demand for a poll to verify that each person signing is eligible to sign the demand
(v) commence the checking and verification of elector details as soon as possible
(vi) allow adequate time to check the poll demand when received
(vii) include the papers associated with a demand for a poll with the voting material lodged with the District Court immediately following the poll.

(c) Timetable and conduct of poll

4.15 Following the passing of a *section 31* resolution by a local authority or validation of a demand for a poll under *section 30*, the chief executive under *section 30(4)* or *section 31(3)*, must, as soon as practicable (or at an appropriate time that enables the poll to be conducted if a date for holding a poll is specified in the *section 31* resolution), give notice of the resolution or the valid poll demand to the electoral officer.

4.16 The chief executive's notice is important because it is the trigger point for compliance with the timetable requirements of the LEA. If a resolution or valid demand for a poll is made/received by 21 February 2024, then the poll must be held on or before 21 May 2024 (i.e. not later than 89 days after the electoral officer receives the chief executive's notice as required by *section 33*). Difficulties in complying with the LEA requirements may arise if chief executives are slow to notify electoral officers.

4.17 If a valid demand for a poll is received after 21 February 2024 then the poll must be conducted after 21 May 2024. The result of the poll (to either change to a new system or to continue with the existing one) will not take effect until the next but one triennial election and at least the triennial election following that one (i.e. 2028 and 2031) and any associated election. In these circumstances the local authority may wish to consider conducting the poll at the same time as the triennial election. This is likely to save costs for the local authority and may result in a higher turnout for the poll. However, this will require liaison between the electoral officer, chief executive of the local authority and the organiser of the poll demand on the

proposed timing. This is because the electoral officer must, as soon as practicable after receiving notice of a valid poll demand, give public notice of the poll and the poll process then commences.

4.18 *Section 33* is subject to *section 138A*. Section 138A places timetable constraints over the Christmas/New Year period . This is to ensure that the public is not disadvantaged by the timing of the period for important public processes such as inspection of the electoral roll. The critical dates for such polls are shown in the following table.

CRITICAL DATES RELATING TO ELECTORAL SYSTEM POLLS UNDER SECTIN 138A OF LEA		
Date of valid poll demand notice	Poll held not earlier than *(section 138A)*	Poll held not later than *(section 33)*
Between 28 September and 20 November 2023	17 February 2024	17 February 2024
Between 21 November and 15 December2023 (s30(3A))	14 March 2024	14 March 2024
Between 16 December 2023 and 12 January 2024	11 April 2024	15 March to 11 April 2024
Between 13 January and 21 February 2024		12 April to 21 May 2024
After 21 February 2024		Outcome becomes applicable to 2028 triennial election

4.19 An important point to note in respect of the three relevant periods referred to in *section 138A* is that the "poll held not earlier than" date is 89 days after the valid demand notice date. The notice is deemed to have been received by the electoral officer on the last day of the specified period, i.e. 20 November or, 15 December or 12 January. This means that in order to comply with *section 33*, the poll must be held on the "poll held not earlier than" date i.e. 17 February or 14 March or 11 April. These dates are not always Saturdays, which may require polling day to be on a week day.[2] However, *section 138A* does not apply if the chief executive's notice of a valid demand for a poll is received by the electoral officer after 12 January 2024 (and before 28 September 2024).

[2] Note that under these dates, if polling day is not a working day, then section 55 of the Legislation Act 2019 may be applied to move polling day to the next working day [Note s55 applies to all aspects of the LEA].

4.20 The following table shows key poll dates for the three relevant periods referred to in *section 138A* and one further scenario based upon the full 89 days (referred to in *section 33*) between the chief executive's notice and polling day and, where applicable, in relation to *section 138A*.

	Scenario 1 (CE notice between 28 September 2023 and 20 November 2023	Scenario 2 (CE notice between 21 November 2023 and 15 December 2024)	Scenario 3 (CE notice between 16 December 2023 and 12 January 2024)	Scenario 4 (CE notice 22 February 2024)
Roll open for inspection	Not later than 24 November 2023	Not later than 21 December 2023	Not later than 18 January 2024	Not later than 25 February 2024
Roll closes	22 December 2023	18 January 2024	18 January 2024	25 March 2024
Voting documents posted	26 January 2024	22 February 2024	22 March 2024	29 April 2024
Polling days	17 February 2024	15 March 2024	12 April 2024	21 May 2024

4.21 Electoral officers should note the following points in relation to timing of polling day:

- polling day is not restricted to a Saturday and can be a weekday
- it is recommended that Easter weekend is avoided for polling day
- where a public holiday, such as Waitangi Day, Easter holidays or ANZAC day, falls on a Friday or a Monday it is recommended that weekend be avoided for polling day.

4.22 The above examples are given as guidance only. Electoral officers must select a scenario or alternative date that best suits their local authority's situation and complies with the legislative requirements.

4.23 *Sections 35 and 36 LEA* provide that polls must be conducted using an electoral system and voting method adopted by resolution of the local authority either for the purpose of the particular poll or for two or more polls conducted at the same time. In the absence of a resolution, the FPP system and postal voting must be used.

4.24 Where a poll is to be held in conjunction with the election of one or more territorial authorities, the voting method to be used is the one to be used for the territorial authority election. There are particular consultation requirements on local

authorities, set out in *section 37 LEA*, in relation to the voting method for polls in certain circumstances.

3. **Recommended good practice** on polling periods is that electoral officers:

(i) be familiar with the various timetable requirements relating to polls including over the Christmas/New Year period and note that polling day can be a weekday
(ii) avoid holiday weekends such as Easter and Anzac Day when setting polling day
(iii) maintain close liaison with their chief executive to avoid any delays and consequential difficulties relating to notices
(iv) in the case where an anticipated poll demand is not received by 21 February 2024, discuss with the poll demand organiser timing options for the poll with a view to the demand being received by the electoral officer at a time that allows the poll to be held at the same time as the next triennial election
(v) be familiar with the requirements relating to the electoral system and voting method to be used for the conduct of polls.

(d) Information on electoral systems

4.25 It is important that local authorities firstly and then communities are provided with sufficient information to enable them to make informed decisions on options for the electoral system for the area. The LEA principles include that electors have a reasonable and equal opportunity to cast an informed vote in polls.

4.26 *Sections 52, 54 and 65* and *regulation 30* set out requirements relating to public notices on polls. *Regulation 46* requires any information on polls provided to electors by the electoral officer to be neutral on the matter in question. In this case the advantages and disadvantages of the two electoral systems must be presented in a neutral manner.

4.27 To assist electoral officers and policy advisers in advising their local authority and the community on the options for the electoral system for the 2010 elections, the Department of Internal Affairs, Local Government New Zealand and Taituarā arranged for the preparation of information on the two electoral systems. This information, entitled *The Local Government Electoral System Option*, prepared by Associate Professor Janine Hayward, Senior Lecturer at Otago University, has been updated by her for the 2025 triennial elections, and is attached as an Appendix to this guidance.

4.28 Other sources of information relating to local electoral systems include the Local Government Commission's *Review of the Local Government Act 2002 and Local*

Electoral Act 2001, post-election surveys by Local Government New Zealand and the STV website www.stv.govt.nz

4.29 The Future for Local Government Panel recommended in June 2023 that local authorities adopt STV as the nationwide method for local elections in its report.

4. Recommended good practice on electoral system information is that electoral officers and policy advisers:

(i) carefully consider the appropriate information to be provided to their local authority on the nature of the two electoral systems that are available and the relative advantages and disadvantages of both systems and this be provided in a neutral manner

(ii) in the event of a poll on the electoral system, carefully consider the appropriate information to be provided to electors on the relative advantages and disadvantages of both electoral systems and this be provided in a neutral manner

(iii) for the purposes of (i) and (ii), consider using The Local Government Electoral System Option paper prepared by Professor Janine Hayward of Otago University in the *Appendix* attached to this guidance

(iv) also consider adding the Future for Local Government recommendation that STV be used nationwide for local elections.

Taituarā
Local Government Professionals Aotearoa

Appendix: The local government electoral option 2023

Code of good practice for the management of local authority elections and polls 2025

APPENDIX: THE LOCAL GOVERNMENT ELECTORAL OPTION 2023

This guide was prepared for Taituarā by Professor Janine Hayward, Politics/ Tōrakapū, University of Otago.

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Introduction

The Local Electoral Act 2001 offers the choice between two electoral systems for local government elections: first past the post (FPP) and single transferable voting (STV).

Councils now have the option to decide, by 12 September 2023, whether to stay with their current electoral system (either FPP or STV), or whether to change to the alternative system for the 2025 elections.

Whether or not a council passes a resolution by 12 September 2023, it must give public notice by 19 September 2023 of the right for 5% of electors to demand a poll on the electoral system to be used at the 2025 local elections. Note that in certain cases the requirement to give public notice does not apply.

The option was first offered for the 2004 local government elections. As a result of that option, 10 city/district councils used STV at the 2004 elections (Kaipara, Papakura, Matamata-Piako, Thames-Coromandel, Kāpiti Coast, Porirua, Wellington, Marlborough, Dunedin and the Chatham Islands). After the 2004 election, two councils (Papakura and Matamata-Piako) resolved to change back to FPP. The remaining eight councils used STV at the 2007 elections. For the 2010 council elections, Chatham Islands and Thames-Coromandel councils resolved to change back to FPP. Waitakere City Council resolved to change to STV, although the council was subsequently absorbed into the Auckland Council. Six councils used STV in 2010 (Kaipara, Kāpiti Coast, Porirua, Wellington, Marlborough, Dunedin). For the 2013 elections, five of these councils used STV again (Kaipara was governed by a commission so no election was held), Palmerston North City Council resolved to change to STV and Greater Wellington Regional Council became the first regional council to change to STV. In 2016, eight councils used STV (Dunedin, Kaipara, Kāpiti Coast, Marlborough, Porirua, Wellington, Palmerston North and Greater Wellington Regional Council). For the 2019 elections, Ruapehu, Tauranga and New Plymouth also changed to STV, bringing the total to 11 councils. A further four councils moved to STV for the 2022 elections which were Far North, Gisborne, Hamilton and Nelson bringing the total to 15 councils, although Tauranga did not have elections in 2022 being under commissioners.

This guide has been developed to help councils reach their decision. It is also intended to provide a basis for information to help local communities understand the issues. Communities have an important role to play in the decision. They must be consulted by way of public notice and may be polled on their preferred electoral system or demand a poll themselves.

The guide includes:

1. a brief description of the two electoral systems including important differences
2. some commonly identified advantages and disadvantages of each electoral system
3. responses to common concerns and questions councils and the public have raised about each electoral system and the electoral option.

This guide does not intend to influence councils either way in their decision-making. It presents arguments for and against both systems and encourages councils and communities to make an informed choice.

1. The Choice: First Past the Post (FPP) or Single Transferable Voting (STV) ?

(a) How do the two electoral systems work?

FPP	STV
FPP: casting a vote You place ticks equal to the number of vacancies next to the candidate(s) you wish to vote for. In multi-member wards/constituencies you cast one vote for each vacancy to be filled, as above. In single-member wards/constituencies you cast one vote.	**STV: casting a vote** You cast a single vote regardless of the number of vacancies. You cast this single vote by consecutively "ranking" your preferred candidates beginning with your most preferred candidate ('1') your next preferred candidate ('2') and so on. In multi-member wards/ constituencies you cast a single vote by ranking as few or as many candidates as you wish, as above. In single-member wards/constituencies you cast a single vote by ranking as few or as many candidates as you wish.
FPP: counting votes The candidate(s) with the most votes win(s). A winning candidate might not have a majority of votes, just the largest number of votes cast.	**STV: counting votes** The candidate(s) are elected by reaching the "quota" (the number of votes required to be elected).[3] Vote counting is carried out by computer.[4] First preference votes ('1s') are counted. Candidates who reach the quota are "elected". The "surplus" votes for elected candidates are transferred according to voters' second preferences. Candidates who reach the quota by including second preferences are "elected". This process repeats until the required number of candidates is elected.[5]
	In multi-member constituencies, despite voters casting only a single vote, a voter may influence the election of more than one representative (if part of their vote is transferred to another candidate according to the voter's preferences).

[3] *The quota is calculated by dividing the total number of valid votes cast by the number of vacancies to be filled plus one*

[4] *The New Zealand method of STV uses the 'Meek method' of counting votes. Because this method transfers proportions of votes between candidates, it requires a computer program (the STV calculator).*

[5] *If at any point there are no surplus votes left to transfer, the candidate with the lowest number of votes is excluded and their votes redistributed according to voters' next preferences. For further information on the details of vote counting, see, for example, STV Taskforce, 'Choosing Electoral Systems in Local Government in New Zealand: A Resource Document', (May 2002).*

FPP	STV
FPP: announcing results FPP preliminary results can usually be announced soon after voting ends. Official results are announced and published showing the total votes received by each candidate.	**STV: announcing results** Because all votes must be processed before counting can begin, STV results might take longer to announce. Official results are announced and published showing elected candidates in the order they reached the quota and unsuccessful candidates in the order they were excluded.

(b) What is the difference between the two electoral systems?

FPP is a "plurality" electoral system; this means that to get elected a candidate must win the most votes, but not necessarily a majority of the votes. FPP is a simple system for voters to use. In multi-member constituencies, like local government elections, voters cast multiple votes. As a plurality system, FPP is not designed to produce proportional results; that is, the election results do not necessarily reflect the preferences of the broad community of voters.

STV is a "proportional" electoral system; this means that to get elected a candidate must win a proportion of the overall votes cast (or "meet the quota"). In multi-member constituencies like local government elections, a voter casts a single vote by ranking his/her preferred candidates. As a proportional system, STV is designed to produce proportional results that reflect the preferences of the broad community of voters.

2. What are the Advantages and Disadvantages of Each System?

No electoral system is perfect, and different people will have different views on what is 'fair'. Both FPP and STV have advantages and disadvantages.

The advantages of FPP relate to its characteristics as a plurality voting system: the simplicity of the voting process including the ways votes are cast, counted and announced.

The disadvantages of FPP relate to:

- disproportional election results, including the generally 'less representative' nature of FPP councils
- the obstacles to minority candidate election that do not help to elect a candidate
- the number of "wasted votes" (that is, votes that do not help to elect a candidate).

The advantages of STV, on the other hand, relate to its characteristics as a proportional voting system: a potential reduction in the number of "wasted votes" and majority outcomes

in single-member elections.[6] Research shows that STV increases the chances for women to get elected.[7]

The disadvantages of STV relate to:

- the public might be less familiar with the system and voter education might be required
- matters of process such as the way votes are cast and counted (for example perceived complexity may discourage some voters)
- the way election results are sometimes communicated.

Deciding which electoral system is best for your community may come down to deciding which is more important: process, or outcome. Unfortunately, neither electoral system can claim to achieve well in both.

(a) More detailed advantages and disadvantages

FPP	STV
FPP: casting votes FPP is a straightforward system of voting. FPP is familiar to most people. "Tactical" voting is possible; votes can be used with a view to preventing a candidate from winning in certain circumstances.	**STV: casting votes** STV is a less straightforward system of voting. There is a need for more information for people to understand the STV ranking system of candidates. It is virtually impossible to cast a "tactical" vote under STV. As a result, voters are encouraged to express their true preferences.
FPP: counting votes FPP is a straightforward system for counting votes. Votes can be counted in different locations and then aggregated. Election results are usually announced soon after voting ends.	**STV: counting votes** STV vote counting requires a computer program (the STV calculator). Votes must be aggregated first and then counted in one location. Election results will usually take a little longer to produce.

[6] *For further discussion, see Graham Bush, 'STV and local body elections – a mission probable?' in J. Drage (ed), Empowering Communities? Representation and Participation in New Zealand's Local Government, pp 45–-64 (Wellington: Victoria University Press, 2002).*

[7] *Jack Vowles & Janine Hayward (2021) "Ballot structure, district magnitude and descriptive representation: the case of New Zealand local council elections", Australian Journal of Political Science, 56:3, 225-244, DOI: 10.1080/10361146.2021.1935449*

FPP	STV
FPP: election results Official results show exactly how many people voted for which candidates.	**STV: election results** Official results will identify which candidates have been elected and which have not and in which order. They do not show how many votes candidates got overall, as all successful candidates will have the same proportion of the vote (the quota). This information, at stages of the count, can still be requested.
Results are easy to understand.	Results can be easy to understand if presented appropriately.
A "block" of like-minded voters can determine the election of multiple candidates in multi-member wards/ constituencies, without having a majority of the votes, thereby 'over-representing' themselves.	STV moderates "block" voting as each voter casts only one single vote, even in multi-member wards/constituencies.
The overall election results might not be proportional to voters' wishes, and might not reflect the electoral wishes of the majority of voters, only the largest group of voters who may not be the majority.	The overall election results are likely to reflect the wishes of the majority of voters in proportion to their support for a variety of candidates.
In single-member elections, the winner does not need to have the majority of votes, just the largest group of votes.	In single-member wards/constituencies, the winner will have the majority of votes (preferences).
There might be more "wasted" votes (votes that do not contribute to the election of a candidate).	Every vote is as effective as possible (depending on the number of preferences indicated) meaning there are likely to be fewer "wasted" votes (votes that do not contribute to the election of a candidate).

3. Common Questions and Concerns

(a) FPP ain't broke: so why fix it?

For councils that are used to voting with FPP, it can appear that there is nothing wrong with this system and there is no need for change. But the Local Electoral Act 2001 requires councils to engage in this process in good faith, and encourages councils to consult with their communities about the electoral system they prefer.

(b) FPP is easy to understand. I can't trust a complicated system like STV.

It is often said that FPP is easy and STV is complex. A post-election survey has found, however, that most people have found it easy to fill in the STV voting document and rank

their preferred candidates.[8] The way STV votes are counted is complicated. That is why it requires a computer program (STV calculator). The STV calculator has been independently certified and voters can trust that it only transfers a vote according to a voter's preferences ranked on his/her voting documents. Nothing (and no person) can influence the transfer of votes set out on voting documents.

(c) Won't voters be put off if the voting system is too complicated?

Voter turnout (the number of people voting) in STV local body elections has been mixed. Some councils' turnout was higher than the national average, and some lower.[9] Turnout for District Health Board (DHB) elections (which had to use STV) was seen to be influenced by a range of factors including elections being at large for seven vacancies, the number of candidates (who are often less well-known than council candidates) and the fact this issue is usually at the end of the voting document.

Overall, voter turnout has been on the decline for many years. It is possible that more voters would turn out to local elections in the future if they feel with STV they have a better chance of electing a representative who better represents them than FPP has in the past.

(d) Won't there be more blank and informal votes under STV, which is not good for democracy?

Despite voters saying in the Local Government Commission survey that they generally found STV an easy way to vote, some voters did cast an invalid vote in STV elections (including DHB elections). A small proportion of these voters seemed confused by the voting system. But most blank and informal votes are thought to be due to two different voting systems (FPP and STV) appearing on the same voting document and to other factors, rather than being due to the way STV votes are cast.[10]

(e) STV won't work for our council because of our ward/at large system.

There is no 'rule' about the need or otherwise for wards or constituencies, but STV can be seen to provide the greatest benefit in wards or constituencies electing between three and nine candidates. If there are fewer than three candidates, the benefits of the transferable vote in terms of proportionality are not likely to be evident. In single member constituencies (mayoral elections) STV ensures that the winning candidate has a majority of the votes. If voters have a very large number of candidates to choose from when ranking their preferences, they may find it a more difficult task (although there is no need to rank all candidates).

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[8] *Local Government Commission, 'Report to the Minister of Local Government on the review of the Local Government Act 2002 and the Local Electoral Act 2001: Special topic paper: Representation' (February 2008), p 14*

[9] *Local Government Commission, 'Report to the Minister of Local Government on the review of the Local Government Act 2002 and the Local Electoral Act 2001: Special topic paper: Representation' (February 2008), p 13*

[10] *Local Government Commission, 'Report to the Minister of Local Government on the review of the Local Government Act 2002 and the Local Electoral Act 2001: Special topic paper: Representation' (February 2008), pp 13–18*

(f) STV hasn't made any difference to the diversity of representation in STV councils

Until a greater variety of people stand for local body election and a wide diversity of people vote, no representation system will be able to improve the diversity of representatives elected. There has been some change in the gender, ethnicity and age of some members elected by STV.[11] Recent research shows that STV increases the chances for women to get elected.[12] But it will take some time for a diversity of candidates to see the opportunities of standing in an STV election and more voters to see the potential benefits of voting under a proportional representation system.

[11] *Local Government Commission, 'Report to the Minister of Local Government on the review of the Local Government Act 2002 and the Local Electoral Act 2001: Special topic paper: Representation' (February 2008), pp 18–1*

[12] *Jack Vowles & Janine Hayward (2021) "Ballot structure, district magnitude and descriptive representation: the case of New Zealand local council elections", Australian Journal of Political Science, 56:3, 225-244, DOI: 10.1080/10361146.2021.1935449*

USEFUL RESOURCES

Jack Vowles & Janine Hayward (2021) "Ballot structure, district magnitude and descriptive representation: the case of New Zealand local council elections", Australian Journal of Political Science, 56:3, 225-244, DOI: 10.1080/10361146.2021.1935449

Graham Bush, "STV and local body elections -– a mission probable?" in J. Drage (ed), Empowering Communities? Representation and Participation in New Zealand's Local Government, pp 45-64 (Wellington: Victoria University Press, 2002).

Christine Cheyne and Margie Comrie, "Empowerment for Encumbrance? Exercising the STV Options for Local Authority Elections in New Zealand, Local Government Studies, 31(2), April 2005: pp 185-204.

Justice and Electoral Committee, "Inquiry into the 2004 local authority elections" reported to Parliament in August 2005.

Local Government Commission, "Report to the Minister of Local Government on the review of the Local Government Act 2002 and the Local Electoral Act 2001: Special topic paper: Representation" (February 2008)

(Note: this paper has now been withdrawn from the Commission's website but its contents may be found in the Commission's main report on its review of the above legislation which will be posted on its website in the near future at www.lgc.govt.nz .)

STV Taskforce (The Department of Internal Affairs, Ministry of Health, SOLGM, Electoral Commission and Local Government New Zealand), "Choosing Electoral Systems in Local Government in New Zealand: A Resource Document", (May 2002).

Jack Vowles, "STV and the 2004 local elections: Disaster or success?", Public Sector, 28(3), 2005: 17

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Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

26-201

Title:	**26-201 Gisborne Holdings Limited Annual General Meeting and Appointment of Shareholder Proxy**
Section:	Finance & Affordability
Prepared by:	Nick Webb - Commercial & Business Development Manager
Meeting Date:	Thursday 27 August 2026

Legal: Yes	Financial: No	Significance: **Low**

Report to COUNCIL/TE KAUNIHERA for decision

PURPOSE - TE TAKE

The purpose of this report is to appoint a proxy for Gisborne Holdings Limited's (GHL) Annual General Meeting (AGM) to be held Tuesday 29 September 2026 at 5.30pm.

SUMMARY - HE WHAKARĀPOPOTOTANGA

The notice of the Annual Meeting was received by Council 14 August 2026.

The decisions or matters in this report are considered to be of **Low** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Council/Te Kaunihera:

1. **Appoints the Mayor as proxy for the Annual General Meeting of Gisborne Holdings Limited to be held Tuesday 29 September 2026 at the Conference Room Waikanae Beach Top Ten Holiday Park.**
2. **Instructs the Proxy to vote as follows:**
   - **i) To receive, consider and adopt the Annual Report, including the Financial Statements and the Audit Report thereon, for the year ended 30 June 2026.**
   - **ii) To approve the dividend recommended by the Directors.**
   - **iii) To confirm the appointment of Ernst & Young as agents for the Office of the Auditor General to act as the Company's auditor for the ensuing year in accordance with section 70 of the Local Government Act 2002, and to authorise the Directors to fix their remuneration.**
   - **iv) To approve the Directors recommendation for the Directors fee pool to remain at $285,200 for the ensuing year.**
   - **v) To deal with any other business that may properly be brought before the meeting.**

Authorised by:

Pauline Foreman - Chief Financial Officer

Keywords: Gisborne Holdings Limited, GHL, AGM, 2024, directors, annual report, financial statements, proxy

BACKGROUND - HE WHAKAMĀRAMA

1. The notice of the AGM is required to set out the nature of the business to be transacted at the meeting in sufficient detail to enable the Shareholder to make a reasoned judgement in relation to it. It must also advise the text of any special resolution (clause 22.2 b) of the GHL Constitution).
2. The following reports will be provided by GHL.
   - Draft Financial Statements
   - Auditors Report
   - Electronic copy of the Annual Report
   - Hard copy Annual Report at the AGM
3. In clause 21.4 of the GHL Constitution, Council has the right to appoint a Gisborne District Council representative as its Proxy to attend and vote at the AGM.
4. One of the principal objectives of GHL is to achieve the objectives of Council (section 59 of the Local Government Act 2002 (LGA). Section 65 legislates regular performance monitoring of Council organisations to ensure that organisation is meeting the local authority's objectives and desired results. The Office of the Auditor General's guideline "Governance and Accountability of Council-controlled Organisations (CCO)" includes the principles of good governance. These outline the need for a local authority to have structures, systems, information and capability in place to hold the CCO to account.
5. Sending a Proxy to the AGM with authority to vote as resolved by the Council assists Council to guide and contribute to the achievement of the objectives of GHL.
6. Attached is **Attachment** 1 - GHL's AGM Notice.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Low** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Low** Significance
This Report: **Low** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **Low** Significance
This Report: **Low** Significance

The level or history of public interest in the matter or issue
Overall Process: **Low** Significance
This Report: **Low** Significance

7. The decisions or matters in this report are considered to be of **Low** significance in accordance with Council's Significance and Engagement Policy.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

8. No engagement with Tangata Whenua is required.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

9. No community engagement is required.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

10. There are no climate change impacts or implications arising from this report.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

11. There are no financial or budget implications.

Legal

12. Council is required to regularly undertake performance monitoring of GHL (section 65 of the LGA).
13. Section 70 of the LGA provides that the Auditor General is the auditor of CCOs.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

14. There are no policy or planning implications.

RISKS - NGĀ TŪRARU

15. If a Proxy is not appointed as a representative and Council does not attend GHL's AGM, Council loses the opportunity to promote its interests, influence the direction of GHL and monitor performance. This may breach the Office of the Auditor General's Principles of Good Governance and Council's obligation to monitor GHL under section 65 of the LGA.

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1 - Gisborne Holdings Ltd Notice of Annual Meeting and Instrument Appointing a Proxy [**26-201.1** - 2 pages]

GISBORNE HOLDINGS LIMITED

NOTICE OF ANNUAL MEETING

NOTICE IS HEREBY GIVEN that the 2026 Annual Meeting of Shareholders of Gisborne Holdings Limited will be held at the conference room of **Waikanae Beach TOP 10 Holiday Park**, 280 Grey Street, Awapuni, Gisborne 4010, on Tuesday, 29th September 2026, at 5.30pm.

BUSINESS

1. **Apologies**

2. **Financial Statements & Annual Report.** To receive, consider and adopt the annual report, including the financial statements and the audit report thereon, for the year ended 30 June 2026.

3. **Dividend**. To approve the dividend recommended by the Directors.

4. **Auditors.** To confirm the appointment of Ernst & Young as agents for the Office of the Auditor General to act as the Company's auditor for the ensuing year in accordance with section 70 of the Local Government Act 2002, and to authorise the directors to fix their remuneration.

5. **Remuneration of Directors.** The current directors' fee as set by the shareholder in December 2025; with the next review in line with the Board-Appointments-and-Remuneration-Policy following the next local body elections.

6. **General Business.** To deal with any other business that may properly be brought before the meeting.

PROXIES

Any shareholder entitled to attend and vote at the above meeting may vote either by being present in person or by proxy. A proxy must be appointed by a written notice signed by the shareholder, which must state whether the appointment is for a particular meeting or for a specified term not exceeding 12 months. A proxy need not be a shareholder of the company but is entitled to attend and be heard as if the proxy were the shareholder. A proxy form is enclosed. To be effective the proxy form must be produced to the company not later than immediately prior to the meeting.

By order of the Board 13 August 2026

John Rae

Board Chairperson

GISBORNE HOLDINGS LIMITED

INSTRUMENT APPOINTING A PROXY

We/I _____ of the **GISBORNE DISTRICT COUNCIL** being a shareholder of **GISBORNE HOLDINGS LIMITED** hereby appoint _____ of _____ as our Proxy to vote for us and on our behalf at the Annual Meeting of the Company to be held at the conference room of **Waikanae Beach TOP 10 Holiday Park**, 280 Grey Street, Awapuni, Gisborne 401, on Tuesday, 29th September 2026, at 5.30pm and at any adjournment thereof.

We direct our Proxy to vote in the following manner:

RESOLUTIONS

	Vote with a Tick	
	For	**Against**
To adopt the 2026 Annual report and Financial Statements with the Auditor's Report thereon, for the year ended 30 June 2026.		
To approve the dividend recommended by the Directors.		
To confirm the appointment of Ernst & Young as agents for the Office of the Auditor General to act as the Company's auditor for the ensuing year in accordance with section 70 of the Local Government Act 2002, and to authorise the directors to fix their remuneration.		

SIGNED this _____ day of _____ 2026.

_____ _____

Signature Signature

NOTES:

1. If you wish you may appoint as your Proxy, the chairperson of the meeting.
2. If the form is returned without a direction as to how the Proxy shall vote on any particular resolution, the Proxy will exercise the Proxy's discretion as to whether to vote and, if so, how.
3. This form must be signed by the appointer or his/her/their attorney duly authorised in writing of if the appointer is a corporation, under the hand of a signatory/s or attorney duly authorised. Joint holders shall all sign this form.
4. The Proxy form must be signed and produced to the Chairman of the Company not later than immediately prior to the meeting.

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

26-198

Title:	**Mana Whakahono ā Rohe: Government Decision and Council Position**
Section:	Chief Executive's Office
Prepared by:	Gene Takurua – Chief Advisor – Māori Partnerships
Meeting Date:	27 August 2026

Legal: Yes	Financial: No	Significance: **Low**

Report to COUNCIL/TE KAUNIHERA for decision

PURPOSE - TE TAKE

The purpose of this report is to seek Council's adoption of a position on the Government's decision that Mana Whakahono ā Rohe (MWaR) will not carry over to the new resource management system. The proposed position records Council's concern about the absence of prior engagement with affected iwi and local authorities and reaffirms Council's commitment to its partnership responsibilities and to maintaining effective iwi and hapū participation through the reform.

SUMMARY - HE WHAKARĀPOPOTOTANGA

The Government recently announced that existing and initiated MWaR will not carry over to the new resource management system. They will instead be replaced by more narrowly scoped iwi participation agreements with limited detail currently available about their content, timing or how existing and initiated MWaR will be treated under the replacement legislation.

The decision directly affects a region-wide programme involving nine potential arrangements at different stages of development. Council considers the absence of prior engagement with affected iwi and local authorities unsatisfactory. Earlier engagement would have allowed those actively progressing arrangements to identify the legal, practical and relationship implications before the Government confirmed its position.

Council is asked to adopt a position that records this concern and reaffirms its commitment to working in partnership with iwi and hapū through the reform. The proposed approach is to preserve the work undertaken, discuss the implications directly with each affected party and prepare for the future framework as further detail becomes available. Council would not unnecessarily accelerate the completion of instruments that are not expected to carry over to the new system.

The decisions or matters in this report are considered to be of **Low** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Council/Te Kaunihera:

1. **Adopts the Council position set out in paragraphs 14-16 of this report.**
2. **Agrees to continue bilateral work with affected iwi and hapū while the new framework is developed.**
3. **Authorises the Mayor and Chief Executive to communicate Council's position to affected hapū and iwi groupings.**

Authorised by:

Nedine Thatcher Swann - Chief Executive

Keywords: Mana Whakahono ā Rohe, Te Tiriti o Waitangi

BACKGROUND - HE WHAKAMĀRAMA

1. MWaR are statutory arrangements under the Resource Management Act 1991 that enable iwi authorities and local authorities to agree how tangata whenua will participate in resource management processes.
2. Council has been progressing a region-wide MWaR programme with iwi authorities and relevant hapū groupings across Te Tairāwhiti. The programme sought to provide an equitable opportunity to establish arrangements before the new resource management system came into effect.
3. This work was progressed based on the Planning Bill as introduced to Parliament which provided for existing and initiated MWaR to transition into the new system. The Select Committee subsequently recommended retaining those transitional provisions.
4. However, the Government has since announced that MWaR will not transition into the new system and will instead be replaced by more narrowly scoped iwi participation agreements. These are proposed to address participation in statutory planning processes and processes required to give effect to Treaty settlement redress.
5. Detail about the scope and timing of the proposed iwi participation agreements and the transitional provisions applying to existing and initiated MWaR is limited. The decision was announced without prior engagement with affected iwi or local authorities, including those actively progressing MWaR.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

Mana Whakahono ā Rohe and Council's Treaty relationships

6. Council did not approach MWaR as the starting point for its relationships with iwi and hapū. They provided a statutory means to give practical expression to established relationships within resource management processes. This includes clearer expectations about partnered approaches and ways of working.
7. This distinction is important to the proposed Council position. The Government's decision changes the statutory pathway but it does not remove the interests that the arrangements were intended to address. This also does not diminish the value of the work undertaken between Council, hapū and iwi. That work sits within a well-established Treaty and settlement context and cannot be treated simply as a discontinued planning process.
8. Council is not challenging the Government's authority to reform the system. Its concern is that a decision affecting established relationships and active work programmes was made without first hearing from those directly involved. The proposed position therefore addresses both the process followed by Government and the standard Council intends to uphold in its own relationships with tangata whenua in Te Tairāwhiti.

Council's Mana Whakahono ā Rohe programme

9. At the time of the Government's announcement, Council was progressing nine potential arrangements at different stages. One arrangement had been signed with the majority close behind. Only two groupings were yet to respond to council initiation.

Iwi/hapū grouping	Position at announcement	Current Position
Te Rūnanganui o Ngāti Porou	Signed by both parties	Signed by both parties
Te Whānau a Kai	Ready for signing	Signed by Iwi
Rongowhakaata	Ready for signing	Signed by iwi
Te Aitanga a Māhaki	Ready for signing	Ready for signing
Ngāi Tāmanuhiri	Ready for signing	Ready for signing
Ngāti Oneone	Ready for signing	Ready for signing
Tātau Tātau o Te Wairoa	Final drafting stages	Final drafting stages
Ngā Ariki Kaipūtahi	Discussion initiated	Discussion initiated
Hauiti Mana Kaitieki	Discussion initiated	Discussion initiated

10. The programme was deliberately staged because the new planning framework was still being developed. Initial arrangements were intended to establish core commitments and ways of working, with further review once the new legislation and its implications were understood.

11. Each arrangement reflected a different relationship, mandate and stage of development. The Government's decision therefore had immediate and differing implications across the programme. Prior engagement would have enabled Council and the affected iwi authorities to explain these implications and inform how the change to the new system should be managed.

Government decision and Implications for Current Arrangements

12. The Government's decision departed from the proposed legislative pathway under which councils and iwi authorities had expected existing and initiated MWaR to carry over to the new system. This change was made despite the Select Committee's recommendation that those arrangements continue. Those directly affected were not given an opportunity to identify the practical, legal and relationship implications before the Government confirmed its position.

13. Council does not suggest that prior engagement would necessarily have changed the outcome. It would however have enabled the decision and any future transitional arrangements to be informed by those actively involved. Council considers the absence of that engagement unsatisfactory, particularly given the established relationships and work undertaken in good faith.

Proposed Council Position

14. Council is concerned that the future treatment of Mana Whakahono ā Rohe was changed without prior engagement with the iwi authorities and local authorities directly involved.

15. While the statutory mechanism may change, the relationships, shared understanding and ways of working developed through Council's regional programme remain important. Council will continue bilateral discussions with affected iwi and hapū, build on the work already undertaken and work together on the appropriate bi-lateral and regional settings needed for Te Tairāwhiti under the new planning system.

16. Further work on individual arrangements will be considered with the relevant parties as the legislation and transitional provisions become clearer.

Partnering Through Reform

17. The announcement has different implications depending on the stage each arrangement had reached. Further clarity is required about how MWaR will be treated during the transition period once replacement legislation takes effect and staff will be seeking this clarity from Government officials.

18. Council will discuss these implications with each affected iwi authority and agree the appropriate way forward. This recognises the different stages reached, the work already invested and that a single approach and solution will not suit every relationship.

19. While the future framework remains unclear, there is limited value in accelerating unsigned arrangements solely to complete them before the statutory mechanism is replaced. Further development should therefore be considered together on a case-by-case basis as the legislation and transitional provisions become clearer.

Enduring Relationship

20. The strength of Council's relationships with hapū and iwi rests on the quality of how we work together, not solely on a statutory instrument. Mana Whakahono ā Rohe can record and support that relationship but the document itself should not be the outcome.

21. The current reforms make it more important to lean into these relationships and work together on the settings needed for Te Tairāwhiti. This includes building a strong regional foundation for participation and partnership while recognising the distinct interests, mandates and aspirations within each relationship.

22. Council will use the reform period to build on the work already undertaken and agree practical ways of working with iwi and hapū. This will help position Te Tairāwhiti for the new planning system while maintaining relationships that remain effective through changing statutory settings.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Low** Significance

23. The decisions or matters in this report are considered to be of **Low** significance in accordance with Council's Significance and Engagement Policy.

24. While the wider reform has significant implications for hapū and iwi the decisions in this report are limited to adopting a Council position and confirming how Council will work while the new planning framework is developed. This decision does not affect funding, levels of service, statutory rights or existing policy settings and are therefore assessed as being of low significance

TREATY COMPASS ANALYSIS

Kāwanatanga

25. Good governance requires Council to understand, account for and facilitate iwi and hapū interests in regional resource management decisions. The Mana Whakahono ā Rohe programme sought to provide a more consistent basis for partnered approaches across Te Tairāwhiti. The opportunity through reform is for Council and iwi and hapū to work together on the regional settings needed for the new system, rather than waiting for legislation to determine how the relationship should operate.

Rangatiratanga

26. Effective partnership requires space for iwi and hapū to determine their own interests, mandates and preferred ways of participating. Council's regional approach has recognised that these relationships are distinct and cannot be reduced to a single arrangement or process. Future ways of working will need to retain that flexibility and be developed with the relevant iwi authorities and hapū, rather than determined by Council alone.

Oritetanga

27. Iwi and hapū have differing levels of capacity, resourcing and investment in the arrangements progressed to date. Providing the same process to all would not necessarily result in equitable participation. Council's region-wide approach has sought to provide equitable access while responding to different circumstances. The current reforms provide an opportunity to preserve the work already undertaken, avoid requiring parties to begin again and consider what support may be needed for effective participation.

Whakapono

28. The work has been progressed through relationships built on trust, good faith and a shared commitment to enduring relationship and partnered approaches. Maintaining that trust will depend less on the future statutory instrument and more on the quality and consistency of how Council and iwi and hapū continue to work together. The reform provides an opportunity to lean into those relationships, be open about uncertainty and agree regional ways of working that endure legislative change now and into the future.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

29. Engagement to date has centred on bilateral discussions with individual iwi authorities and relevant hapū groupings through the initiation and development of Mana Whakahono ā Rohe. This approach recognised that each relationship has its own mandate, history, priorities and preferred ways of working. These discussions informed the staged nature of Council's regional programme and the status and content of the individual arrangements.

30. The proposed Council position has not been developed through a separate formal engagement process with iwi and hapū and does not seek to speak on their behalf. It reflects the experience of the bilateral work undertaken and recognises that the implications of the Government's decision will differ across each relationship.

31. Council will continue bilateral discussions with each affected iwi authority and relevant hapū grouping to understand their position and agree the appropriate next steps as the new framework becomes clearer.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

32. No wider community engagement has been undertaken or is proposed for this report. The matters are assessed as being of low significance, and the proposed position relates specifically to Council's relationships and work with iwi authorities and hapū.

33. The wider community will have opportunities to participate in the development of the region's future planning settings through the relevant Long Term Plan and spatial plan consultation processes. Those processes are distinct from the bilateral engagement required to address iwi and hapū interests as the new framework is developed.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

34. There are no direct climate change impacts arising from the recommendations in this report. The future resource management system will influence how Te Tairāwhiti plans for climate adaptation, resilience and environmental change. Effective iwi and hapū participation in those matters will be addressed through the development of the spatial plan and other relevant regional planning processes.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

35. The recommendations can be implemented within existing operational budgets through staff time and, where required, legal advice. No additional or unbudgeted funding is sought through this report, and there is no immediate impact on ratepayers.

36. Any future costs associated with developing iwi participation arrangements or responding to the new planning framework are not yet known. These will be assessed as further detail becomes available and addressed through the Long Term Plan, spatial planning programme or separate Council decisions where required.

Legal

37. The Government's announcement does not itself change the current law. Until replacement legislation is enacted and comes into force, the Mana Whakahono ā Rohe provisions in sections 58L–58U of the Resource Management Act 1991 continue to apply. Council must continue to meet any statutory requirements arising from initiated processes and the terms of its signed arrangement.

38. The recommendations do not create new statutory obligations or alter Council's decision-making powers. Further legal advice will be obtained as the transitional provisions are confirmed and applied to each arrangement.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

39. At a governance level, the proposed position is consistent with Council's strategic direction and the Te Tiriti Compass framework. It also reflects earlier partnered commitments where Council has supported iwi positions on matters affecting Te Tairāwhiti, including Te Mana o te Wai, housing and fast-track legislation.

40. At a policy and operational level, the approach aligns with the Tairāwhiti Piritahi Policy and Council's established practice of engaging directly with affected iwi and hapū on matters concerning their interests. Continuing bilateral discussions while the new framework is developed maintains that practice without assuming the future form or content of any arrangement.

41. The recommendations do not arise from a specific Long Term Plan or Annual Plan decision and do not amend any current programme or funding provision. Any future implications for spatial planning or the Long Term Plan will be considered through those processes as the new framework becomes clearer.

RISKS - NGĀ TŪRARU

42. There are no major risks associated with the recommendations. The following risks will need to be managed through the reform period:

Risk	Potential implication	Mitigation
Relationship confidence	Uncertainty or decisions made without direct discussion could weaken iwi and hapū confidence in the work undertaken.	Continue bilateral discussions and agree next steps within each relationship.
Legal and transitional uncertainty	Prematurely discontinuing or accelerating arrangements could create legal or implementation issues while the current legislation remains in force.	Continue meeting current obligations and obtain legal advice as the transitional provisions become clearer.
Capacity and duplication	Council and iwi authorities may need to revisit work once the new framework is confirmed.	Preserve and build on the work completed, with further activity considered case by case.
Reputation and public perception	Council's position may attract differing political or public views.	Communicate a measured and factual position focused on regional relationships and the planning reform.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
Following Council's decision	Communicate Council's position	Mayor and Chief Executive to communicate the adopted position to affected iwi authorities, Government and other relevant parties.
August – ongoing	Continue bilateral discussions	Discuss the implications with each affected iwi authority and agree the appropriate next steps for their arrangement.
As reform details become available	Assess the new framework	Consider the legal and practical implications, preserve relevant work already undertaken and work with iwi authorities on the regional settings needed for Te Tairāwhiti.

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

26-194

Title:	**26-194 Ngāti Porou Rural Growth Partnership Proposal**
Section:	Strategic Planning
Prepared by:	Tessa Buchanan – Principal Advisor Integrated Strategy
Meeting Date:	Thursday 27 Auguist 2026

Legal: No	Financial: No	Significance: **Low**

Report to COUNCIL/TE KAUNIHERA for decision

PURPOSE - TE TAKE

The purpose of this report is to provide information on the Ngāti Porou Rural Growth Partnership draft proposal and seek approval for staff to continue to collaborate on the development of the proposal with Te Runanganui o Ngāti Porou (TRONPnui) and the Ministry for Cities, Environment, Regions and Transport (MCERT). Subject to approval being granted, through this collaboration with TRONPnui and MCERT there may be iterations or amendments to the proposal as presented in this report.

SUMMARY - HE WHAKARĀPOPOTOTANGA

The Planning Bill currently before Parliament will require Council to adopt a regional spatial plan for Te Tairāwhiti and establish a spatial plan committee to oversee preparation of the draft plan. Council will also be required to prepare a process agreement setting out how it will work with the committee and other parties, including iwi, central government, infrastructure providers, sector groups and communities, and how the committee's secretariat will be established and managed. Council staff have begun preliminary work on potential committee and secretariat models, the process agreement, and the evidence and spatial data required to support plan preparation.

The Rural Growth Partnership proposal, with spatial planning identified as an initial priority, is proposed to be collaboratively developed by TRONPnui, MCERT and Council. The current proposal includes establishing a Joint Working Party of TRONPnui, Council and central government to develop spatial planning content for the Ngāti Porou rohe to feed into the wider Tairāwhiti regional spatial plan, supported by a portfolio agreement and a proposed expansion of the Waiapu Joint Management Agreement across the Ngāti Porou rohe. Further collaboration between the three parties is required to determine the details of how the proposed arrangements would work.

Staff propose continuing to develop the proposal collaboratively with TRONPnui and MCERT, with the final proposal brought to Council, alongside proposed regional spatial planning governance and process arrangements, in December 2026 at the latest. This would mean that decisions can be made with the full regional context available. If development of the proposal as well as discussions with other external partners and the regional process agreement are complete earlier a decision will be sought at that time.

The decisions or matters in this report are considered to be of **Low** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Council/Te Kaunihera:

1. **Agrees staff will continue to collaborate with Te Rūnanganui o Ngāti Porou and the Ministry for Cities, Environment, Regions and Transport on the development of the Ngati Porou Rural Growth Partnership proposal.**
2. **Directs staff to report to Council seeking approval for the final proposal in December 2026 at the latest, but earlier if possible, alongside a full proposed model for the spatial plan committee and secretariat and draft regional process agreement.**

Authorised by:

Awhina White -Acting Director Sustainable Futures

Keywords: Ngāti Porou, TRONPnui, regional spatial plan, spatial planning, Rural Growth Partnership, joint working party

BACKGROUND - HE WHAKAMĀRAMA

1. Under the Planning Bill currently before Parliament, Council will be required to adopt a regional spatial plan for Te Tairāwhiti. Council's role will include approving the draft spatial plan for notification, appointment of an independent hearing panel (IHP)[2], decisions on whether to accept or reject the recommendations of the IHP, and adopting the final plan.
2. Council will be required to appoint a spatial plan committee. The role of the spatial plan committee will include preparing a draft regional spatial plan and recommending the draft plan to Council for approval for public notification. The spatial plan committee must appoint a secretariat to support it in preparing the spatial plan. The secretariat role extends beyond administrative support to include all aspects of plan preparation.
3. Council will also be required to prepare and publish a process agreement document, which Council and the spatial plan committee will be required to comply with. The Planning Bill as reported back by Select Committee requires the process agreement to set out:
    a. how Council will work with the spatial plan committee.
    b. whether there will be any division of decision-making responsibilities between local authorities or if all decisions will be made unanimously[3].
    c. how the spatial plan committee must carry out the required consultation, including by identifying relevant infrastructure providers, representatives of the development sector, representatives of other sector groups, and representatives of the wider community.
    d. how the secretariat for the draft regional spatial plan will be established and managed.
    e. how Council will comply with its obligations under iwi participation legislation, any existing joint management agreements, and any Mana Whakahono ā Rohe[4].
    f. any other matter prescribed in regulations.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

Ngāti Porou proposal

4. Te Runanganui o Ngāti Porou (TRONPnui) are proposing a Rural Growth Partnership that includes as a key component proposals for spatial planning in the Ngāti Porou rohe. The proposal includes:
    a. a Joint Working Party (JWP) of TRONPnui, Council and central government preparing spatial plan content for the Ngāti Porou rohe that would feed into the broader Tairāwhiti regional spatial plan.

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[2] Note, however, in relation to the Waiapu catchment the JMA with TRONPnui includes provision (clause 22) that hearing panel members for planning documents relating to the Waiapu catchment will be selected by both parties.

[3] As Council is a unitary authority, this provision will likely only apply to inter-regional issues.

[4] Since the select committee reported back, the Government has announced that Mana Whakahono ā Rohe will not carry over to the new planning system. Report 26-198 provides further information on that announcement and a proposed Council position.

b. a portfolio agreement between the three parties developed under the Ngāti Porou/Crown Relationship Accord that would include the core aspects of the JWP proposal.

c. expanding the geographic area of the Waiapu Joint Management Agreement (JMA) to cover the full Ngāti Porou rohe and, in doing so, upholding the joint decision making on planning documents (clause 14) aspects of the JMA.

5. A slide deck outlining the TRONPnui proposal in its current form is **attached**. The proposal was also discussed at the Council-TRONPnui governance to governance meeting on 16 June 2026.

6. The Rural Growth Partnership proposal is intended to include content and proposals on other matters related to growth, such as infrastructure and housing. However, spatial planning has been identified by TRONPnui as a key initial focus area given the importance of spatial planning, the role of spatial planning in integrating growth and other matters, and the imminence of the requirement in the Planning Bill to develop a spatial plan.

Further Development of the Proposal

7. It is proposed that Council staff collaborate with TRONPnui and MCERT staff to further develop the proposal for governance approval by all parties. The final proposal will require Council, central government, and TRONPnui approval. Regular meetings have been established for the purpose of this collaborative work.

8. Items that will be explored and agreed in development of the final proposal will include:

a. the composition of the spatial plan committee and how this will work with the JWP proposal.

b. the interaction between the JWP and the spatial plan committee, including their terms of reference and decision-making processes.

c. how the JWP operates including resourcing, secretariat, decision-making, and logistics.

d. how region-wide, interregional and cross-boundary matters and overlapping interests will be addressed under the JWP proposal.

Council Preparations for Spatial Planning

9. In preparation for enactment of the Bill (likely in September 2026), staff have begun work on potential spatial plan committee and secretariat models and the process agreement requirements. This work is in its early stages, and engagement is yet to be initiated with the other Tairāwhiti iwi or other external partners. Staff are also working on assessing and cataloguing Council's existing evidence base and spatial data and other readiness tasks.

10. Council decisions on the spatial plan committee and full regional process agreement are therefore planned to be sought in December 2026 at the latest, following detailed planning and engagement with central government agencies, all iwi, neighbouring councils, and other stakeholders. An earlier decision will be sought if this work is complete sooner. If Council agree to staff participating in further development the Rural Growth Partnership proposal, staff propose that a decision on the final proposal also be sought at the same time so that Council has the full regional picture available. The spatial plan committee and secretariat arrangements would then be established by late January 2027 and spatial plan content development would begin.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Low** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Low** Significance
This Report: **Low** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **High** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **High** Significance
This Report: **Low** Significance

The level or history of public interest in the matter or issue
Overall Process: **Low** Significance
This Report: **Low** Significance

11. This report is part of a process to arrive at a decision that will be of **Low** level in accordance with the Council's Significance and Engagement Policy.

TREATY COMPASS ANALYSIS

Kāwanatanga

12. Further developing the proposal with TRONPnui and MCERT reflects a co-design approach. Decisions will continue to be made by the appropriate decision-makers within each organisation, with Council and the Minister in accordance with legislative requirements.

Rangatiratanga

13. The proposal seeks to give practical effect to Ngāti Porou rangatiratanga by creating a collaborative process through which Ngāti Porou can lead the development of rohe-specific spatial planning content and influence regional spatial planning outcomes in a manner that recognises and upholds its Treaty settlement and JMA arrangements. This enables Ngāti Porou priorities, mātauranga and aspirations to directly inform the Regional Spatial Plan.

Oritetanga

14. While this proposal has been developed in response to the Ngāti Porou Treaty settlement and Joint Management Agreement, Council will continue to work with other iwi to develop participation arrangements that reflect their respective aspirations, interests and statutory contexts. This recognises that equitable outcomes may require different approaches, while maintaining a coordinated regional planning framework.

Whakapono

15. The proposal provides a framework for Ngāti Porou tikanga, mātauranga and kaitiakitanga to inform the development of rohe-specific spatial planning content. Developing the proposal collaboratively provides an opportunity to recognise and provide for different worldviews, ensuring these values are appropriately reflected in the planning process alongside statutory requirements.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

16. Staff from the Strategic Planning and Māori Partnerships teams have met with TRONPnui staff for initial, high-level discussions on the proposal. Regular meetings with TRONPnui and MCERT staff are being established to jointly develop the final proposal for governance approvals.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

17. No community engagement has been undertaken on the proposal.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

18. Climate change adaptation is included in the required spatial plan content in the Planning Bill, so would be included in content developed by the JWP.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

19. Agreeing to further development of the proposal will not have financial implications for Council.

20. The final proposal may have financial implications for Council, which will be worked through as part of the further development process.

Legal

21. Agreeing to further development of the proposal does not have legal implications.

22. The process to develop the final proposal will include consideration of any potential legal implications.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

23. Further development of the proposal is consistent with Council's Te Titiri Compass and wider work being undertaken to develop a governance and secretariat model for the Regional Spatial Plan under the new planning system.

RISKS - NGĀ TŪRARU

24. There are no major risks associated with further development of the proposal. Any risks and mitigations will be considered at the time a decision on the final proposal is sought.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
August - November	Fully develop the proposal with TRONPnui and MCERT	
December	Seek Council approval for final proposal	10 December Council meeting

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment: Ngāti Porou Rural Growth Partnership proposal (**26-194.1** - 5 pages)

Connections between Settlement and Accords

Ngati Porou Claims Treaty Settlement

Provides the redress for historic breaches of the Treaty and is the umbrella framework the Accords operate under.

Ngati Porou/Crown Relationship Accord

Affirms the commitment of the Crown and Ngati Porou to enter a new era of collaboration and provides the mechanisms for further accords (portfolio agreements).

Establishes a working partnership between MPI, TRONPnui and GDC for the restoration of the Waiapu Catchment.

Waiapu Accord

***[Proposed]* [Rural] Growth Partnership Accord**

Would provide for a [Rural] Growth Partnership, with an initial focus on spatial planning in the Ngati Porou rohe.

Rationale for a [Rural] Growth Partnership focussed on spatial planning in the Ngati Porou rohe

- Proposal builds off the success of existing Urban Growth Partnerships (e.g. SmartGrowth in Bay of Plenty) but applies the concept in a growth setting that is primarily rural (though includes some urban areas).
- East Coast has significant potential for growth and economic development, and for delivering better social and environmental outcomes – turn land use challenges into opportunities.
- Unique aspects of East Coast context – predominantly rural, repeated severe weather events.
- Ngati Porou context - largest settled iwi in country, ~55% of population in East Coast is Maori, Ngati Porou is the biggest landowner in our rohe.
- Alignment with Government priorities for growth and recommendations of the National Infrastructure Plan.
- Would be a key component of upholding the Ngati Porou Treaty Settlement and the JMA in RM reform.
- Transformational project that would leave a lasting legacy.

[Rural] Growth Partnership focus on spatial planning in the Ngati Porou rohe

GDC spatial plan

The spatial planning exercise done by the Joint Working Party for the Ngati Porou rohe part of the Gisborne district will integrate with the broader spatial plan for the region. The work by the Joint Working Party will provide the detail for the spatial plan content relating to the Ngati Porou rohe and they will contribute to the overarching vision and other common elements of the region-wide spatial plan.

Integrates with …

Delivered by a …

Develops the …

Joint Working Party

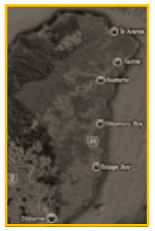
Ngati Porou, GDC, Central Govt

Resourced by…

Implemented by…

Spatial Planning in the Ngati Porou rohe

Provides the 30+ strategic direction for …



Spatial Plan Content (Planning Bill, cl 67B):

- map or otherwise record the broad spatial layout of the region over the next 30 years or longer, including:
  - priority locations for growth and change
  - existing and future infrastructure
  - significant constraints on using or developing land or the coastal marine area
  - priority locations for adapting to climate change
- key drivers of growth and change
- map or otherwise record:
  - existing and future designations
  - statutory acknowledgments and sites of significance
  - CMT, PCR and aquaculture settlement areas

Portfolio Agreement and Ngati Porou/GDC JMA

Mutually agreed amendments that uphold the Joint Management Agreement: expand the geographic area to the full Ngati Porou rohe (cl 8 a.) and uphold the provision for joint planning decisions (cl 14) though the Joint Working Party.

Portfolio agreement developed under the Ngati Porou/Crown Relationship Accord that would bring all three parties together to agree and confirm, among other matters, key process arrangements for delivering the spatial planning proposal.

Joint resourcing

All three parties contribute resourcing, though different parties may resource different aspects. Resourcing may include in-kind contributions.

GDC version: Critical path

Current Step

1

16 June: Hui between GDC and TRONPnui governance

Discuss the RGP concept and get endorsement to put the proposal to Ministers at Accord hui.

2

24 June: Ngati Porou / Crown Accord

Discuss RGP proposal with Ministers and seek in-principle support and endorsement to put a formal proposal to Minister(s) in writing.

3

Aug-Oct: Formal proposal developed

RGP accord – TRONPnui, MCERT, GDC. Spatial planning proposal - TRONPnui and GDC, with support from MCERT.

4

Late Aug: GDC sign-off collaboration in developing RGP proposal

Approve further development of full proposal. GDC full council 27 Aug.

5

Early Dec (at latest): Portfolio agreement and JWP sign-off

Formal sign-off by all parties of the portfolio agreement and JWP. GDC full council 10 Dec.

6

Early Dec (at latest): JMA amendments

Amendments to the JMA are formally made that uphold the JMA and integrate with the spatial planning proposal and portfolio agreement.

7

Dec '26-Feb '27: Establish institutions and appoint members

Institutional structure (board, committees, working parties, secretariats) stood up and members appointed.

8

Early '27: First spatial plan development tasks

Project planning, skeleton of spatial plan, joint work on overarching vision, evidence sourcing, base maps created, engagement plan developed etc.

9

Jan '27-Nov '27: Bulk of spatial plan development

Engagement with hapū and communities, mapping of key constraints, aspirations and opportunities, giving effect to NPD (due by ~June '27)

10

By Dec '27: Finalise spatial plan

Final spatial plan signed off for notification. Must be decided within 6 months of notification.

TRONPnui version: Critical path

Current Step

1

16 June: Hui between GDC and TRONPnui governance

Discuss the RGP concept and get endorsement to put the proposal to Ministers at Accord hui.

2

24 June: Ngati Porou / Crown Accord

Discuss RGP proposal with Ministers and seek in-principle support and endorsement to put a formal proposal to Minister(s) in writing.

3

Aug-Oct: Formal proposals developed

RGP accord - TRONPnui and MCERT, ideally with GDC. Spatial planning proposal - TRONPnui and GDC, with support from MCERT.

4

Late Aug: GDC sign-off collaboration in developing spatial planning proposal

Approve further development of formal spatial planning proposal. GDC full council 27 Aug.

5

Oct: Portfolio agreement and JWP sign-off

Formal sign-off by all parties of the portfolio agreement and JWP. GDC full council XX Oct.

6

Oct: JMA amendments

Amendments to the JMA are formally made that uphold the JMA and integrate with the spatial planning proposal and portfolio agreement.

7

Nov-Dec: Establish institutions and appoint members

Institutional structure (board, committees, working parties, secretariats) stood up and members appointed.

8

Early '27: First spatial plan development tasks

Project planning, skeleton of spatial plan, joint work on overarching vision, evidence sourcing, base maps created, engagement plan developed etc.

9

Jan '27-Nov '27: Bulk of spatial plan development

Engagement with hapū and communities, mapping of key constraints, aspirations and opportunities, giving effect to NPD (due by ~June '27)

10

By Dec '27: Finalise spatial plan

Final spatial plan signed off for notification. Must be decided within 6 months of notification.

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

26-181

Title:	**26-181 Campervan Caravan Effluent Dump Station**
Section:	Liveable Communities
Prepared by:	Chris Visser - Principal Community Assets and Partnerships Advisor
Meeting Date:	Thursday 27 August 2026

Legal: No	Financial: No	Significance: **Medium**

Report to COUNCIL/TE KAUNIHERA for decision

PURPOSE - TE TAKE

The purpose of this report is to seek Council's decision on whether the provision of funding towards the establishment of an additional campervan caravan effluent dump station is a Council priority.

SUMMARY - HE WHAKARĀPOPOTOTANGA

Council has historically not prioritised ratepayer funding for campervan caravan effluent dump stations. Previous attempts to secure external funding for a New Zealand Motor Caravan Association (NZMCA)-proposed facility were unsuccessful and ceased in 2023 as Council focused on Cyclone Gabrielle recovery.

Following the closure of the Hallrite dump station in January 2026, Council staff reassessed the need for an additional public facility, including environmental and economic impacts, site options, and opportunities for user-pays funding.

Gisborne already has two publicly accessible dump stations, seasonal disposal pods at summer camping sites, and facilities available at commercial campgrounds. As a result, the case for an additional facility on environmental or tourism grounds is not considered strong, although there is ongoing advocacy from campervan and caravan users for Council support.

A high-level assessment found the NZMCA's consented site at Innes Street/Stanley Road remains the lowest-cost option should Council decide to invest in a further dump station, requiring a Council contribution of approximately $1-20,000 to $155,000, assuming NZMCA funding of $75,000 remains available. Alternative sites are estimated to cost between $215,000 and over $600,000, with higher-cost options generally reflecting significant infrastructure upgrades, land acquisition requirements, or site-specific constraints.

Annual operating and financing costs are estimated at around $47,000, with full cost recovery from users considered unlikely.

Establishment of a dump station at Innes Street/ Stanely Road is estimated to require approximately $47,000 per year in rates funding for the first 20 years, reducing to around $33,800 per year once debt is repaid, with a total lifetime rates funding requirement across 30 years of $1.3 million (2026 dollars) or $1.7 million (inflation adjusted) subject to refinement as project details are confirmed.

There is no statutory requirement for councils to provide dump station facilities.

If Council wishes to progress an additional facility, funding will need to be considered through the upcoming Long Term Plan process.

This matter is assessed as being of **Medium** Significance under Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Council/Te Kaunihera:

1. Option A - Additional Dump Station Not a Priority

1.1 Decides that the establishment of an additional campervan caravan effluent dump station is not a Council priority at this time.

1.2. Notes that no funding is currently available for the project and that existing publicly accessible dump station facilities are available within the district.

OR

2. Option B - Additional Dump Station is a Priority

2.1 Decides that the establishment of an additional campervan caravan effluent dump station is a Council priority at this time.

2.2. Requests staff to include funding requirements for the project, including capital and ongoing operational costs, for Council consideration through the next Long Term Plan process.

2.3 Requests staff to continue discussions with the New Zealand Motor Caravan Association regarding delivery of the consented Innes Street/Stanley Road dump station proposal and any potential third-party contributions.

Authorised by:

Michele Frey - Director Liveable Communities

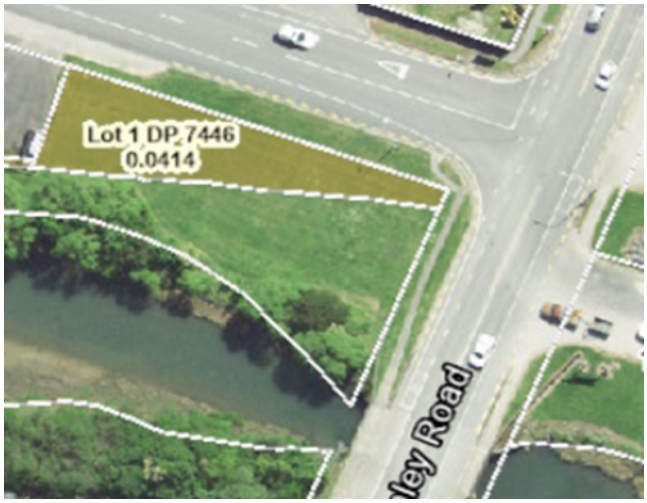
Keywords: Campervan, Caravan, Effluent Dump Station New Zealand Motor Caravan Association, NZMCA

BACKGROUND - HE WHAKAMĀRAMA

NZMCA Proposal for a Dump Station on the Corner of Stanley Road/Innes Street, in Collaboration with Council 2015-2023

1. The matter of dump station facilities in Gisborne was first raised by NZMCA in 2015, in the context of NZMCA's designation of Gisborne as a 'motorhome-friendly' city. That designation was reliant on the availability of publicly accessible dump station facilities in Gisborne.

2. NZMCA applied for and obtained resource consent to establish a public dump station on Council-owned land at the corner of Stanley Road and Innes Street.



Council-owned land at the corner of Stanley Road and Innes Street (shown in brown).
The adjoining area is administered by the Department of Conservation.

3. At the time, there was a shared understanding that:
   - NZMCA would fund the resource consent process and contribute up to $75,000 toward the capital cost (estimated by them as $150,000 to $200,000) of constructing the facility.
   - Gisborne District Council would contribute the balance of the capital cost, subject to securing external funding.
   - Council would assume responsibility for ongoing operation and maintenance of the facility.
   - Council would seek an easement from the Department of Conservation to enable stormwater discharge across adjacent Department of Conservation (DOC)-administered land (Application cost $1,500 - $3,000 depending on DOC assessment of complexity – ongoing annual fee as set by DOC but estimated at $1,000 p/a).

4. NZMCA incurred approximately $20,000 in resource consent costs ($2700 of which were consent processing costs). The resource consent expires in July 2029.

5. No formal agreement or Memorandum of Understanding (MOU) was entered into between NZMCA and Council regarding this arrangement.

6. NZMCA made submissions to both the 2018 and 2021 Long-Term Plan (LTP) consultation processes seeking Council support and funding for publicly accessible dump station facilities, as well as free or low-cost refuse and recycling facilities for visitors. The project was not prioritised through the LTP process, and no funding was allocated for the project.
7. In 2022 Council officers investigated a range of alternative funding opportunities, including Trust Tairāwhiti, the Eastern Central Community Trust (ECCT), and the Lottery Community Facilities Fund. However, these funding sources were found to be inapplicable to local government infrastructure projects.
8. In 2023 Council investigated making application to the Tourism Infrastructure Fund (TIF) for funding assistance for the dump station, however following Cyclone Gabrielle, NZMCA was advised that Council was unable to progress the project due to the absence of funding and the Council's focus on cyclone recovery and resilience activities.
9. In November 2023, NZMCA presented a deputation to Council outlining the efforts undertaken and costs incurred in attempting to establish a public dump station in Gisborne. NZMCA expressed concern that the project had not progressed due to a lack of Council support and investment.

Closure of Hallrites Dump Station and Further Investigations into Dump Station Provision 2026

10. In January 2026, the privately operated dump station at Hallrite Plumbing Limited on Awapuni Road closed. This closure prompted renewed advocacy from the NZMCA for Council to reconsider its position and prioritise funding for a public dump station, including taking a more direct role in its delivery and operation.
11. In response, Council undertook further investigations to determine whether a lower-cost alternative to the proposed Innes Street/Stanley Road site could be identified. The NZMCA has advised that construction costs for that site are likely to be in the range of $150,000 to $200,000. Council also investigated user-pays options to assess whether ongoing operating costs could be recovered from users rather than funded through general rates.
12. NZMCA confirmed their commitment to making a $75,000 capital contribution to the Innes Street / Stanley Road site subject to it being available for free public use 24/7.

Current Dump Stations in Gisborne

- Waitomo Portside (Kaiti) — free, but NZMCA advise not easily accessible by caravans.
- Waikanae Top 10 — free for paying guests; available to non-guests between 10am–12pm at a cost of one-person overnight rate. GHL reserves the right to withdraw this service.
- A&P Showgrounds — paying guests only.
- Tatapouri Bay camping ground – paying guests only.
- Turihaua Freedom camping area — Gisborne District Council (Council) operated, free to the public, emptied by Council contractors.
- Doneraille Park freedom camping area — Council operated, free, destroyed in Cyclone Gabrielle and intended for reinstatement.
- Tolaga Bay Top 10 – in progress – paying guests only.
- Tokomaru Bay Campground — on Council land, free to the public, maintained by Council.
- Additionally, Council provides disposal pods at freedom camping sites — seasonal (Labour Day to Easter).

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

Alternative Site Establishment Costs Analysis

13. A number of alternative sites in addition to the NZMCA's proposed Innes Street/Stanley Road location have been assessed to determine whether a lower-cost or more practical option was available. This high-level assessment considered indicative construction costs, site access requirements, proximity to wastewater infrastructure, statutory constraints, land ownership, and overall deliverability.

14. NZMCA have provided a cost estimate for the works at Innes Street/Stanley Road. Council's assessment of the scope and scale of works outlined is that they are likely to be similar across any other site.

15. The analysis found that the **Innes Street/Stanley Road site remains the lowest-cost option** currently identified. Estimated Council costs for this site are approximately $128,000 to $158,000, in addition to NZMCA's $75,000 capital contribution for that site. In comparison, preliminary cost estimates for alternative sites range from approximately $215,000 to more than $600,000, with higher-cost options generally reflecting significant infrastructure upgrades, land acquisition requirements, or site-specific constraints.

16. While the scope of physical works is broadly consistent across all sites, including construction of a concrete pad, provision for a safe accessway, and wastewater connection, overall costs vary significantly depending on the location and capacity of existing underground services. Based on the investigations undertaken, no alternative site was identified that would provide a lower-cost or more readily deliverable option than the consented Innes Street/Stanley Road site.

Operational Costs

17. Operating costs for a dump station typically include cleaning, routine maintenance, reactive repairs, utilities, consumables, and compliance monitoring. Actual costs vary depending on the level of use and the type of facility provided.

18. Indicative operating costs are:

    - **Low-use, rural, septic-based facilities:** Approximately **$1,000 to $5,000 per annum** (for example, Gisborne District Council's seasonal disposal pods and Wairoa District Council's Opoutama dump station).

    - **Higher-use, standalone, mains-connected facilities:** Approximately **$10,000 to $25,000 per annum**. For comparison, Gisborne District Council's Turihaua dump station costs approximately **$15,000 per annum** to operate, although this cost is shared with an adjoining public toilet facility.

19. Annual **operating** costs for a standalone mains-connected dump station are estimated at approximately **$47,000** which includes direct costs, council staff and overheads, principal and interest repayments over 20 years and depreciation. This amount reduces to approximately **$33,800** per annum the loan is repaid. While the extent of any increase in illegal rubbish dumping associated with a new facility is uncertain, additional monitoring, clean-up, and enforcement activities could result in higher operating costs.

20. All figures noted are planning estimates and will need to be updated as the project scope, timing, financing arrangements and operating requirements are confirmed.

21. Based on an estimated **1,560 uses per annum** (approximately **30 uses per week**), a user charge of around **$6.40 per use** would be required to recover direct annual operating costs of $10,000, this excludes indirect and financing costs. This calculation assumes full collection of all user fees and does not allow for the capital costs, ongoing maintenance, administration, or transaction fees associated with operating a payment system. As a result, the actual fee required to achieve full cost recovery would likely be higher.

User-Pays Mechanisms

22. The feasibility of a user-pays model has been assessed to determine whether ongoing operating costs could be recovered from users rather than funded through rates.

23. While user-pays mechanisms may provide a contribution towards operating costs, none of the options assessed are likely to achieve full cost recovery without introducing additional capital costs, operational complexity, maintenance requirements, or barriers to use. Accordingly, regardless of the payment model adopted, some level of ongoing Council funding is likely to be required to support the operation of a public dump station.

24. In practice, three main user pays approaches are available:

Voluntary / Unenforced Payment

25. Voluntary payment systems typically rely on QR codes, online payment platforms, or honesty-box style collection points such as an "Iron Ranger". These systems are relatively inexpensive to establish, with implementation costs generally ranging from approximately **$1,000 to $8,000**.

26. However, experience elsewhere suggests that **voluntary payment systems** generate low and unpredictable revenue. For example, the NZMCA has advised that an Iron Ranger installed at a dump station in Lumsden generated only around **$400 to $500** over a 12-month period. Revenue may also be limited by perceptions that a Council-provided facility has already been funded through rates and should therefore be free to use.

27. While a voluntary payment system could provide a modest contribution towards operating costs, it is unlikely to recover a meaningful proportion of the costs associated with operating and maintaining a standalone dump station.

Figure 1 'Iron Ranger' Lumsden

Fully Automated, Controlled-Access Systems

28. Automated systems typically require users to pay before gaining access to the facility, using infrastructure such as boom gates, swipe-card readers, licence plate recognition, or electronic payment terminals.

29. Installation costs for these systems are generally estimated at **$30,000 to $100,000 or more**, depending on the level of automation and site requirements. In addition to the initial capital investment, these systems introduce ongoing maintenance, software, and operational costs and can create reliability issues if equipment fails.

30. Such systems are not currently used at public dump stations in New Zealand. The NZMCA has also advised that controlled-access arrangements may create barriers for occasional users, visitors unfamiliar with the technology, and international travellers, potentially reducing accessibility and convenience.

Figure 2 Fully Automated Controlled Access system - USA

Staffed Systems

31. A standalone staffed facility would involve significant operational costs, with staffing alone estimated at approximately **$60,000 per annum**. Given likely usage levels in Gisborne, such an approach is not considered financially viable.

32. However, where a dump station is co-located with an existing staffed operation, such as a campground, service centre, or other Council facility, customer service, oversight, and revenue collection functions may be incorporated into existing operations at relatively low additional cost. This model may present opportunities for future consideration should a suitable location become available.

Legislative Context: User-Pays Expectations

33. The **Local Government (Water Services) Act 2025** and the **Water Services Preliminary Arrangements Act 2024** establish expectations that the costs of water services are borne by those who benefit from them, that water services are financially sustainable, and that revenue is transparently linked to service delivery.

34. These requirements raise a policy question for Council as to whether a campervan/caravan dump station should be regarded as a public good, funded through general rates, or as a user-benefit service, where users are expected to contribute to the costs of provision.

35. Council currently funds public toilet facilities through general rates on the basis that they provide broad public health and community wellbeing benefits. By comparison, the stock effluent disposal facility is partially funded through targeted charges on the commercial sector that directly benefits from and uses the service.

36. A public dump station sits somewhere between these two funding models. While it can support public health, environmental outcomes, and visitor experiences that benefit the wider community, the direct users are a relatively small and identifiable group of campervan and caravan owners. Council therefore needs to determine the extent to which the costs of providing such a facility should be borne by users versus the wider ratepayer base.

Wider Economic Benefits and Risks

37. A free public dump station may provide economic benefits by supporting visitor satisfaction, encouraging longer stays, and reinforcing Gisborne's appeal as a campervan-friendly destination. The NZMCA reports approximately 8,000 annual visitor nights at its Pacific Street park for the year ended September 2024. However, this figure does not demonstrate the extent to which the availability of a dump station influences visitor decisions or length of stay.

38. Council has received limited anecdotal feedback from campervan and caravan users indicating that access to a free public dump station may influence their travel choices. However, the evidence currently available is insufficient to quantify these benefits or to justify investment solely on economic development grounds.

39. Under New Zealand's self-containment certification regime, certified vehicles must be capable of retaining wastewater for a minimum of three days. As a result, many users do not require daily access to dump station facilities, which may reduce the influence that dump station availability has on travel behaviour and destination choice.

40. From a visitor experience perspective, the absence of a dedicated free public dump station may be viewed by some travellers as inconsistent with Gisborne's reputation as a welcoming destination for campervans and caravans. However, Council already supports this market through the provision of freedom camping opportunities and seasonal support services on a koha basis, which provide a distinctive visitor offering and broader community benefits.

41. The case for investment should therefore be considered in the context of the range of facilities and services already available to campers and caravan users, and whether an additional dump station would deliver benefits beyond those currently being provided.

Environmental Benefits and Risks

42. The absence of a publicly accessible dump station creates a potential risk of inappropriate wastewater disposal. Illegal disposal of campervan and caravan effluent in Gisborne is not considered a significant issue at this point in time. This suggests that the existing facilities are generally meeting current demand.

43. Conversely, dump stations can create environmental and operational risks, including wastewater spills, blockages, vandalism, illegal dumping of solid waste, and contamination resulting from inappropriate use. These risks require ongoing monitoring, maintenance, and occasional remediation, resulting in additional operational costs. The legitimate users of dump stations however are likely to provide effective passive surveillance of these issues to some degree.

44. While an additional dump station would provide another lawful wastewater disposal option and may contribute to environmental protection, the environmental benefits are difficult to quantify given the absence of evidence of significant environmental harm arising from the current level of service. The environmental case for investment is therefore precautionary in nature rather than driven by an identified environmental issue.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Low** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Medium** Significance
This Report: **Medium** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **High** Significance
This Report: **High** Significance

The level or history of public interest in the matter or issue
Overall Process: **Medium** Significance
This Report: **Medium** Significance

45. The decisions or matters in this report are considered to be of **Medium** significance in accordance with Council's Significance and Engagement Policy.

TREATY COMPASS ANALYSIS

Kāwanatanga

46. This report supports Council's governance role by providing information on the costs, benefits, risks, and funding implications associated with the provision of a public dump station. The report seeks Council's direction on whether this activity should be prioritised and funded through future planning processes

Rangatiratanga

47. Wastewater management and the protection of natural resources are matters of importance to tangata whenua. The assessment has considered potential environmental effects associated with dump station provision, including the need to appropriately manage wastewater and avoid adverse effects on waterways and culturally significant sites. Previous feedback from Rongowhakaata Iwi Trust regarding the Innes Street/Stanley Road Resource Consent is acknowledged.

Oritetanga

48. This report considers the equitable provision of public infrastructure and services for residents and visitors. Any future decision regarding a public dump station would provide access to lawful wastewater disposal facilities on the same basis for all users, while balancing the interests of users against wider ratepayer funding considerations.

Whakapono

49. This report has been prepared in good faith and transparently outlines the available information, costs, risks, and options for Council's consideration. It acknowledges previous discussions with affected parties and provides an evidence-based assessment to support informed decision-making.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

50. Rongowhakaata Iwi Trust [RIT] provided comment on the Resource consent application for the Innes Street/Stanley Road dump station proposal in December 2018. RIT response was that given the proximity of the site to the Waikanae Awa it would be imperative that Council monitored the facility on an ongoing basis.

51. To progress the Inness Street / Stanely Road site will require an easement from the Department of Conservation for a stormwater pipe. This process will require additional consultation with Tangata Whenua.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

52. The community more widely, has not been consulted on the matter of a dump station.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

53. Part of the Innes Street / Stanley Road site is identified as being in the "Urban Floodways" zone in the Tairāwhiti Resource Management Plan which runs alongside the Waikanae River. As with all sites along the river, there is an increasing possibility of flooding because of climate change. This parcel of land is at no lesser or greater risk in this regard than other land adjoining the river.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

54. There has never been a Council budget for CAPEX or OPEX for a dump station.

Legal

55. There is no mandatory statutory obligation on Council to provide a public caravan or motorhome wastewater facility in its district.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

56. Council's current position has been that the establishment and operation of a public campervan/caravan dump station is not a priority and, accordingly, no funding has been included in previous Long Term Plans for this purpose.

57. The provision of a public dump station is generally consistent with Council's broader role under the Local Government Act 2002 to promote community wellbeing, protect public health, and support visitors to the district. However, there is no statutory requirement for Council to provide such facilities.

58. Funding an additional dump station would represent a new capital and operational commitment and would need to be considered alongside other competing priorities through the upcoming Long Term Plan process.

59. The proposal aligns with Council's objectives for public health protection, wastewater management, and supporting tourism and recreational activities. However, the assessment found that existing dump station facilities are already available within Gisborne City and that the strategic case for an additional public facility is not strong at this time.

60. Should Council decide to proceed with funding a dump station, no changes to existing Council policies are anticipated. However, funding allocations and project prioritisation would need to be reflected through future Long-Term Plan and Annual Plan processes.

RISKS - NGĀ TŪRARU

61. The primary risks associated with this matter are financial, reputational, and operational. While these risks are manageable, the decision to proceed would create an ongoing funding commitment and operational responsibility for Council.

Health, Safety and Wellbeing

62. Existing dump station facilities are available within Gisborne, however a lack of convenient access to disposal facilities may increase the risk of inappropriate wastewater disposal. Conversely, a new dump station may create health and safety risks if not adequately maintained, monitored, and operated.

Financial

63. Establishment of an additional dump station at Innes Street/Stanley Road is estimated to require gross capital expenditure of $233,000, comprising construction costs of $200,000 plus 15% price contingency of $30,000 and an estimated $3,000 for the Department of Conservation easement application. The proposed $75,000 contribution from the New Zealand Motor Caravan Association (NZMCA) would reduce Council's initial net capital requirement to approximately $128,000 to $155,000.

64. NZMCA's contribution is conditional on Council assuming ongoing ownership, maintenance and operation of the facility and providing free public access. Consequently, the facility is not expected to generate user-charge revenue, and its ongoing costs would need to be funded by ratepayers unless another funding source is identified.

65. The financial assessment assumes that Council's net capital contribution of $155,000 (which includes price contingency) would be debt-funded over 20 years at an indicative interest rate of 5.5%. This would result in annual principal and interest repayments of approximately $13,221. The actual financing cost will depend on the interest rate and borrowing terms applying when the expenditure is incurred.

66. The facility has been modelled over an assumed useful life of 30 years. Based on a depreciable cost of $233,000, annual funded depreciation would initially be approximately $7,767. Funding depreciation through rates provides for the progressive accumulation of funds toward the eventual renewal or replacement of the asset. The amount required may change over time as the asset is revalued and replacement-cost estimates are refined.

67. Construction and operating estimates remain preliminary and may change following detailed design, consenting, confirmation of the easement requirements and market testing.

Rates Impact

68. In 2026-dollar terms, the estimated annual rates funding requirement during the first 20 years is approximately $46,988, comprising direct costs, council staff and overheads, principal and interest repayments over 20 years and depreciation.

69. After the debt is repaid, the annual requirement reduces to approximately $33,767 in 2026-dollar terms.

70. These amounts exclude any material unplanned maintenance or additional renewal expenditure.

71. Across the assumed 30-year life, the total rates funding requirement is approximately $1.3 million in constant 2026 dollars. After allowing for assumed annual inflation of 2.01% on operating costs and the depreciation funding requirement, while holding the loan repayment fixed, the indicative total is approximately $1.7 million in future nominal dollars. These figures are planning estimates and will need to be updated as the project scope, timing, financing arrangements and operating requirements are confirmed.

Public Perception and Reputation

72. Declining to fund a dump station may attract criticism from the NZMCA, caravan and campervan users, and some members of the public who consider the facility important for visitor infrastructure. Conversely, funding the facility may attract criticism from ratepayers who do not consider it a priority or who object to Council subsidising a service that primarily benefits a specific user group.

Regulatory and Legal Compliance

73. Any new facility would need to comply with relevant resource management, building, wastewater, health, and environmental requirements. There are no statutory obligations requiring Council to provide a public dump station.

Resources

74. The project would require staff time and contractor resources for detailed design, procurement, implementation, and ongoing management. These requirements would need to be balanced against other Council priorities and work programmes.

Environment

75. An additional dump station may provide environmental benefits by supporting lawful wastewater disposal. However, facilities can also create environmental risks, including spills, blockages, vandalism, inappropriate disposal of solid waste, and contamination resulting from misuse. These risks would require ongoing monitoring and management.

Timeline and Funding Constraints

76. No funding is currently allocated for this project. Should Council determine that an additional dump station is a priority, funding would likely need to be considered through the upcoming Long-Term Plan process, which may delay implementation.

Overall Assessment

77. The primary risks associated with this matter are financial, reputational, and operational. While these risks are manageable, the decision to proceed would create an ongoing funding commitment and operational responsibility for Council.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
27 August 2026	Decision of Council	Subsequent actions to be developed

Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

26-169

Title:	**26-169 Waste Management and Minimisation Plan (WMMP)**
Section:	Liveable Communities
Prepared by:	Charlotte Phelps - Waste Minimisation Lead
Meeting Date:	Thursday 27 August 2026

Legal: No	Financial: No	Significance: **Low**

Report to COUNCIL/TE KAUNIHERA for decision

PURPOSE - TE TAKE

The purpose of this report is to seek Council adoption of the Waste Management and Minimisation Plan (WMMP) 2026 – 2032 following completion of the statutory review process under the Waste Minimisation Act 2008.

SUMMARY - HE WHAKARĀPOPOTOTANGA

The Waste Minimisation Act 2008 requires territorial authorities to review and adopt a Waste Management and Minimisation Plan (WMMP) at least every six years. The WMMP provides the strategic framework to guide waste management and minimisation activities across Tairāwhiti over the next six years.

On 12 March 2026, Council approved the Draft Waste Management and Minimisation Plan 2025–2031 for public consultation under the Special Consultative Procedure. Public consultation was undertaken between 20 March and 23 April 2026, with 27 submissions received and three submitters presenting at the Hearing.

Following consideration of submissions, the Sustainable Tairāwhiti Committee approved amendments to the draft WMMP that respond to community and stakeholder feedback. Following further engagement with the Tairāwhiti Environment Centre (TEC), minor refinements were made to the final WMMP, including provision for a Waste Free Working Group in Year 1 and clarification of presentation of waste data. TEC has now confirmed its support for the final WMMP. The Committee also approved updating the Plan period to 2026–2032 to reflect the timing of adoption.

The final Waste Management and Minimisation Plan 2026–2032 incorporates the approved amendments and is now presented to Council for adoption.

The decisions or matters in this report are considered to be of **Low** significance in accordance with the Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Council/Te Kaunihera:

1. **Adopts the Waste Management and Minimisation Plan 2026 – 2032.**
2. **Notes that the Waste Management and Minimisation Plan 2026 - 2032 replaces the Waste Management and Minimisation Plan 2018 – 2024.**

Authorised by:

Michele Frey - Director Liveable Communities

Keywords: WMMP, waste management and minimisation plan, Tairawhiti environment centre, TEC,

BACKGROUND - HE WHAKAMĀRAMA

1. The Waste Minimisation Act 2008 requires territorial authorities to adopt a Waste Management and Minimisation Plan (WMMP) and review that plan every six years.
2. Following completion of the Gisborne District Council Waste Assessment 2024, Council commenced a review of the Waste Management and Minimisation Plan 2018–2024 to ensure it continues to provide an effective strategic framework for waste management and minimisation across Tairāwhiti.
3. Development of the Draft WMMP included a staged programme of community, stakeholder, industry, iwi and hapū engagement, supported by technical advice and application of a Mātauranga Māori lens.
4. On 12 March 2026, Council approved the Draft Waste Management and Minimisation Plan 2025–2031 for public consultation under the Special Consultative Procedure in accordance with the Local Government Act 2002 (Report 26-63).
5. Public consultation was undertaken between 20 March and 23 April 2026, with 27 submissions received. Three submitters elected to present their submissions at a Hearing.
6. On 11 June 2026, the Sustainable Tairāwhiti Committee considered all submissions, approved amendments to the Draft WMMP, and recommended that the final Waste Management and Minimisation Plan 2026–2032 be presented to Council for adoption (Report 26-107).
7. Following the Sustainable Tairāwhiti Committee meeting, Solid Waste staff met with the Tairawhiti Environment Centre (TEC) to discuss the approved amendments and any remaining matters raised through the submission process. TEC's presentation to the Committee had been based on the draft WMMP and did not take into account the proposed amendments. As a result of this discussion, minor refinements were made to the final WMMP. This included explicitly providing for the establishment of a Waste Free Working Group in Year 1 and clarifying the presentation of waste data. The Tairāwhiti Environment Centre confirmed its support for the final WMMP.
8. The final Waste Management and Minimisation Plan 2026–2032 incorporates the amendments approved by the Sustainable Tairāwhiti Committee together with minor refinements for clarity, consistency and alignment with the final document structure, and is now presented to Council for adoption.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

9. The final WMMP 2026–2032 has been developed following completion of the Waste Assessment 2024, engagement with community and stakeholders, public consultation under the Special Consultative Procedure, and consideration of submissions and proposed amendments by the Sustainable Tairāwhiti Committee.

10. The amendments approved by the Sustainable Tairāwhiti Committee refine the Plan in response to feedback received during consultation while maintaining the overall strategic direction of the WMMP. The final WMMP provides the strategic framework to guide waste management and minimisation activities across Tairāwhiti over the next six years.

11. Adoption of the WMMP does not commit Council to immediate implementation of all actions identified within the Plan. Actions will be progressed over the life of the WMMP through future Annual Plans, Long-term Plans, Waste Levy funding, external funding opportunities and partnerships, subject to future Council decisions and available resources.

Option 1: Adopt the Waste Management and Minimisation Management Plan 2026 – 2032 (Recommended)

12. Under this option, Council adopts the Waste Management and Minimisation Plan 2026 – 2032.

13. This option:

    a. Meets Council's statutory obligations under the Waste Minimisation Act 2008.

    b. Reflects community and stakeholder feedback received throughout the drafting process.

    c. Provides a clear strategic direction for waste management and minimisation across the region.

    d. Enables implementation of the WMMP over the next six years.

    e. Provides certainty to Council, stakeholders and community regarding the future direction of waste management and minimisation across the region.

Option 2: Do not Adopt the Waste Management and Minimisation Plan 2026 – 2032

14. Under this option, Council would not adopt the WMMP.

15. This option would:

    a. Delay implementation of an updated strategic direction for waste management and minimisation.

    b. Leave Council operating under an outdated WMMP.

    c. Create uncertainty for the community and stakeholders regarding Council's future direction for waste management and minimisation.

    d. Require further work and additional Council consideration before a revised plan could be adopted.

16. This option is not recommended.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Medium** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **Medium** Significance
This Report: **Low** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Medium** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **Medium** Significance
This Report: **Low** Significance

The effects on individuals or specific communities
Overall Process: **Medium** Significance
This Report: **Low** Significance

The level or history of public interest in the matter or issue
Overall Process: **Medium** Significance
This Report: **Low** Significance

17. The decisions or matters in this report are considered to be of **Low** significance in accordance with Council's Significance and Engagement Policy.

TREATY COMPASS ANALYSIS

Kāwanatanga

18. This report supports Council's role in providing strategic leadership for waste management and minimisation across Tairāwhiti while recognising the importance of ongoing partnerships with iwi and hapū. The WMMP establishes a framework for continued collaboration and shared decision-making opportunities in the planning and delivery of waste minimisation initiatives.

Rangatiratanga

19. The final WMMP affirms the integration of te ao Māori within the regional framework, shaping the long-term waste minimisation direction for Te Tairāwhiti. Central to this approach is the inclusion of mana whenua voices at both iwi and hapū levels, ensuring that local perspectives, values and priorities have informed the final Plan. Through continued partnerships with iwi, hapū and organisations such as Para Kore Marae Incorporated, the WMMP provides a foundation for culturally grounded and community-led approaches to waste minimisation across Tairāwhiti.

Oritetanga

20. The WMMP supports equitable outcomes by ensuring te ao Māori, alongside the views of iwi and hapū, has informed the development of the Plan. The WMMP provides a strategic framework that seeks to deliver waste minimisation outcomes that benefit communities across Tairāwhiti.

Whakapono

21. The development of the WMMP has been informed through engagement with iwi, hapū, community organisations, stakeholders and the wider public. Adoption of the WMMP demonstrates Council's commitment to meaningful engagement, transparency and considering the views and aspirations of the community and tangata whenua in shaping the future direction of waste management and minimisation in Tairāwhiti.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

22. Engagement with iwi and mana whenua has occurred throughout the review and development of the Waste Management and Minimisation Plan 2026–2032.

23. Written correspondence was provided to iwi and mana whenua during development of the Draft WMMP, with hui undertaken where requested. Feedback received through early engagement informed development of the Draft WMMP and helped shape the strategic direction of the final Plan.

24. A Mātauranga Māori lens was applied to the WMMP through engagement with a specialist provider. This input informed amendments to the Plan, strengthening the integration of te ao Māori perspectives, improving visibility of te reo Māori, and reinforcing partnership approaches with iwi and hapū.

25. Feedback received through engagement and consultation has been considered and incorporated into the final WMMP where appropriate. The adopted WMMP provides a framework for continued partnership and collaboration with iwi and hapū throughout implementation of the Plan.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

26. Community engagement has informed the development of the Waste Management and Minimisation Plan 2026–2032 through a combination of early engagement activities, targeted stakeholder engagement and formal public consultation.

27. An extensive community engagement programme was undertaken during the early stages of the WMMP review, including pop-up sessions, surveys, workshops delivered in partnership with community organisations, online engagement opportunities, and targeted engagement with the waste industry, waste network representatives and community groups involved in waste minimisation and resource recovery initiatives.

28. On 12 March 2026, Council approved the Draft WMMP for public consultation under the Special Consultative Procedure in accordance with the Local Government Act 2002. Public consultation was undertaken between 20 March and 23 April 2026 and was supported by a communications plan that included public notices, social media, media releases, radio advertising, direct stakeholder communications and online engagement channels.

29. A total of 27 submissions were received, with three submitters electing to present their submissions at a hearing. Feedback received through consultation informed amendments to the WMMP that were considered and approved by the Sustainable Tairāwhiti Committee.

30. The final WMMP reflects the feedback received throughout the review process and provides a framework for continued engagement and partnership with communities, stakeholders and industry during implementation of the Plan.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

31. Council's Climate Change Response team contributed to the review and development of the Waste Management and Minimisation Plan 2026–2032.

32. Waste management systems can both contribute to, and be impacted by, climate change. The WMMP supports climate change mitigation through actions that promote waste prevention, reuse, recycling, resource recovery, organics diversion and reduced disposal to landfill.

33. The WMMP also supports climate adaptation and resilience through actions relating to emergency and disaster waste planning, legacy landfill management, resource recovery infrastructure and long-term residual waste planning.

34. Climate-related events such as flooding, cyclones and coastal erosion have the potential to impact waste infrastructure and services across Tairāwhiti. These risks will be considered as actions within the WMMP are progressed and implemented.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

35. Adoption of the Waste Management and Minimisation Plan 2026–2032 does not commit Council to additional unbudgeted expenditure.

36. Actions identified within the WMMP will be progressed over the life of the Plan through future Annual Plans, Long-term Plans, Waste Levy funding, external funding opportunities and partnerships, subject to future Council decisions and available resources.

Legal

37. Adoption of the Waste Management and Minimisation Plan 2026–2032 fulfils Council's obligations under the Waste Minimisation Act 2008 to review and adopt a Waste Management and Minimisation Plan every six years.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

38. The Waste Management and Minimisation Plan 2026 – 2032 establishes the strategic framework for waste management and minimisation across Tairāwhiti and will inform future work programmes, planning and investment decisions over the life of the Plan.

RISKS - NGĀ TŪRARU

39. There are no major risks associated with adopting the Waste Management and Minimisation Plan 2026 – 2032.

40. Delivery of the WMMP over the six-year period may be influenced by factors such as funding availability, infrastructure readiness, market conditions for recovered materials, regional capacity constraints and climate-related events that may disrupt waste services.

41. These risks will be managed through phased implementation, future Council decision-making processes, diversified funding approaches, partnerships and ongoing monitoring and review throughout the life of the WMMP.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
27/08/2026	WMMP is adopted by Council	

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1 - Gisborne District Council Waste Management & Minimisation Plan 2026 - 2032 [**26-169.1** - 32 pages]

Tairāwhiti Parahanga Kore

Waste Free

TAIRĀWHITI

Tairāwhiti

Waste Management and Minimisation Plan

2026 - 2032

Te Kaunihera o Te Tairāwhiti
GISBORNE
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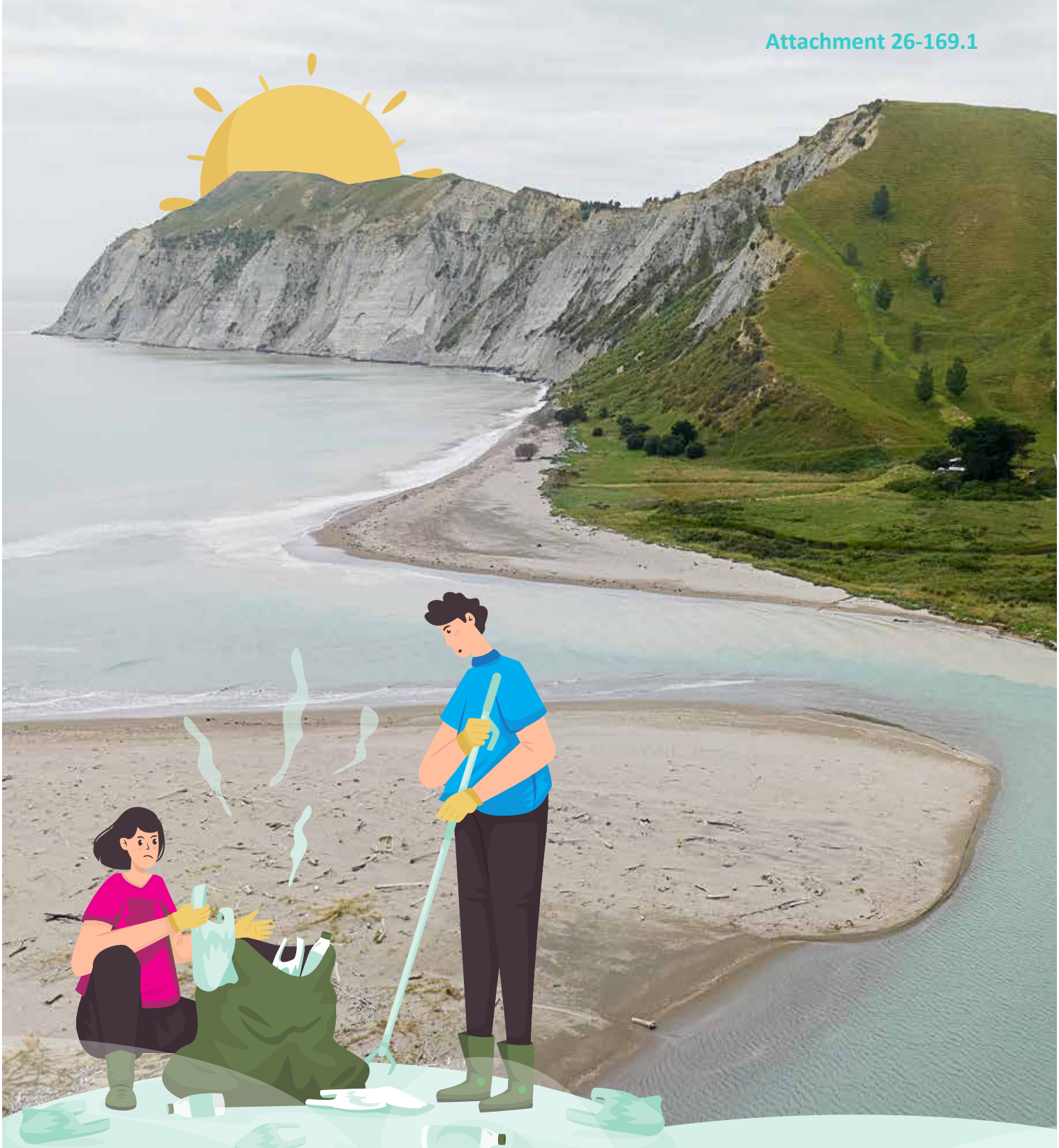

Mihi
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To the many generous hands who have offered their understanding to help, advise and support this plan.
We cannot thank you enough.

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Executive summary

Tairāwhiti is a region where people and place are woven together. How we deal with waste shapes that connection – the health of our whenua, awa and moana, the wellbeing of our whānau and the legacy we hand to those who come after us.

Right now, our waste system isn't keeping pace with what our region needs. Waste to landfill has increased while recovery has declined and illegal dumping has risen sharply over recent years. Most of our rubbish and recycling still travels out of the region to be sorted or disposed of, which adds cost and emissions, and makes us vulnerable when transport routes are disrupted. Legacy landfills continue to need monitoring and remediation, with priority decisions ahead for sites such as Waiapu and Tokomaru Bay. Rural communities face extra barriers – distance, fewer options and the real cost of doing the right thing.

Across Tairāwhiti, people are already showing what a waste-free future can look like. Marae, kura, community groups and local businesses are running composting workshops, repair and reuse initiatives and local salvage efforts. Our job is to support and join up this mahi, making the right thing the easy thing – at the kerbside, at the gate and at every transfer station across the region.

Ngā whāinga o tēnei mahere
What this plan sets out

This plan brings together what we know, what our communities have told us and what our whenua is showing us. It sets a clear direction for the next six years – guided by kaitiakitanga and by the need to protect the health of our whenua, waterways and communities.

A Waste Management and Minimisation Plan (WMMP) is required under the Waste Minimisation Act 2008, but in our region it also represents a collective shift – from managing waste at the end of the line to preventing it in the first place, recovering what still has value, reusing where possible and reducing the long-term impacts on people and place.

This plan explains where we are now, where we want to be by 2032 and the actions we will take to get there. It outlines how Council, mana whenua, communities, local businesses and waste operators will work together to make practical, lasting change across the rohe.

This plan also sits within the national direction, with our focus areas and actions aligning with the Government's waste and resource efficiency strategy and its five national outcomes.

Ka pēhea ngā whakarerekētanga i ngā tau e ono ki mua
What will change over the next six years

Over the next six years, this plan will help reshape how we deal with waste in Tairāwhiti – in practical ways that reflect care for people, place and future generations.

The first changes will be about clarity and confidence. Information about waste and recycling will become simpler, more consistent and accessible, helping people trust they're doing the right thing. Waste services will become easier to use, easier to understand and more aligned across the region.

Emphasis will shift to reuse, recycling and recovery, and less to disposal. Materials that still hold value will be better supported to stay in circulation, reducing what goes to landfill and strengthening local resource recovery over time.

There will be a stronger, more coordinated response to illegal dumping. Alongside cleaning up affected sites, the approach will focus on preventing dumping in the first place – improving access to services, providing clear pathways and responding earlier where issues emerge. Education, enforcement and community action will work together to protect whenua, waterways and shared spaces.

Across the region, new ways of reducing waste will be explored and tested. This will build on the leadership already shown by marae, kura, community groups and businesses, recognising that many of the solutions already exist here. What works best for Tairāwhiti will guide what grows.

Rural communities will be better supported, acknowledging the extra challenges distance, access and transport create. Longer term planning will also look to reduce reliance on out-of-region disposal and strengthen the resilience of the waste system, especially during major weather events and disruptions.

Progress will be tracked and shared as the plan moves forward. By 2032, our region will be diverting more, wasting less and protecting the health and mauri of our whenua and waterways. Together, these changes will add up to a waste system that is easier to use, fairer across rural and urban areas, and aligned with the values of Tairāwhiti.

Ka pēhea te mahi tahi
How we'll work together

Reducing waste in Tairāwhiti is a shared responsibility and lasting change will only happen if we work together – across communities and generations.

This plan is guided by values that are deeply rooted in Tairāwhiti:

Kaitiakitanga – protecting the mauri of our whenua, awa and moana

Manaakitanga – designing respectful, safe and accessible services

Whanaungatanga – building strong relationships and shared responsibility

Kotahitanga – aligning effort across Tairāwhiti

Pono – acting transparently and reporting honestly

These values shape not only what we do, but how we do it. They remind us that caring for our whenua, awa and moana is inseparable from caring for our people, and the choices we make today shape the legacy we leave behind.

Council will continue to provide core services, invest waste levy funding, support education and compliance and plan for the future. Mana whenua will help guide the design and delivery of solutions, bringing mātauranga Māori and place-based knowledge into how waste is managed across the rohe.

Communities, marae, kura and local organisations will continue to lead action on the ground – reducing waste, recovering resources and supporting behaviour change in ways that reflect local realities. Businesses and waste operators will work alongside Council and communities to reduce waste at source, support reuse, improve recovery and deliver services that are efficient, safe and environmentally responsible.

We'll work in the open, sharing progress and learning as we go. Some changes will happen quickly, while others will take time to design and deliver well. Throughout, we'll pilot, adapt and build on what works, keeping our community informed and involved.

By working together in this way, we can move steadily toward a waste-free system that reflects the values of Tairāwhiti – one that strengthens community, protects the environment and supports a more resilient future for those who call this place home.
Together towards a waste-free Tairāwhiti.

1. Whakatakinga Introduction

To the many hands and hearts who care for Tairāwhiti, who uphold the wellbeing of our people and whenua, this plan is written with you and for you.

Our region stretches far and feels the distance. We are shaped by our coastlines, rivers and mountains, and by the people whose lives are woven into them. This plan acknowledges the responsibility we carry together – to care for Tairāwhiti, to reduce harm and to protect the mauri of our whenua for those who will come after us.

Who this plan is for

This plan is for everyone. It's for households and whānau, for marae, schools and kura, for community groups and local organisations, for businesses and industry, for waste operators and service providers, and for Council staff whose choices and actions shape our system every day. It's written in plain language so everyone can see themselves in the path forward – knowing where they fit, what they can expect and how they can contribute.

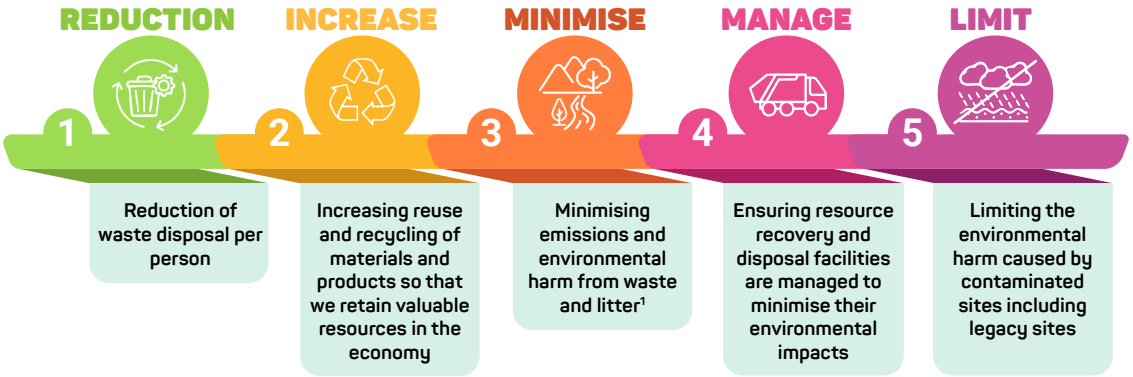
2. He aha te WMMP, he aha tōna hua
What is a WMMP and why it matters

A Waste Management and Minimisation Plan is required under the Waste Minimisation Act 2008, which asks every council to reduce the harm caused by waste and to use resources more efficiently.

In Tairāwhiti, this plan is also a commitment to kaitiakitanga – caring for the mauri of our whenua, awa and moana – and to the relationships that connect people and place. A clear plan helps us send fewer useful materials to landfill, keep costs steadier over time, lower the risks when natural disasters or road closures hit, and better protect our environment and communities.

The Government's waste and resource efficiency strategy

The Government's waste and resource efficiency strategy sets the national direction for how Aotearoa reduces waste, keeps resources in use and minimises harm to people and the environment. It outlines five outcomes for the motu:



These outcomes shape the system we work within. Our WMMP aligns with this strategy by focusing on practical changes that reduce waste, lift recovery, return organics to the whenua, improve site management and reduce the harm caused by illegal dumping and legacy landfills. Our action plan shows how our local priorities contribute to these national goals.

The waste hierarchy

The waste hierarchy is a nationally recognised framework that guides how waste should be managed. It asks us to avoid waste where we can, extend the life of what we already have, return materials to circulation and only as a last resort dispose of what cannot be recovered or reused.

Who is part of the plan

This plan belongs to all of us. Mana whenua and hapū guide how it's shaped and delivered, bringing mātauranga Māori and tikanga into the decisions that affect our whenua, awa and moana. Across the rohe, communities, marae and kura are already leading para kore initiatives, composting, repair and reuse programmes, and local education – showing what a waste-free future can look like in practice.

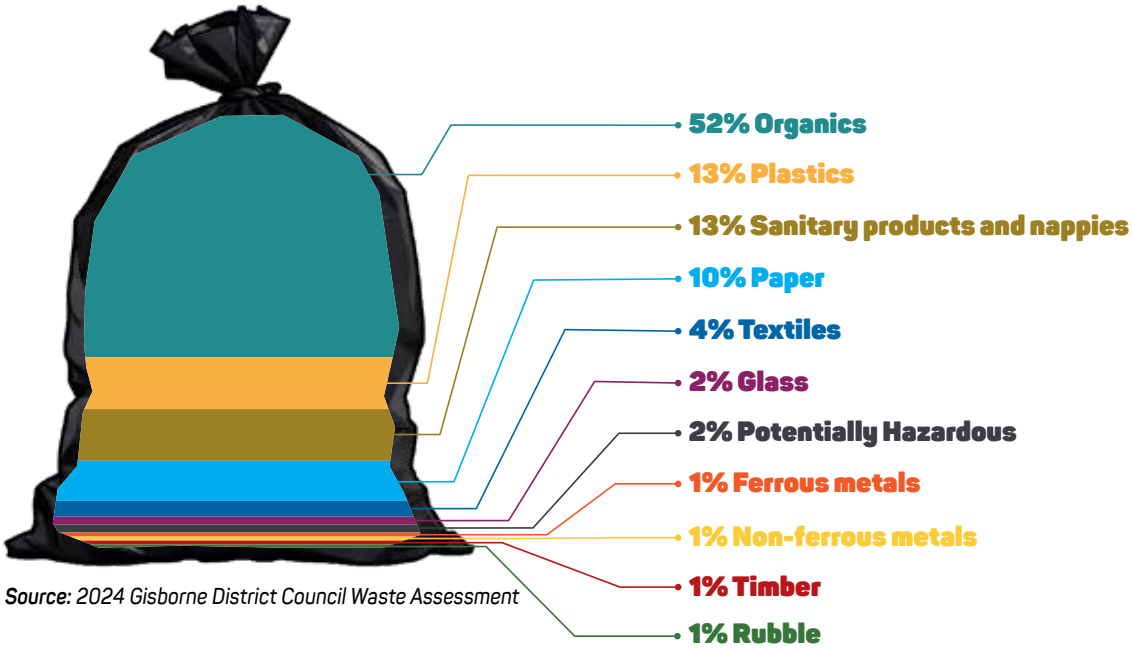
Businesses and industry, including the high volume construction and demolition sector, play an essential role in reducing waste at its source and keeping valuable materials in circulation. Waste operators provide the everyday services our region relies on and work alongside Council to reduce contamination and improve recovery.

As Council, we bring these threads together – providing core services such as kerbside recycling and refuse collection for households in Gisborne and Ruatorea, overseeing nine rural transfer stations, monitoring and maintaining legacy landfills, and supporting the safe disposal of wastewater treatment sludge. We invest waste levy funding, set clear standards through contracts and plan for the future so the whole system moves in the same direction.
Central government agencies, including the Ministry for the Environment (MfE) and the Environmental Protection Authority (EPA), set the national direction and regulatory settings we work within and offer funding opportunities to support innovation.

How evidence shapes this plan

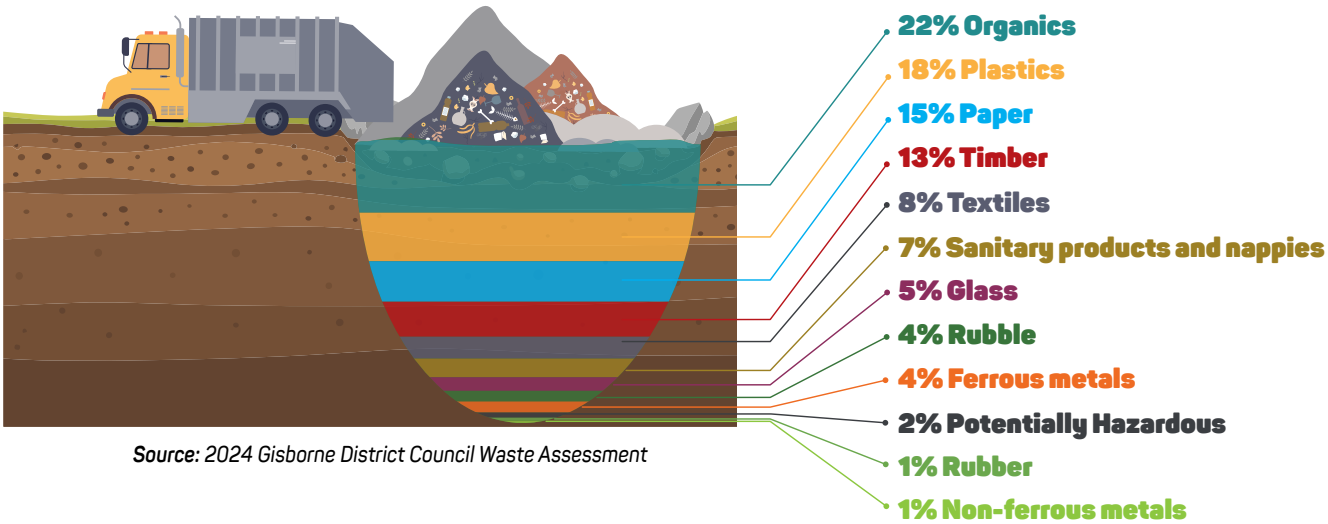
This WMMP is grounded in our Waste Assessment – prepared in accordance with sections 50 and 51 of the Waste Minimisation Act 2008 – which analysed our region's waste system and highlighted the trends and challenges we need to address. Increased volume of waste to landfill, declining recovery, a sharp increase in illegal dumping and clear opportunities for processing and disposal of organics and construction materials all point to where our effort is most needed and guide the mahi ahead.

What's in our kerbside rubbish?



Source: 2024 Gisborne District Council Waste Assessment

What are we sending to landfill?



Source: 2024 Gisborne District Council Waste Assessment

3. Ngā urupare i puta mai i te uiuinga parahanga
What the whole assessment told us...

356km to landfill

Our waste travels about 356 km to reach Tirohia Landfill

20,000 tonnes

Tairāwhiti sends around 20,000 tonnes of waste to Class 1 landfill each year

60% divertible

About 60% of a typical rubbish bag could be kept out of landfill

383kg per person

Our landfill waste per person is lower than the national average of 685 kg

22.5% organics

Nearly a quarter of landfill waste is food and garden material

1175 tonnes dumped

Illegal dumping has jumped from 44 tonnes in 2018 to 1175 tonnes in 2025

56% business waste

Businesses generate over half of the general waste in our region

17.9% plastics

Plastics make up 17.9% of waste going to landfill

38% recycling

Recycling makes up 38% of what's collected at kerbside

9 rural transfer stations

Council manages nine rural transfer stations and 26 legacy landfills

These figures are based on the 2024 Gisborne District Council Waste Assessment and Council waste data. Domestic waste composition results come from a small sample and are indicative only. Class 1 landfill data reflects waste processed through the Gisborne city Transfer Station and does not represent all waste generated or disposed of across Tairāwhiti.

4. Kei hea tātau i tēnei rā
Where we are today

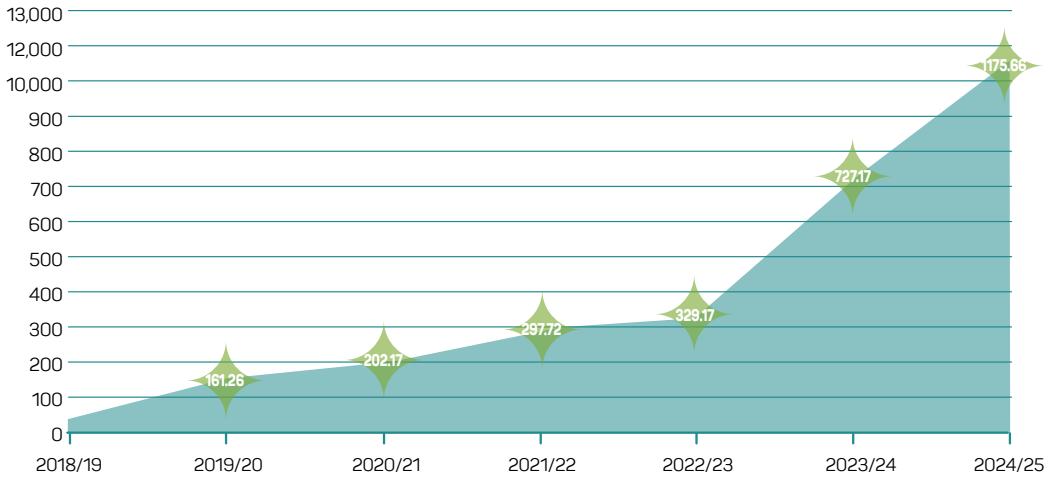
What our whenua and our people are showing us

The system we rely on has not kept pace with what our region needs.

Most kerbside and transfer station materials are consolidated locally, then transported out of Tairāwhiti for sorting or disposal. Those long journeys add cost and emissions and make us dependent on open roads. When severe weather closes routes, the whole system is placed under pressure. Recent severe weather events have shown how important it is to have clear, agreed pathways for managing disaster and emergency waste, so recovery can happen quickly and with less harm to people, whenua and waterways.

Over recent years, waste to landfill has increased, recovery has declined and illegal dumping has risen sharply – from 44 tonnes in 2018 to 1175 tonnes in 2025. These trends tell us we must change course. A large amount of what we send to landfill still holds value – in our kerbside rubbish, nearly 40% is organics by weight.

Tonnes of illegal dumping sent to landfill



We also carry responsibilities from our past. Confirmed and suspected legacy landfills and historic waste sites across the rohe require ongoing monitoring, maintenance and in some cases, remediation. Decisions lie ahead for priority sites like Paokahu and Waiapu, and there is planned remediation work at Tokomaru Bay for the legacy landfill beneath the transfer station. This mahi is about preventing further harm.

Even with these challenges, the direction ahead is already being modelled in our own communities. Across the rohe, marae, kura, community groups and local operators are running composting programmes, repair and reuse initiatives, salvage efforts and other practical ways of keeping resources in circulation. Local businesses are also trialling new approaches that reduce waste and lower costs. Our role now is to connect and strengthen this mahi – making the right choice the easy choice at the kerbside, at the gate and at every transfer station across Tairāwhiti.

5. Tō tātau tirohanga, ō tātau uaratanga
Our vision and our values

How we move together towards a waste-free Tairāwhiti

We are working together towards a waste-free Tairāwhiti – a circular way of living where we prevent waste at the start, keep resources in use and return organics to the whenua.

This is not an overnight shift, but a direction we commit to, a set of everyday choices and a standard we hold ourselves to.

Our values guide how we move towards that future:

Kaitiakitanga guides us to work with mana whenua to protect the mauri of whenua, awa and moana. Every major decision and contract will consider environmental and cultural impacts, not just cost.

Manaakitanga calls us to design services that add real value to our communities, ensuring they are safe, respectful and fit for how people live, both in town and across our rural areas.

Whanaungatanga determines engaging early and meaningfully, co-designing with mana whenua, marae, kura and local leaders so solutions are built together.

Kotahitanga is aligning effort across Council, mana whenua, communities, operators and industry so we pull in the same direction.

Pono is our commitment to openness – reporting progress each year and adjusting when something isn't working.

6. Tō tātau arotahinga
Our focus

To turn intent into action, we will focus on seven clear objectives. They reflect the values beside and provide the organising spine of this plan. Every action we take sits within these objectives.

OBJECTIVE 1 – **Build local solutions that keep valuable resources circulating and reduce harm.**
We will develop practical solutions that prioritise waste prevention, reduced consumption, and the reuse and repair of materials. Early efforts will focus on organics (food scraps and garden waste) and construction and demolition materials that can be recovered locally.
A regional resource recovery centre and transfer station, planned and delivered alongside stakeholders, partners and mana whenua, will act as a hub for strengthening local recovery initiatives and networks. It will support greater reuse and diversion, reducing reliance on long-haul disposal and avoiding our waste becoming another region's problem.

OBJECTIVE 2 – **Make reuse and recovery the easiest choice at every site and service.**
People should not have to second-guess the system. Transfer stations will be designed so that reuse and recovery come first, and disposal comes last. Kerbside and drop-off services will be managed for reliability and low contamination, with clear expectations and performance monitoring built into contracts.
We will also support product stewardship programmes and advocate with regional and national partners for stronger packaging reform, the right to repair and greater producer responsibility, so fewer materials become waste in the first place.

OBJECTIVE 3 – **Heal and protect our whenua through responsible care of past and present sites**
We will monitor, maintain and, where needed, remediate legacy landfills and other historic waste sites to prevent harm – making clear decisions on priority sites and reporting progress to the community. Sites will be managed in ways that protect environmental and cultural values.

OBJECTIVE 4 – **Know our numbers and tell our story openly.**
Good decisions need good information. We will improve how we collect and report data on waste volumes, material types and contamination. We will measure what matters and publish regular progress updates that people can easily follow, including where performance is not meeting expectations. Cultural and technical indicators will be co-developed with mana whenua so that the information we report reflects what matters to our communities.

OBJECTIVE 5 – **Back our people to lead change**
Change happens when people can see themselves in it. We will support marae, kura, businesses and community groups with education, small grants and practical help to reduce waste at source and champion local solutions. We will make space for co-design and co-delivery and share stories of what works so good ideas spread.

OBJECTIVE 6 – **Be ready when disruption hits.**
When Tairāwhiti is hit, it's hit hard. We will define clear pathways for managing waste during emergencies and other disruptive events, including household waste, slash, silt, hazardous materials, biosecurity risks and the challenges of rural isolation. This will reduce harm during and after events and support faster, safer recovery.

OBJECTIVE 7 – **Educate well and enforce fairly**
We will invest in plain language education that people can trust and act on, and we will support it with fair, visible enforcement where needed. The focus is on preventing problems, not just responding to them.

7. Ka pēhea ngā whakarerekētanga i ngā tau e ono ki mua
What will change over the next six years

Change will happen in stages over the life of this plan – starting with getting the basics right and strengthening the information and partnerships people rely on, then progressing to rural service upgrades and local recovery options as readiness and investment allow.

As this plan is delivered, people will notice simple, consistent information about what goes where – and why it matters. Transfer stations will be laid out so recovery is the easy, obvious choice. Rural communities will see upgrades and new recovery initiatives designed together with local leaders. The approach to illegal dumping will become more coordinated and preventive, backed by early intervention where harm is occurring. Local options for organics and construction and demolition will be piloted and scaled, building confidence and capability across the rohe. Each year we will publish a clear, plain language update showing progress and where we will adjust – including cultural indicators developed with mana whenua alongside technical measures.

8. He aha te mahere nei ki a koe
What this plan means for you

A waste-free future depends on all of us and this plan sets out what you can expect – in your home, your community and your mahi – as we move together towards a waste-free Tairāwhiti.

Households and whānau

Clearer kerbside information and easier access to do the right thing. As organics options develop, more can return to the whenua instead of going to landfill.

Marae, kura and community groups

Support to run para kore, composting and repair programmes – with practical help and access to small grants so local solutions can grow.

Rural communities

Upgrades to transfer stations and new recovery initiatives co-designed with local leaders so doing the right thing is practical and fair across the rohe.

Businesses and industry

Targeted support to reduce waste at source, lower costs and keep valuable materials in circulation through recovery networks and product stewardship.

Waste operators

Clear service expectations, appropriate licensing or approval requirements, contamination auditing, performance monitoring and reporting to recognise good practice and improve service quality and consistency.

9. Ka pēhea tēnei mahere te whakatutuki me te utu
How we will deliver and fund this plan

Funding approach

Delivery will be supported by a mix of waste levy funding, rates and user charges, and external grants for larger projects. We will continue an annual contestable community fund that supports local projects to prevent, reduce or divert waste, with simple reporting that shows results. Investment will be phased so early wins happen while larger pieces – such as infrastructure and licensing – are designed, tested and assessed.

Contracts, performance and licensing

Contracts will reflect recovery first design and clear performance expectations, with audits, contamination tracking, monitoring and reporting requirements built in. Waste operators providing services in Tairāwhiti will be required to hold appropriate licences or approvals and meet consistent safety, compliance, performance and data requirements. We will publish service reliability, diversion and contamination trends each year so people can see how the system is performing.

Capability and governance

Inside Council, we will build capability and align this plan with the organisation's climate response, reviewing resourcing each year so delivery keeps pace with the plan. Cross council collaboration will support emissions reduction from waste handling and disposal.

10. Ka pēhea tātau te arotake, te ako me te urutau
How we'll track progress, learn and adapt

Each year we will publish a plain-language, community-focused update using a simple dashboard and short narrative showing what has changed, where progress is being made and what needs to adjust.

We will report on:

- Tonnes to landfill and tonnes recovered
- Kerbside contamination
- Illegal dumping trends and hotspot interventions
- Access and participation across rural and urban communities
- Legacy landfill and contaminated site management
- Cultural indicators developed with mana whenua alongside technical measures

Operational updates will track delivery across Council led services, contractors and funded initiatives. A mid-cycle check in Years 3–4 will refine priorities, sequencing and investment. In accordance with the Waste Minimisation Act 2008, this WMMP will be reviewed using updated evidence and community input before the end of the plan cycle.

11. Te whakataki mahere whakatutuki Introducing the action plan

This action plan sets out the specific steps we will take, who is involved, how progress will be measured and when each action will happen.

It includes work that is already underway, work that will start early in the plan and work that will follow once pilots prove effective.

Our action plan also aligns with the Government's waste and resource efficiency strategy, and we will track our progress against its five national outcomes as part of our annual reporting.

How to read the action plan

The action plan sets out the practical mahi we'll carry out over the next six years. Each row describes a piece of work, and the columns show how it connects to the direction of this plan and how it will be delivered.

Action – what we'll do and what success looks like.

Objective – which of our seven focus areas the action supports. These numbers refer to Objectives 1–7, which set the direction for how we will reduce waste, recover more, protect our whenua and support community led change.

Government outcome – how the action aligns with the national waste and resource efficiency strategy. These reflect the five national outcomes: reduce, increase, minimise, manage and limit.

Council role – the part we'll play in delivering the work.

Funding option – how the work may be funded.

Years – when the work will begin and whether it continues across the life of the plan.

Together, these columns show how each action supports our direction and plays its part in working together towards a waste-free Tairāwhiti.

Te mahere whakatutuki
The action plan...

12. Te mahere whakatutuki
The action plan...

Mahinga Action 1

Establish and maintain collaborative partnerships with mana whenua, community groups, social enterprises, businesses, industry and local providers to deliver locally led waste minimisation, recovery and education initiatives that move material up the waste hierarchy. This includes establishing a working group in Year 1 to support coordination, shared learning and delivery of local initiatives.

Measure: number of education sessions delivered annually, annual diversion tonnes, number of active partnerships, number of marae/hapū engaged annually, and establishment of a working group in Year 1.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
5	REDUCTION INCREASE MINIMISE MANAGE	Co-ordinate and support	Levy Co-funding External funding	Years 1-6	Kaitiakitanga Manaakitanga Whanaungatanga Kotahitanga

Mahinga Action 2

Engage with and educate high non-household waste-generating sectors (e.g., industry, construction and demolition, retail and service sectors) to reduce waste at source and increase diversion from landfill.

Measure: annual tonnes diverted.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
1, 5	REDUCTION INCREASE MINIMISE MANAGE	Co-ordinate and support	Rates Levy Co-funding External funding	Introduce Years 1-3 Ongoing	Kaitiakitanga Manaakitanga Whanaungatanga Kotahitanga

Mahinga Action 3

Plan, deliver and evaluate targeted education and engagement initiatives in partnership with key community stakeholders to increase participation in waste reduction and recycling best practice.

Measure: participation rates and diversion outcomes.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
5, 7	REDUCTION INCREASE MINIMISE	Lead in partnership with key community stakeholders	Levy	Introduce Years 1-4 Ongoing	Kaitiakitanga Manaakitanga Whanaungatanga Kotahitanga Pono

Mahinga Action 4

Continue to support waste reduction education and initiatives in schools (e.g., via Enviroschools and other community and Council-led initiatives).

Measure: Number of schools participating in Enviroschools and annual diversion projects completed.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
5, 7	REDUCTION INCREASE MINIMISE	Lead and support in conjunction with other waste reduction educators	Levy Co-funding External funding	Years 1-6	Kaitiakitanga Manaakitanga Whanaungatanga Kotahitanga Pono

Mahinga Action 5

Monitor, evaluate and publicly report on delivery of WMMP actions across Council services, contractors and priority programmes. We will measure progress against clear measures and timelines, provide regular updates and be transparent where performance is not meeting expectations.

Measure: quarterly snapshot and annual report released.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
4	REDUCTION INCREASE MINIMISE MANAGE LIMIT	Assess and report on progress against WMMP actions	Rates Levy	Years 1-6	Kaitiakitanga Kotahitanga Pono

Mahinga Action 6

Work with regional partners to plan and develop a resource recovery facility and wider recovery network. This includes identifying the funding, infrastructure and equipment needed to support reuse, repair, education, community enterprise and rural communities.

Measure: completion of a resource recovery facility business case and network plan, a resource recovery facility established and operating, and integration of rural sites into the recovery network.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
1	REDUCTION INCREASE MINIMISE MANAGE	Collectively lead, design and manage in partnership with key stakeholders and wider community.	Rates Levy Co-funding External funding	Years 1-3 complete plan. Development ongoing	Kaitiakitanga Manaakitanga Whanaungatanga Kotahitanga

Mahinga Action 7

Continue to provide Council recycling services at kerbside and drop-off locations.

Measure: service reliability, tonnes collected, contamination and diversion rates.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
2	REDUCTION INCREASE MINIMISE MANAGE	Deliver via contracts	Rates Levy	Years 1-6	Kaitiakitanga Manaakitanga Pono

Mahinga Action 8

Continue to provide Council service for refuse at kerbside and/or via transfer stations as part of Council's core refuse disposal services.

Measure: service reliability and total refuse tonnes.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
2	REDUCTION INCREASE MINIMISE MANAGE	Deliver via contractor	Rates	Ongoing	Kaitiakitanga Manaakitanga Pono

Mahinga Action 9

Audit kerbside recycling contamination and bulking loss with contractors and report results six-monthly in Years 1-2, then annually.

Measure: contamination percentage, bulking loss percentage and corrective actions.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
2, 4	REDUCTION INCREASE MINIMISE MANAGE	Lead audits and work with kerbside recycling contractors	Rates Levy	Ongoing annually	Kaitiakitanga Manaakitanga Kotahitanga Pono

Mahinga Action 10

Increase recovery of key materials via established product stewardship programmes that provide design-to-disposal support and education.

Measure: programme enrolments and tonnes recovered.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
1, 2	REDUCTION INCREASE MINIMISE MANAGE	Co-ordinate and support	Levy Co-funding External funding	Years 1-6	Kaitiakitanga Manaakitanga Kotahitanga Pono

Mahinga Action 11

Provide annual contestable grants and practical support to enable waste diversion, minimisation and elimination, including community led pilots, marae initiatives, school programmes and scalable local innovation.

Measure: annual contestable grants programme delivered, number and diversity of funded initiatives and, where practicable, evidence of waste diversion, reuse or participation outcomes from funded initiatives.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
5	REDUCTION INCREASE MINIMISE MANAGE	Administer and oversee funding allocations and outcomes. Report outcomes to wider community.	Levy	Years 1-6	Kaitiakitanga Manaakitanga Whanaungatanga Kotahitanga Pono

Mahinga Action 12

Deliver targeted engagement, monitoring and enforcement to prevent and reduce illegal dumping.

Measure: number of enforcement actions, number of hotspot interventions and tonnes of illegally dumped waste collected.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
3, 7	REDUCTION INCREASE MINIMISE	Engagement and monitoring	Rates	Years 1-6	Kaitiakitanga Whanaungatanga Kotahitanga Pono

Mahinga Action 13

Investigate, manage and take action to remediate priority legacy landfills, contaminated sites and closed landfills. This includes landfill closure activities in accordance with Council records for identified and priority locations – ensuring active monitoring and management plans are in place.

Measure: number of sites assessed and compliance with consents/management plans.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
3	REDUCTION MINIMISE MANAGE LIMIT	Lead with ongoing community engagement and input from key stakeholders.	Rates Levy Co-funding External funding	Years 1-6	Kaitiakitanga Manaakitanga Whanaungatanga Kotahitanga Pono

Mahinga Action 14

Review and implement kerbside collection service options, including wheelie bins, where evidence shows they improve diversion, affordability, reduce illegal dumping and lower contamination. Provision will be made to introduce an organic collection service where feasible.

Measure: completion of a kerbside collection service review, implementation of evidence-based service changes and introduction of an organic collection service where feasible.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
1, 2	REDUCTION INCREASE MINIMISE LIMIT	Lead kerbside collection service review and implementation	Rates Levy	Years 1-6	Kaitiakitanga Manaakitanga Kotahitanga Pono

Mahinga Action 15

Increase monitoring and surveying of regional waste streams (e.g., quantities, material types and diversion rates).

Measure: annual survey delivered to 2032 and published KPIs.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
4	REDUCTION INCREASE MINIMISE LIMIT	Council to work with waste operators, local community and contractors.	Rates Levy	Annually	Kaitiakitanga Kotahitanga Pono

Mahinga Action 16

Work with internal and external partners to integrate sustainability goals, waste minimisation practices and efficient waste services into the planning and design of new multi-unit/ inner city and commercial developments.

Measure: guidelines developed.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
1	REDUCTION INCREASE MINIMISE	Council to lead cross-team collaboration and engagement with key stakeholders and relevant sectors.	Rates Levy Co-funding External funding	Years 1-6	Kaitiakitanga Whanaungatanga Kotahitanga

Mahinga Action 17

Provide recovery/disposal pathways for wastewater treatment plant solids via contractor.

Measure: annual tonnes recovered/disposed and compliance with standards.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
3	REDUCTION MINIMISE MANAGE	Deliver via contractor	Rates	Years 1-6	Kaitiakitanga Manaakitanga Whanaungatanga Kotahitanga

Mahinga Action 18

Establish collaborative relationships with rural communities to deliver upgrades to rural waste services and facilities and implement at least two rural resource recovery initiatives that increase waste diversion. This will include practical pathways for recovering farm plastics and agrichemicals, along with equitable access to resource recovery services.

Measure: number of rural resource recovery initiatives delivered, number of rural service or facility upgrades completed, practical recovery pathways established for priority rural waste streams and rural diversion tonnes.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
1, 2, 5	REDUCTION INCREASE MINIMISE MANAGE	Guide and support in partnership	Rates Levy Co-funding External funding	Years 1-6	Kaitiakitanga Manaakitanga Whanaungatanga Kotahitanga Pono

Mahinga Action 19

Monitor and analyse rural waste streams on a regular basis to track trends, inform service planning and measure progress towards diversion and minimisation objectives.

Measure: Biennial monitoring and reports, KPI trend analysis through 2032.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
4	REDUCTION INCREASE MINIMISE MANAGE	Lead with support from waste operators, local community and contractors	Rates Levy	Track and report on two yearly rotation	Kaitiakitanga Kotahitanga Pono

Mahinga Action 20

Audit Council offices and sites quarterly, publicly report on progress every six months and undertake an annual performance review. We will implement actions to eliminate, reduce and divert waste and meet or exceed the accountability standards applied across the wider waste system.

Measure: scheduled audits completed, identified actions implemented and waste diverted from Council sites.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
1, 4	REDUCTION INCREASE MINIMISE	Cross-Council collaboration, engagement, monitoring and reporting.	Levy	Years 1-6	Kaitiakitanga Kotahitanga Pono

Mahinga Action 21

Investigate and develop options and protocols for problematic materials and emergency wastes (disaster debris, woody, hazardous, spills, water-based recovery).

Measure: protocols approved and incidents managed per protocol.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
6	REDUCTION INCREASE MINIMISE MANAGE	Lead with support from key stakeholders (including Civil Defence and Emergency Management) and community engagement	Rates Levy Co-funding External funding	Years 1-3	Kaitiakitanga Kotahitanga

Mahinga Action 22

Ensure Council waste management and minimisation service contracts are effectively managed, monitored, audited and reviewed to meet performance and compliance requirements.

Measure: number of audits completed and KPI compliance.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
2, 4	REDUCTION INCREASE MINIMISE MANAGE LIMIT	Lead and maintain via ongoing scheduling and reporting	Rates	Years 1-6	Kaitiakitanga Manaakitanga Kotahitanga Pono

Mahinga Action 23

Collaborate with cross-council stakeholders to reduce emissions from waste handling/disposal per Council's Emissions Reduction Plan.

Measure: emissions KPI trend and actions delivered.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
1, 3	REDUCTION INCREASE MINIMISE MANAGE LIMIT	Cross-Council collaboration	Rates Levy	Ongoing	Kaitiakitanga Manaakitanga Kotahitanga Pono

Mahinga Action 24

Build and strengthen inter-regional relationships to align waste reduction initiatives and pursue collaborative opportunities with other councils.

Measure: number of joint initiatives implemented and shared standards adopted.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
1, 5	REDUCTION INCREASE MINIMISE MANAGE LIMIT	Seek multi-council collaboration and ongoing commitment	Rates Levy	Start Year 2 Ongoing	Kaitiakitanga Whanaungatanga Kotahitanga

Mahinga Action 25

Investigate and assess short, medium and long-term regional waste disposal and minimisation options as part of a whole-of-system approach to waste management and minimisation – incorporating emerging technologies and innovative practices.

Measure: strategy completed and milestones set by Year 6.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
1, 6	REDUCTION INCREASE MINIMISE MANAGE LIMIT	Lead in partnership with key stakeholders and wider community	Rates	Years 4-6	Kaitiakitanga Whanaungatanga Kotahitanga Pono

Mahinga Action 26

Ensure waste operators and collectors providing services in Tairāwhiti are appropriately licensed or approved. Contracts will include consistent terms, WMMP-aligned principles, clear performance measures, and monitoring and reporting requirements to support safe, compliant and consistent service delivery. Where appropriate, we will support local providers, including marae, hapū and community groups, to meet these requirements.

Measure: required licences or approvals in place for all waste operators and collectors providing services in Tairāwhiti, compliance with reporting, safety and performance requirements, and improved coverage and quality of waste activity data across Council-delivered services.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
2, 7	MANAGE MINIMISE	Lead	Rates Licensing fees	Years 1-3	Kaitiakitanga Manaakitanga Whanaungatanga Kotahitanga Pono

Mahinga Action 27

Strengthen Council's waste minimisation capability and capacity by building the skills, systems, resources and partnerships needed to effectively lead, oversee and monitor the delivery of the WMMP. This includes professional development, sector memberships, participation in relevant conferences and engagement in national policy and legislative processes.

Measure: participation in professional development and sector networks, relevant memberships and subscriptions maintained, and Council participation in national policy and legislative processes.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
4, 5	REDUCTION INCREASE MINIMISE MANAGE LIMIT	Undertake reviews of waste team capability and capacity	Rates Levy	Ongoing	Manaakitanga Whanaungatanga Kotahitanga Pono

Mahinga Action 28

Develop and implement a long-term residual waste disposal and resilience strategy that secures appropriate in-region and out-of-region landfill access, manages transport and cost risk, and evaluates future regional disposal options.

Measure: completion and implementation of a long-term residual waste disposal and resilience strategy.

Objective	Government outcome	Council role	Funding option	Timeline	Our values
1, 6	MANAGE LIMIT	Lead	Rates Levy	Years 1-3 develop strategy Ongoing review	Kaitiakitanga Manaakitanga Kotahitanga Pono

Ngā mihi
Thank you

Whatungarongaro te tangata, toitū te whenua
People come and go but land remains.

Tairāwhiti
Waste Management and Minimisation Plan
2026 - 2032

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Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

26-188

Title: **26-188 Indoor Multipurpose Centre (IMC) Update**

Section: Community Projects

Prepared by: Stefan Pishief – Project Manager

Meeting Date: Thursday 27 August 2026

Legal: Yes	Financial: Yes	Significance: **Medium**

Report to COUNCIL/TE KAUNIHERA for information

PURPOSE - TE TAKE

The purpose of this report is to update Council on the Indoor Multipurpose Centre (IMC) project, including:

- The re-examination of the Childers Road/Victoria Domain precinct.
- Preliminary concept design options and their indicative costs.
- Recent stakeholder engagement.
- The work planned to support consideration of the project through the 2027-2037 Long Term Plan process.

This information report enables Councillors to ask questions of the IMC project; no decision on the preferred site, design, Council funding, ownership or operating model is sought through this report.

These matters will return to Council through an updated business case and investment proposal that will inform the 2027-2037 Long Term Plan process.

SUMMARY - HE WHAKARĀPOPOTOTANGA

On 9 April 2025, Council endorsed the business case for a regional three-court Indoor Multipurpose Centre (IMC) and identified a site adjacent to Kiwa Pools as the preferred location.

Following an approach from the YMCA (The Y Gisborne), Council agreed to re-examine the Childers Road/Victoria Domain precinct as a potential alternative location.

A Heads of Agreement (HOA) was signed to formally investigate the Childers Road/Victoria Domain location between Council, The Y Gisborne and Trust Tairawhiti. The HOA outlined indicative capital contributions from each party of $6 million, $3 million and $10 million respectively.

Council's $6 million contribution is in addition to the $2.5 million already committed through the 2024–2027 Three-Year Plan and will be consulted on through the 2027–2037 Long Term Plan.

Preliminary concept designs, indicative cost estimates, and stakeholder engagement have since been undertaken, with two Childers Road locations identified for further investigation.

Further work will be completed by November 2026 to determine whether either of the Childers Road locations provides sufficient strategic, financial, and operational advantages to warrant changing Council's previously endorsed preferred site.

This work will culminate in an updated business case and investment proposal seeking Council's endorsement of a preferred IMC location.

The matters contained in this report are considered to be of **Medium significance** in accordance with Council's Significance and Engagement Policy.

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Council/Te Kaunihera:

1. **Notes the contents of this report.**
    a. **Notes that no decision on the Indoor Multipurpose Centre regarding preferred site, and ownership/operating models, is sought through this report.**
    b. **Notes that Childers Road locations 1A and 2A remain under investigation alongside the previously preferred Kiwa Pools site.**
    c. **Notes that full comparisons between the Childers Road locations and the Kiwa Pools site has not been completed yet.**
    d. **Notes that Trust Tairāwhiti paused its operational involvement and funding commitments for the Indoor Multipurpose Centre project on 24 June 2026.**
    e. **Notes that staff will return in November 2026 with:**
        i. **An updated business case and investment proposal.**
        ii. **A recommendation for the final Indoor Multipurpose Centre location following completion of a comparative analysis between the Childers Road and Kiwa site.**

Authorised by:

Michele Frey - Director Liveable Communities

Keywords: Indoor Multipurpose Centre, IMC update

BACKGROUND - HE WHAKAMĀRAMA

1. An IMC has been a long-standing regional priority; identified in the 2018 Community Facilities Strategy, the 2022 Sport and Recreation Facilities Business Case, and the 2024–27 Three-Year Plan.
2. The Three-Year Plan committed $2.5 million to progress feasibility, design, and planning work, with the aim of bringing the project to an investment-ready stage.
3. On 9 April 2025 [report **25-80**], Council endorsed the business case for a regional three-court IMC, identifying a preferred site adjacent to the Kiwa Pools due to site ownership, co-location benefits, and operational efficiencies. Council also agreed to consult with the community about the IMC in the 2027-2037 Long Term Plan.
4. Rongowhakaata Iwi Trust played a critical role in developing the business case, informing design considerations, and was represented on the Project Steering Group.
5. Following Council's endorsement of the Kiwa Pools site, The Y Gisborne approached Council with an alternative proposal to re-examine the Childers Road/Victoria Domain precinct. This proposal presented an opportunity to explore partnership funding, alternative ownership and operating arrangements, and the integration of the IMC within an established community and sporting precinct.
6. As a result, Council agreed that further investigation was warranted before progressing to the next phase of the project.
7. In March 2026, Trust Tairāwhiti, The Y Gisborne, and Council signed a Heads of Agreement (HOA) to progress the IMC and revisit the Childers Road/Victoria Domain precinct as the potential location.
8. The HOA between Council, The Y Gisborne and Trust Tairāwhiti outlined indicative capital contributions of $6 million, $3 million, and $10 million respectively to support the re-examination process for Childers Road/Victoria Domain.
9. These indicative amounts are not binding funding commitments and remain subject to future decisions by the respective organisations.
10. Council's proposed $6 million contribution would be in addition to the $2.5 million already committed through the 2024–2027 Three-Year Plan and is proposed to be considered through the 2027–2037 Long Term Plan.
11. A new IMC Project Steering Group and Working Group were established, with governance representation from the three HOA signatories, alongside Whiti Ora Tairāwhiti (formerly Sport Gisborne Tairāwhiti). Rongowhakaata Iwi Trust has also been invited to continue its representation on the Project Steering Group and has indicated they will do so.
12. Trust Tairāwhiti has since paused its operational involvement and funding commitments while discussions regarding its charitable status are progressed.
13. Council has requested the continued involvement of Rongowhakaata Iwi Trust for this phase of the project through to the completion of the IMC.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

Strategic and Regional Benefits of the IMC

14. There is a compelling case for investing in an IMC, with significant benefits for the community and regional economy. The IMC will:

    a. Address a significant facilities gap, with Tairāwhiti currently having the lowest rate of public indoor court provision per capita in New Zealand.

    b. Improve participation and access by increasing opportunities for indoor sport, recreation, cultural, and community activities.

    c. Strengthen the regional economy by enabling Tairāwhiti to host more regional and inter-regional events. A visitor expenditure assessment is being completed to quantify these economic benefits.

    d. Deliver strong social value, with an estimated social return on investment of $10.60 for every $1 invested.

    e. Reduce costs for community members by enabling more events to be held locally, reducing the need for out-of-region travel.

Funding Required to Build the IMC

15. Indicative capital costs for the Childers Road options are estimated at $29.57 million to $31.39 million (excluding GST), assuming construction commences in Quarter 4 of 2028 (refer to **Attachment 2** – Concept Design Estimate). By comparison, the previously endorsed Kiwa Pools option was estimated at $22.09 million (excluding GST), excluding additional resilience and access works such as a vertical evacuation structure and walkway.

16. The higher capital cost at Childers Road reflects the proposed integration with The Y Gisborne. However, this also presents opportunities for partner capital contributions and a more efficient operating model with lower long-term operating costs.

17. On 3 March 2026, Council, The Y Gisborne, and Trust Tairāwhiti entered into the HOA to progress investigation of the Childers Road option. The HOA records indicative capital contributions of $6 million, $3 million, and $10 million respectively, together with a commitment to continue investigating the project's feasibility and funding.

18. On 24 June 2026, Trust Tairāwhiti advised Council that it was pausing its operational involvement and funding commitments while discussions regarding its charitable status are progressed.

19. Council's proposed $6 million contribution, in addition to the $2.5 million already committed through the 2024–2027 Three-Year Plan, will be considered through the 2027–2037 Long Term Plan.

20. The Y Gisborne has also advised that its indicative contribution may increase following completion of the Childers Road assessment.
21. If Council and partner funding secures approximately 80–90% of the required capital, the balance will be sought through external funding.
22. A Capital Funding Strategy is being developed to identify funding sources and provide greater certainty before Council is asked to make a final investment decision.

Why is the Childers Road/Victoria Domain site being re-examined?

23. The re-examination of the Childers Road/Victoria Domain precinct is driven by the objective to fund the most affordable and financially sustainable option for operating the future IMC.
24. The key challenge for developing a regional scale IMC is ensuring that the facility is affordable to operate and maintain for our community.
25. Previous financial modelling has demonstrated that the primary drivers of affordability are ensuring maximum use across opening hours, sharing administration costs, and reducing the depreciation burden on Council.
26. Council previously identified Kiwa Pools as the preferred IMC site. The subsequent partnership proposition for Childers Road may reduce operating costs and broaden external funding opportunities. However, it may also increase capital cost and introduce additional land, delivery, and partner dependencies. Further work is planned to determine the exact scenario as outlined in section **Work Programme to November 2026.**
27. Following a change in their leadership and given many of their facilities are reaching end-of-life and will require further investment to remain operative, The Y Gisborne approached the Council about re-examining the Childers Road/Victoria Domain site.
28. Childers Road has the greatest potential to reduce the lifetime operating costs of the facility due to the potential ability to partner with The Y Gisborne in its ownership and operation, as well as being located in close proximity to large schools and the Central Business District.
29. It's expected that the Childers Road site will have a higher capital cost due to the more constrained site and providing for the requirements of The Y Gisborne. However, this site also comes with stronger funding prospects that are assumed to offset the increased build cost.
30. Kiwa Pools remains a viable site should staff be unable to identify a preferable operating model at Childers Road. Council does not yet have comparable evidence to determine which location offers the best whole-of-life public value.

Potential Locations at Childers Road

31. BOON Architects was appointed to prepare preliminary concept designs for the IMC. The design brief retained the key requirements established through the previous IMC Kiwa Pools spatial planning process, including (see **Attachment 1** for full details):
    a. A minimum of three full-sized netball courts (the largest indoor court footprint).
    b. Supporting amenity spaces.
    c. Integration of culturally responsive and place-based design principles.

32. Critical to the success of re-examining the Childers Road/Victoria Domain precinct has been effectively engaging with affected stakeholders, particularly if there is a risk of displacement or disruption to their existing facilities or activities.

33. To ensure the preferred locations reflected the needs of stakeholders and future users, a range of preliminary design concepts were developed and assessed across four potential locations:

    a. **Location 1** - Childers Road using part of the field area - beside Childers Road at the bottom of the second football field (with the field being moved towards Gladstone Road so that a full-sized field can be maintained).

    b. **Location 2** - Childers Road adjacent to Roebuck Road - building over much of the existing Y Gisborne site.

    c. **Location 3** - Victoria Domain – near to, or building over, the Surf City Squash Club/Icon's building.

    d. **Location 4** - Childers Road using the full football field - building over the second football field.

Key Considerations with the Potential Locations:

34. The following criteria were used to determine which of the Childers Road/Victoria Domain locations were viable for further analysis and potential comparison with the previously endorsed Kiwa Pools site (should either of the sites be deemed viable):

    a. Capital Cost Affordability.
    b. Site security.
    c. Ability to incorporate a wide range of community services.
    d. The level of impact/disruption to the existing facilities or operations for users of the site.
    e. Ability to effectively integrate the IMC and elements of The Y Gisborne.

35. Following the Project Team's assessment against the criteria, two preliminary concept design locations were identified as warranting further analysis:

    a. Location 1 - Childers Road using part of the field area.
    b. Location 2 - Childers Road adjacent to Roebuck Road.

36. These locations provided the strongest overall balance of affordability, site security, integration with The Y Gisborne, ability to accommodate community services, and minimising disruption to existing users. Updated capital cost estimates were subsequently obtained for both locations to support further assessment.

37. Further design iterations were developed for both Locations 1 and 2, with the original concepts renamed Locations 1A and 2A.

38. The additional design iterations, (labelled in Attachment 1 as Options 1B, 1C, 2B, and 2C), incorporate enhanced functionality and services that could be delivered through a staged delivery model should either Childers Road site be selected over Kiwa Pools.

39. This staged approach future-proofs the development by allowing additional features, (such as the integration of squash courts), subject to ownership and operating arrangements and the availability of further funding.

Locations 1A and 2A are illustrated in **Figure 1** and **Figure 2** below.

Location 1A – Childers Road using part-field area

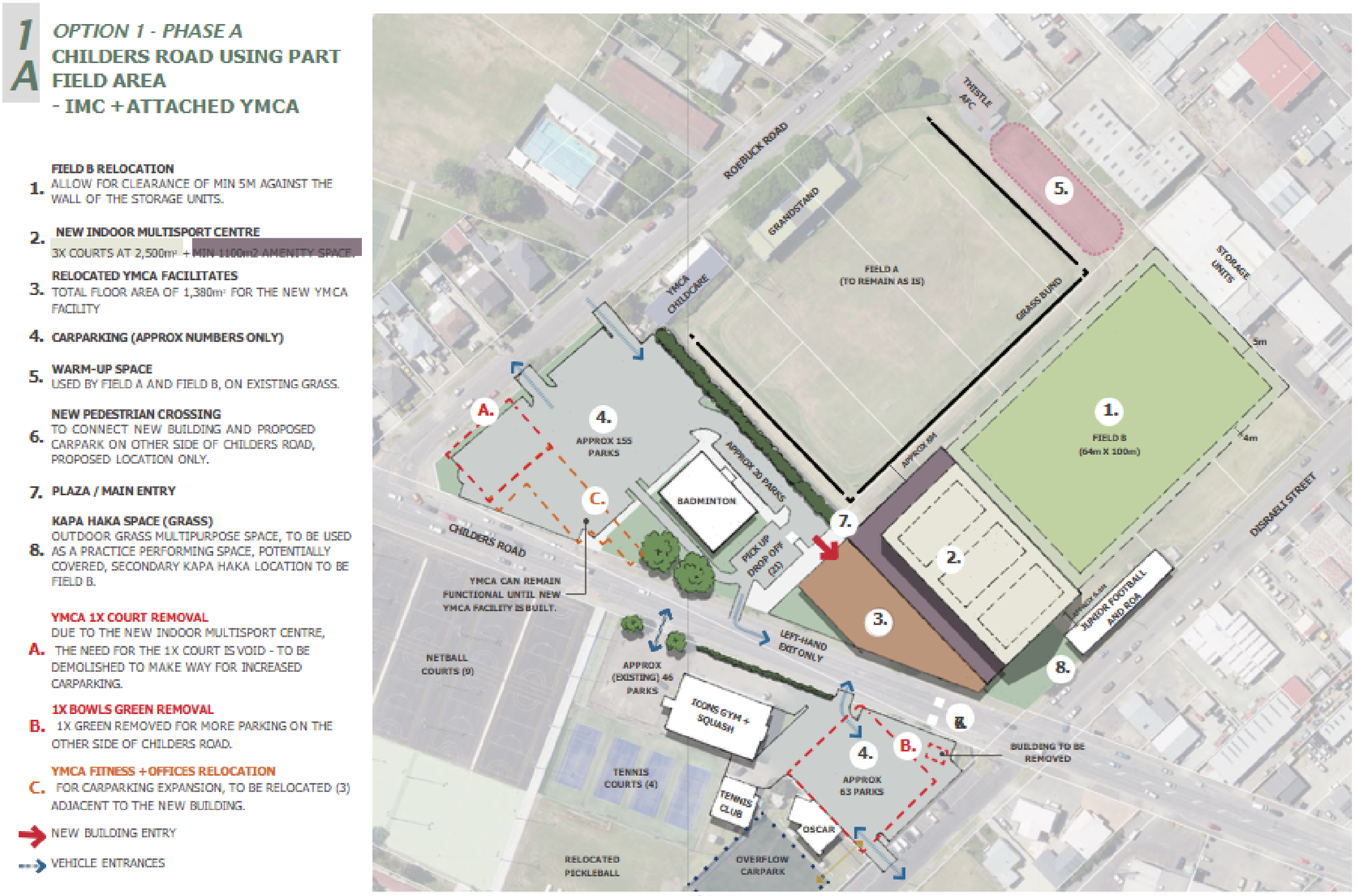

Figure 1 - Location 1A – Childers Road using part-field area

Location 2A – Childers Road adjacent to Roebuck Road

2A *OPTION 2 - PHASE A* CHILDERS ROAD ADJACENT TO ROEBUCK ROAD - IMC +YMCA

1. **NEW INDOOR MULTISPORT CENTRE**
   3X COURTS AT 2,500m² + MIN 1100m2 AMENITY SPACE.

2. **CARPARKING (APPROX NUMBERS ONLY)**

3. **YMCA BUILDING RELOCATION**
   TOTAL FLOOR AREA OF 1,380m² FOR THE NEW YMCA FACILITY, SPLIT BETWEEN TWO DIFFERENT LEVELS.
   REFER TO YMCA PAGE FOR SPATIAL ALLOWANCES.

4. **NEW PEDESTRIAN CROSSING**
   TO CONNECT PROPOSED CARPARKS ON EITHER SIDE OF CHILDERS ROAD, PROPOSED LOCATION ONLY.

A. YMCA 1X COURT REMOVAL
DUE TO THE NEW INDOOR MULTISPORT CENTRE, THE NEED FOR THE 1X COURT IS VOID - TO BE DEMOLISHED TO MAKE WAY FOR THE NEW BUILDING.

B. 1X BOWLS GREEN REMOVAL
1X GREEN REMOVED TO GET MORE PARKING FOR THE NEW INDOOR MULTISPORT CENTRE.

C. YMCA FITNESS +OFFICES RELOCATION
MADE FOR NEW INDOOR CENTRE, TO BE RELOCATED (3)

NEW BUILDING ENTRY

VEHICLE ENTRANCES

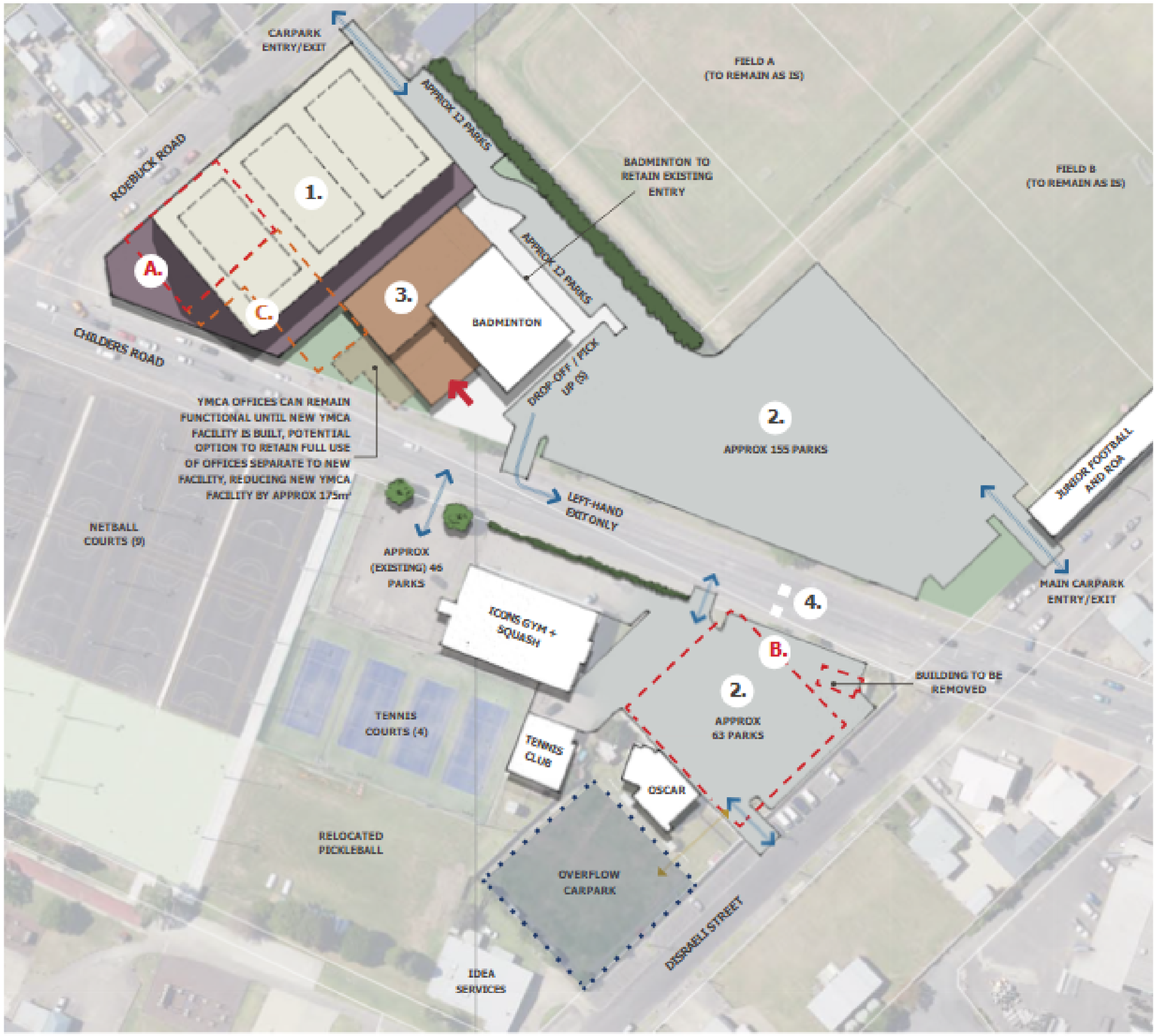

Figure 2 - Location 2A – Childers Road adjacent to Roebuck Road

Work Programme to November 2026

40. To enable Council to make an informed decision on the preferred location for the Indoor Multipurpose Centre (IMC), a programme of technical, financial, and stakeholder work will be completed before November 2026.

41. The purpose of this work is to reduce uncertainty, address key project risks, and provide a robust evidence base to support the updated business case and investment proposal.

42. The updated business case will include a like-for-like comparison of the preferred Childers Road option and the previously endorsed Kiwa Pools site.

43. This comparison will assess each option against strategic, financial, operational, and delivery criteria, including capital and whole-of-life costs, ownership and operating arrangements, Council funding and liability, partner contributions, land and consenting requirements, natural hazard considerations, user impacts, deliverability, and overall public value.

44. The following workstreams will be completed before the updated business case is presented to Council:

Workstream	Key Output	Key Dependency
Preferred Concept Design	Finalised concept design and updated capital cost estimate for the preferred Childers Road option.	Completion of technical investigations and land and consenting requirements.
Traffic Management Assessment	Preferred traffic management solution and assessment of access and parking requirements.	Final concept design and transport management plan.
Stakeholder Engagement	Feedback from affected stakeholders and refined design where appropriate.	Ongoing engagement with mana whenua. Engagement with land users and partner organisations.
Economic Impact Assessment	Visitor Spend Report quantifying the regional economic benefits of hosting events.	Event assumptions and economic analysis.
Ownership and Operating Model	Recommended ownership, governance, and operating arrangements, including financial responsibilities and operating sustainability.	Engagement with project partners and financial modelling.
Capital Funding Strategy	Funding pathway identifying confirmed, indicative, and potential external funding sources.	Partner funding discussions and updated project costs.
Comparative Business Case	Like-for-like comparison of the preferred Childers Road option with Kiwa Pools, including strategic, financial, and operational considerations.	Completion of all supporting technical, financial, and stakeholder workstreams.
Council Decision Report	Updated business case and recommendation on the preferred IMC location and proposed Council funding contribution.	Completion of all preceding workstreams.

45. Completion of these workstreams will provide Council with the information necessary to determine whether the Childers Road proposal offers sufficient advantages over the previously endorsed Kiwa Pools site to warrant a change in direction.

46. Subject to Council endorsing a preferred location and funding approach, the proposed Council contribution would then be considered through the 2027–2037 Long Term Plan consultation process.

Further Points of Note:

47. The Y Gisborne has expressed interest in operating the facility, drawing on its experience managing community facilities.

    a. If The Y Gisborne, or another provider, is appointed as the operator of the IMC, they will be responsible for delivering a financially sustainable operating model.

    b. Staff are exploring options that do not require Council to contribute to the ongoing operating costs of the IMC, other than a proportional share of depreciation costs if a minority ownership is retained.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

Consideration of consistency with and impact on the Regional Land Transport Plan and its implementation
Overall Process: **Low** Significance
This Report: **Low** Significance

Impacts on Council's delivery of its Financial Strategy and Long Term Plan
Overall Process: **High** Significance
This Report: **Low** Significance

Inconsistency with Council's current strategy and policy
Overall Process: **Low** Significance
This Report: **Low** Significance

The effects on all or a large part of the Gisborne district
Overall Process: **High** Significance
This Report: **High** Significance

The effects on individuals or specific communities
Overall Process: **High** Significance
This Report: **Low** Significance

The level or history of public interest in the matter or issue
Overall Process: **Medium** Significance
This Report: **Medium** Significance

48. The decisions or matters in this report are considered to be of **Medium** significance in accordance with Council's Significance and Engagement Policy.

49. There has been a high level of public interest in the facility over the years, and the scale of the development will generate further interest.

TREATY COMPASS ANALYSIS

Kāwanatanga

50. Since the initiation of the feasibility study, Iwi representatives were notified of the project and invited to participate.

51. Rongowhakaata have had representation in the overarching Steering Group for the IMC project as the business case and initial concept designs were developed, and operational staff were involved in all aspects of the project.

52. A request has been made to Rongowhakaata Iwi Trust to continue representation on the Steering Group for the re-examination of Childers Road/Victoria Domain, and they have indicated they will continue their involvement with the detail still to be finalised.

Rangatiratanga

53. The IMC project has recognised Rangatiratanga by engaging with key stakeholders throughout the planning process, including Rongowhakaata Iwi Trust, who played a significant role in steering the project to this point.

54. Council has requested Rongowhakaata Iwi Trust's continued involvement, and the design brief incorporates culturally responsive and place-based design principles.

Oritetanga

55. The IMC is intended to improve equitable access to quality indoor multipurpose facilities for the Tairāwhiti community. The proposed facility addresses a recognised shortage of indoor courts and aims to increase opportunities for Māori participation across a wide range of cultural, sport, and other activities.

56. The IMC will also support local whānau by reducing travel costs to tournaments and events, and is expected to deliver broad health, wellbeing, and economic benefits across the region.

Whakapono

57. The IMC project reflects the principle of Whakapono by fostering collaborative relationships between Rongowhakaata Iwi Trust, Council, The Y Gisborne, Trust Tairāwhiti, Whiti Ora Tairāwhiti and numerous sporting and community organisations.

58. Ongoing engagement with partners and stakeholders, together with the incorporation of culturally responsive design principles, demonstrates a commitment to building trust, working in good faith, and respecting the interests of those affected by the project.

59. Cultural perspectives are at the forefront of design considerations following feedback from tangata whenua, such as the incorporation of suitable kapa haka amenities. The potential mitigations required for the sewerage pipe under the football fields reinforces the learning that came from the Kiwa Pool project.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

60. Rongowhakaata Iwi Trust played a critical role in developing the business case, informing design considerations, and was represented on the previous Steering Group, with indications they will continue to be represented on the new Steering Group.

61. Council has requested the continued involvement of Rongowhakaata Iwi Trust with the project.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

62. As part of the feasibility study and business case process, comprehensive engagement was undertaken with key user groups through meetings, interviews, and surveys.

63. In re-examining the Childers Road/Victoria Domain precinct, potentially affected stakeholders were briefed on the project's developments and given an opportunity to provide input into the process, particularly if there was a risk of displacement with their existing facilities or activities. Throughout May and June, the IMC Project team conducted predominantly in-person meetings with the following organisations:

    a. The Y Gisborne
    b. Victoria Sport and Recreation Hub
    c. The Adventure Trust
    d. Thistle Football Club
    e. Eastland Badminton
    f. Central Football
    g. Eastland Junior Football
    h. Rangataua o Aotearoa
    i. Gisborne Basketball Association

64. Meetings were also held with stakeholders who have an overall interest in the IMC project that included:

    j. Trust Tairāwhiti
    k. Kiwa Pools
    l. Tūranga Health

65. Further stakeholder engagement is scheduled to occur, including with many user groups who were consulted with as part of the initial business planning process.

CLIMATE CHANGE – Impacts / Implications - NGĀ REREKĒTANGA ĀHUARANGI – ngā whakaaweawe / ngā ritenga

66. The development of an IMC at Childers Road/Victoria Domain would ensure that the new facility is not within a tsunami inundation zone.

67. When the IMC was proposed for the Kiwa Pools location, consideration was given to including risk resilience with the design through the inclusion of vertical stairwells and a flat rooftop that would serve as a temporary evacuation zone. This functionality was estimated at costing an additional $1.69 million. The requirement for these additions at Childers Road would need to be reconsidered.

68. The construction of the IMC will generate reasonable emissions; however, environmentally sustainable principles will be incorporated into the design to negate this. The designs will also seek to achieve stormwater neutrality, to ensure that impervious surfaces do not adversely affect downstream properties during storm events.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

69. The funding arrangements currently being considered comprise a combination of Council, partner, and external funding. At this stage, only the $2.5 million previously approved by Council through the 2024–2027 Three-Year Plan has been confirmed, with a commitment to consult on a further $6 million as part of the 2027-2037 Long Term Plan.

70. If the Trust does not re-engage after pausing its operational involvement with the IMC project, then the funding strategy and overall project scope will require reassessment before any commitment is made to proceed with construction.

71. Similarly, while The Y Gisborne has indicated a willingness to contribute to the capital cost of the project and has expressed interest in operating the facility, these arrangements are still being developed.

72. Further work will confirm ownership, governance, and operating models, including responsibility for operating deficits, depreciation, renewals and lifecycle costs. Staff are investigating models that minimise Council's ongoing financial liability while ensuring the facility can operate on a financially sustainable basis.

73. The updated business case will also include a Capital Funding Strategy identifying how any remaining capital funding gap could be met through external funding sources.

74. No decision to proceed to construction will be sought until Council has considered the confirmed funding position, ownership and operating arrangements, and the residual financial risks.

75. As part of the Long Term Plan process, staff will also consider potential funding sources for Council's capital contribution. This may include development contributions alongside other funding mechanisms.

76. Any recommended funding approach will be subject to further legal, financial, and policy assessment and will be presented to Council for consideration through the Long Term Plan.

Legal

77. This report is provided for information only and does not commit Council to a preferred site, ownership structure, or delivery model. Accordingly, there are no immediate legal implications arising from the recommendations contained in this report.

78. However, a range of legal matters will require further investigation and resolution before any construction or funding commitments are made.

79. These legal matters include land tenure and ownership arrangements, any reserve or recreation land requirements, existing leases, licences or occupation agreements, easements and underground infrastructure, demolition requirements, and the legal arrangements associated with the future ownership, governance, and operation of the facility.

80. These matters will be considered as part of the updated business case and any subsequent reports to Council.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

81. The proposed IMC aligns strongly with the Community Facilities Strategy and associated plans. In particular:

    a. It's a key priority within the 2018 Community Facilities Strategy and the Sports Facility Plan.

    b. It's a priority project within the 2022 Sport and Recreation Facilities Business Case.

82. The additional $6 million investment captured in the business case and HOA was not included in the Financial Strategy. However, it is expected that alignment would come through consultation within the 2027-2037 Long Term Plan process.

RISKS - NGĀ TŪRARU

83. The following table outlines the key strategic, financial, and delivery risks currently associated with the IMC project, together with the work being undertaken to reduce these risks before Council is asked to make a final decision:

Risk	Treatment / Mitigation
1. **Mana whenua support is not achieved for the preferred option.**	Continue engagement with Rongowhakaata Iwi Trust, incorporate cultural design principles, and seek ongoing input throughout the project's lifespan.
2. **Council funding is not approved through the 2027–2037 Long Term Plan.**	Updated business case to clearly demonstrate strategic, social and economic benefits. Visitor Spend Report, Capital Funding Strategy and whole-of-life financial assessment to support Council decision-making.
3. **Partner or external funding is reduced, delayed or withdrawn, resulting in a funding shortfall.**	Confirm partner commitments, develop Capital Funding Strategy, identify alternative funding pathways, and ensure Council reaches a clear decision point before committing to construction.

Risk	Treatment / Mitigation
4. **Capital costs increase, or cost estimates change as design progresses or market conditions change.**	Refine concept designs, update quantity surveyor estimates, undertake market testing where appropriate, and include appropriate contingencies within the business case.
5. **Preferred ownership, governance or operating arrangements do not deliver a financially sustainable facility.**	Complete detailed assessment of ownership and operating models, including responsibility for operating deficits, depreciation, renewals and lifecycle costs before recommending a preferred option.
6. **Delivery risks arise from land requirements, reserve management processes, consenting, underground infrastructure (including sewer services), or other site constraints.**	Complete technical investigations, engage with regulatory authorities and affected stakeholders, and identify mitigation measures through the updated business case.
7. **Procurement and construction market conditions impact project affordability or delivery timeframes.**	Update cost estimates prior to investment decisions, monitor market conditions and incorporate appropriate procurement and contingency strategies.
8. **The preferred site results in unacceptable disruption or displacement of existing users and facilities.**	Continue engagement with affected organisations, refine designs to minimise impacts, and identify mitigation or relocation solutions where required.
9. **Community support is reduced due to concerns about affordability, value for money, or impacts on existing users.**	Ensure the Long-Term Plan consultation clearly presents the costs, benefits, options considered, and reasons for the preferred recommendation. Continue stakeholder engagement and address substantive issues through project design and mitigation rather than communications alone.
10. **The completed facility does not achieve forecast utilisation or whole-of-life performance, resulting in lower community benefits or higher operating costs.**	Validate demand forecasts, refine operating assumptions, identify anchor users, and complete whole-of-life financial modelling before Council makes an investment decision. Utilise information contained in existing business case.

Overall Risk Management

84. The purpose of the remaining work programme is to reduce uncertainty before Council is asked to make a final investment decision. The updated business case, scheduled for November 2026, will provide a like-for-like comparison of the preferred Childers Road option and the Kiwa Pools site.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
Now – November	• Completion of the Economic Impact Analysis through development of the Visitor Spend report. • Final refinement of the preferred concept design at Childers Road. • Traffic solution developed for the preferred option. • Key stakeholder consultation and buy-in. • Analysis conducted on ownership and operating models. • Capital Funding Strategy developed. • Robust site comparison conducted between the Kiwa Pools site and Childers Road. • Updated IMC business case and investment proposal. • Council paper developed seeking an endorsement of the finalised location for the IMC and capital cost contribution.	
Early 2027	Consult in the draft 2027-2037 Long-Term Plan on inclusion of $6 million of capital funding for the IMC.	Subject to Council endorsement.

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1 - Preliminary Concept Design by Mode [**26-188.1** - 34 pages]
2. Attachment 2 - Concept Design Estimate [**26-188.2** - 17 pages]

BOON

CONFIDENTIAL - DO NOT SHARE

Childers Road Indoor Multisport Centre **Concept Design**

7179 | Issued for: **Review**
27TH JULY 2026

PRESENTATION

BOON Limited

A / 131 Courtenay Street, New Plymouth, 4310
P / 06 757 3200 **E /** office@boon.co.NZ **W /** www.boon.co.NZ

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1.

Functional Brief

THE 'WHAT' OF THE PROJECT

COURT DIMENSIONS

PROPOSED LAYOUT

CONFIGURATION OF COURT AND AMENITY SPACE IS SUBJECTIVE TO THE PROPOSED PLAN AND DESIGN OF BUILDING STRUCTURE.

COURT SPACE
3X COURTS SPACING SHOWING NETBALL COURT LAYOUT AS IT IS THE LARGEST COURT SPACE.

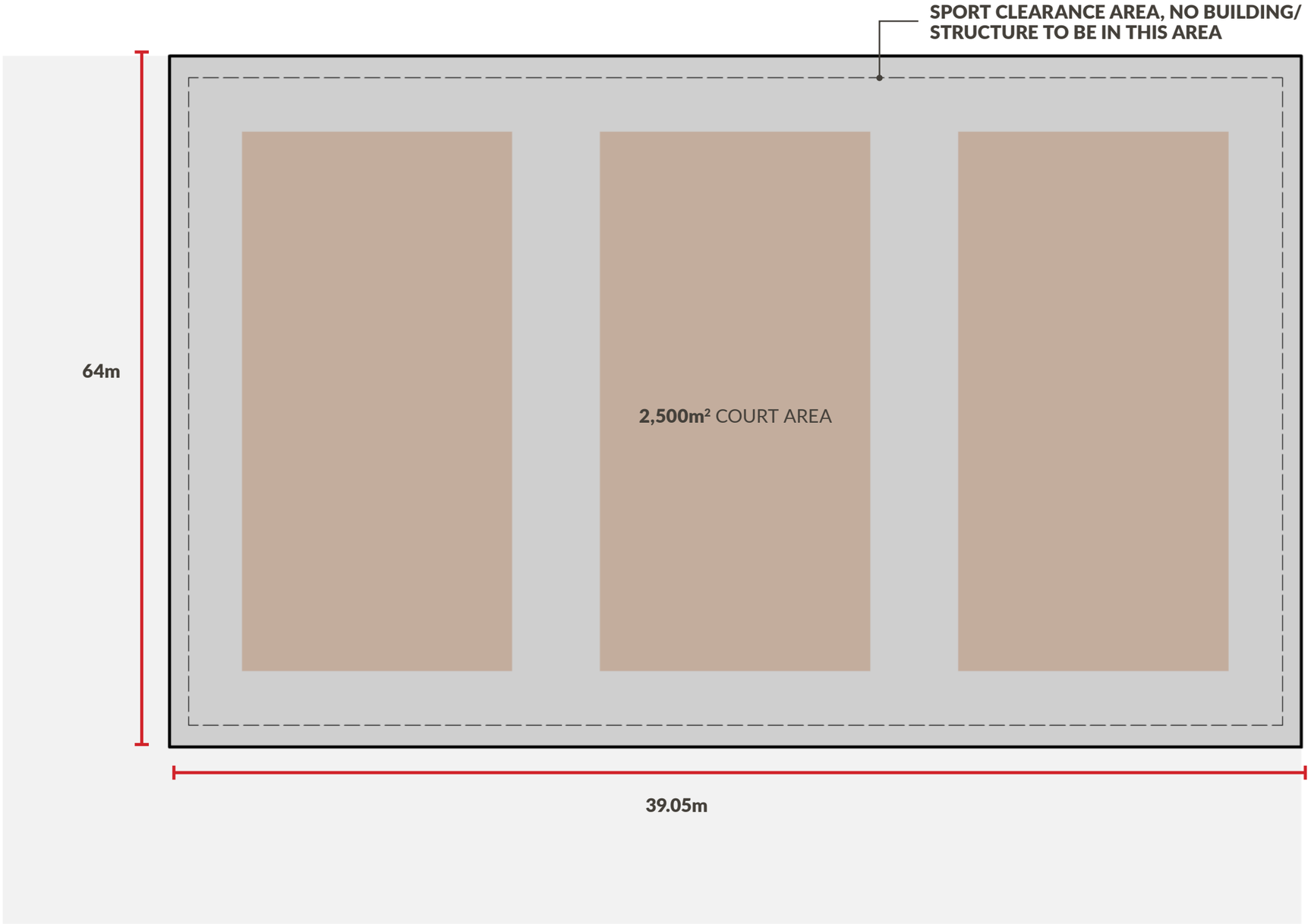
ALSO ACCOMMODATES:
- NETBALL
- BASKETBALL
- VOLLEYBALL
- BADMINTON
- PICKLEBALL
- TABLE TENNIS
- FUTSAL

AMENITY/SUPPORT SPACE
UP TO 1,100m² AREA TO BE CONFIGURED INTO DIFFERENT ARRANGEMENTS PER DESIGN OPTION.

CONTAINS:
- ENTRY/WIND LOBBY
- FOYER
- MULTIPURPOSE SPACE
- FAMILY ROOM
- CIRCULATION
- STORAGE
- COURT STORAGE

- FIRST AID
- OFFICIALS CHANGE
- CHANGE ROOMS (2)
- ACCESSIBLE TOILET/SHOWERS
- PLAYER AMENITIES

- CONTROL ROOM
- PLANT ROOM
- CLEANER ROOM
- SERVICES



AMENITY SPACE

PROPOSED LAYOUT

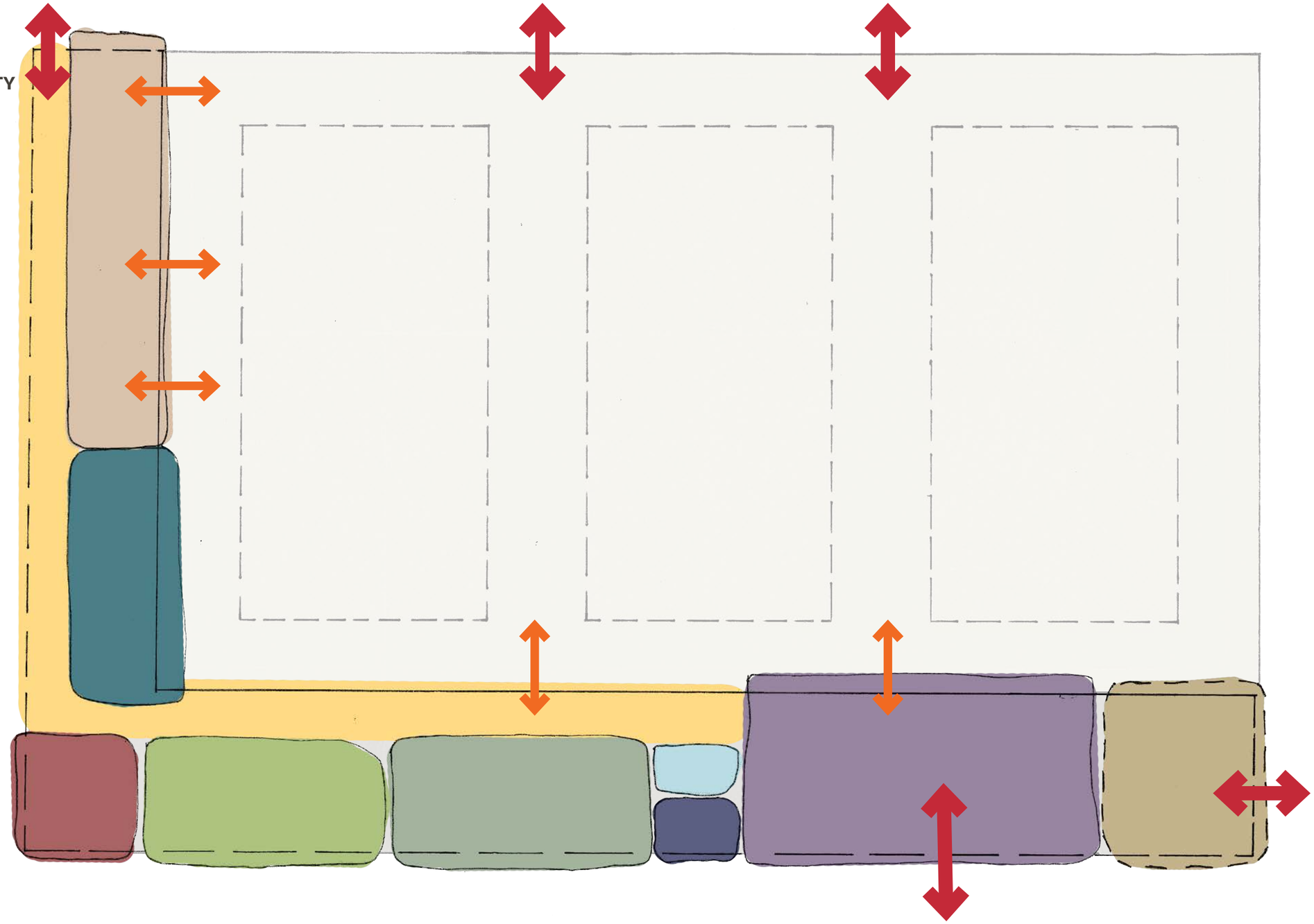
CONFIGURATION OF COURT AND AMENITY SPACE IS SUBJECTIVE TO THE PROPOSED PLAN AND DESIGN OF BUILDING STRUCTURE.

AMENITY/SUPPORT SPACE
UP TO 1,100m² AREA TO BE CONFIGURED INTO DIFFERENT ARRANGEMENTS PER DESIGN OPTION.

CONTAINS:

- ENTRY/WIND LOBBY
- FOYER
- MULTIPURPOSE SPACE
- FAMILY ROOM
- CIRCULATION
- STORAGE
- COURT STORAGE
- FIRST AID
- OFFICIALS CHANGE
- CHANGE ROOMS (UP TO 3)
- ACCESSIBLE TOILET/SHOWERS
- PLAYER AMENITIES
- CONTROL ROOM
- PLANT ROOM
- CLEANER ROOM
- ADDITIONAL SERVICES

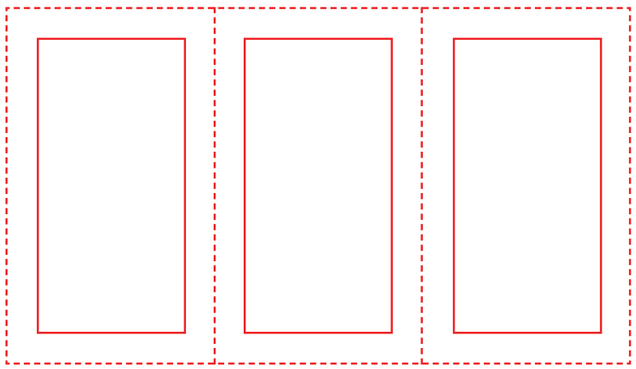
* NOT FINAL LAYOUT, TO BE EXPLORED IN LATER STAGES OF DESIGN



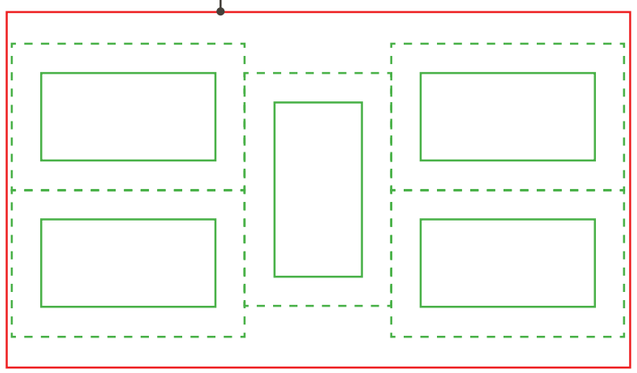
SPORT DIMENSIONS

PROPOSED LAYOUT

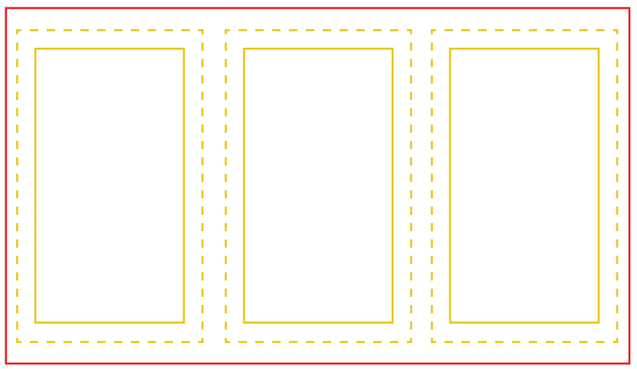
NETBALL HAS THE LARGEST CLEARANCE AROUND COURTS, SO IT IS USED AS THE BASIS OF WHAT NUMBER OF SPORTS CAN FIT WITHIN THAT AREA.



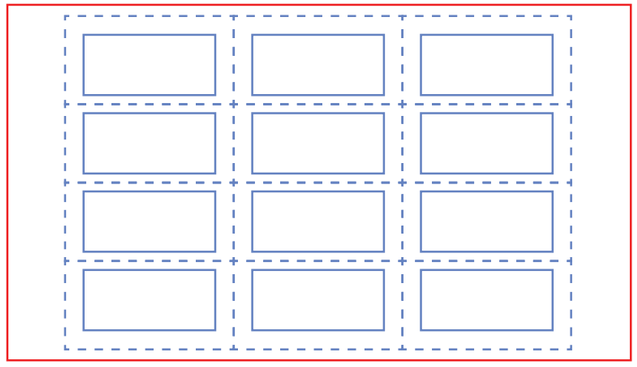
NETBALL
3X COURTS AT 15.25m x 30.5m
CLEARANCE AT 3.05m ON EACH SIDE OF COURT



VOLLEYBALL
5X COURTS AT 18m x 9m
CLEARANCE AT 3m ON EACH SIDE OF COURT



BASKETBALL
3X COURTS AT 15.1m x 28.1m
CLEARANCE AT 2m ON EACH SIDE OF COURT



BADMINTON / PICKLEBALL
12X COURTS AT 13.4m x 6.1m
CLEARANCE AT 2m ON OUTSIDE OF COURT, 2M BETWEEN COURTS FOR INSIDE 6X COURTS

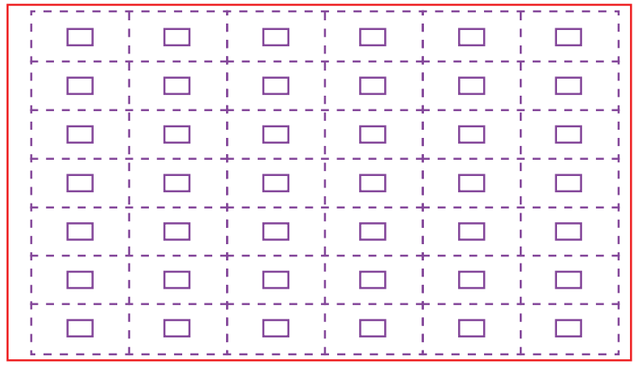
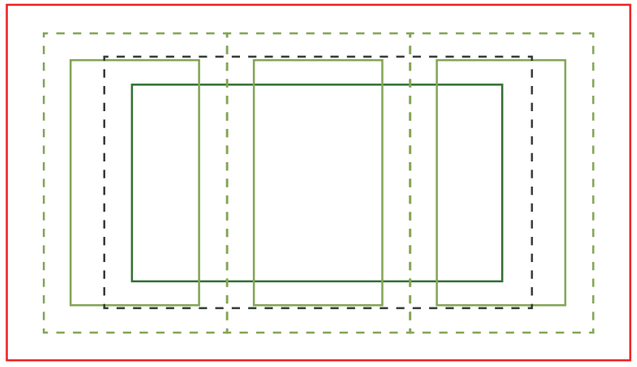


TABLE TENNIS
42X COURTS AT 2.75m x 1.85m
TOTAL SPACE FOR EACH TABLE AT 10m x 5m

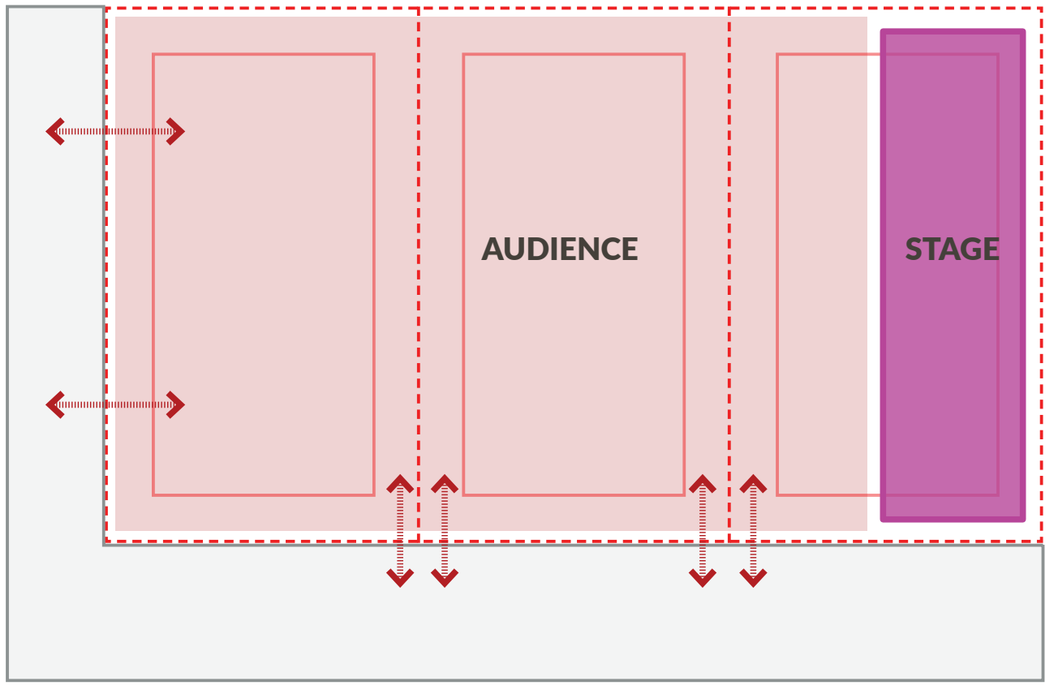


FUTSAL
INTERNATIONAL (DARKER LINES) AT 20m x 38m
CLEARANCE AT 3m ON EACH SIDE OF COURT
LOCAL AT 13m x 25m
CLEARANCE AT 3m ON EACH SIDE OF COURT

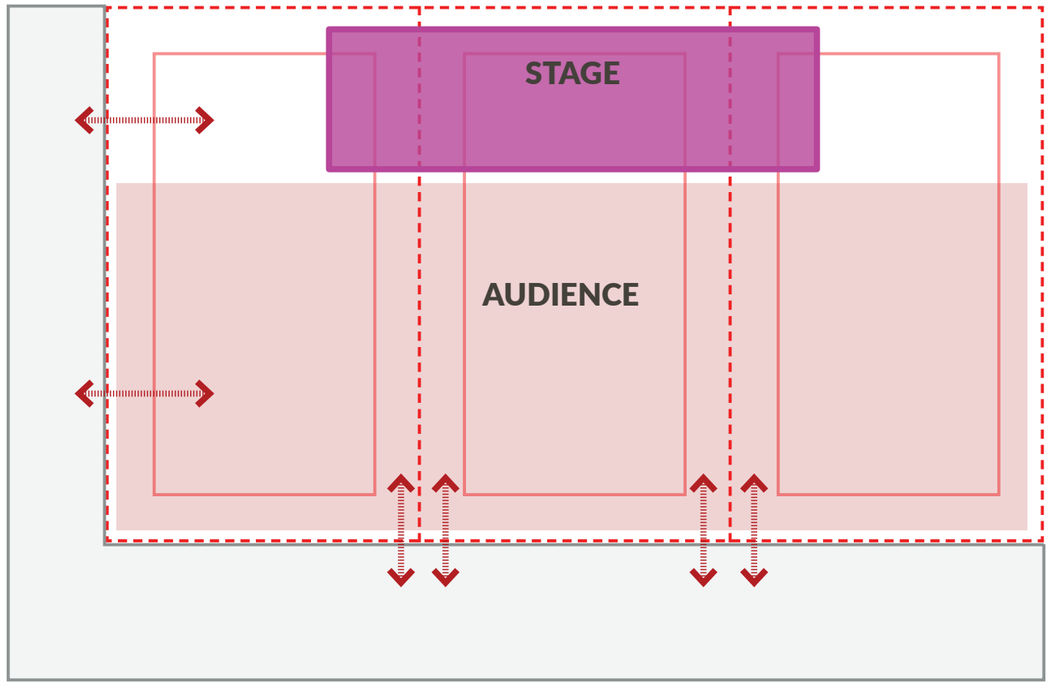
STAGING LAYOUT - KAPA HAKA

PROPOSED LAYOUT

STAGING LAYOUT DEPENDANT ON FINAL BUILDING LAYOUT - POSSIBLE LAYOUTS SHOWN BELOW



1. KAPA HAKA STAGE LAYOUT
PERFORMANCE STAGE ON SHORT EDGE



2. KAPA HAKA STAGE LAYOUT
PERFORMANCE STAGE ON LONG EDGE

2.

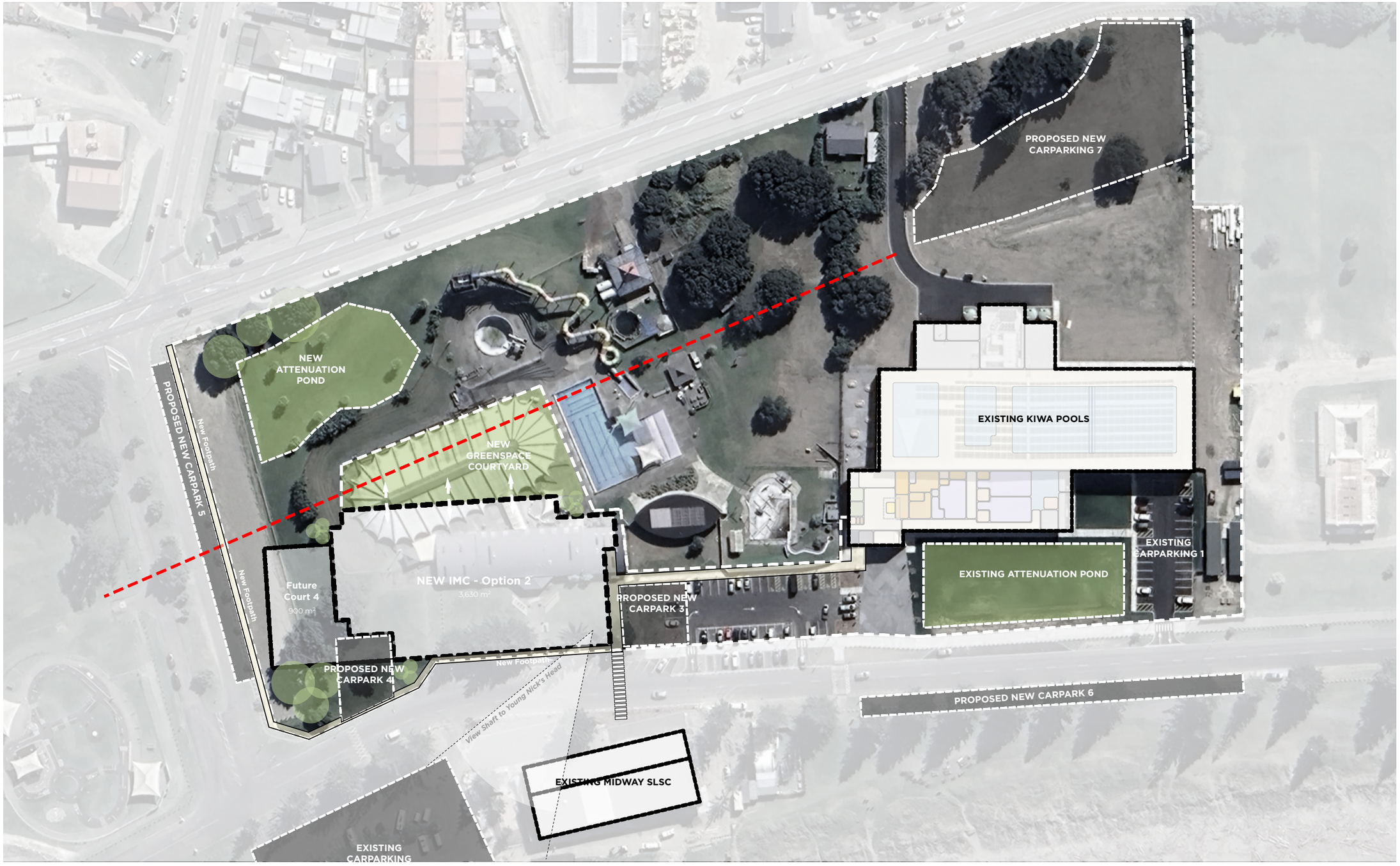
Preliminary Concept Design by MODE

UNDERSTANDING THE INITIAL CONCEPTUAL DESIGN LOCATED ADJACENT TO KIWA POOLS IN GISBORNE. COMPLETED BY MODE AND GISBORNE DISTRICT COUNCIL IN FEB 2025.

SITE LOCATION PLAN

KIWA POOLS
ORIGINAL SITE TO DEVELOP A NEW INDOOR 3X COURT FACILITY

KIWA POOLS ORIGINAL SITE PLAN



mode

Te Kaunihera o Te Tairāwhiti GISBORNE DISTRICT COUNCIL

TAIRAWHITI INDOOR MULTIPURPOSE CENTRE

CONCEPT PLAN - CP01

Project No.: 24475

Client: Te Kaunihera O Te Tairawhiti - Gisborne District Council

Location: CENTENNIAL MARINE DRIVE AWAPUNI GISBOURNE 4010 NZ

Name: CONCEPT PLAN - OPTION 2 SITE

Date: Thursday, 13 February 2025

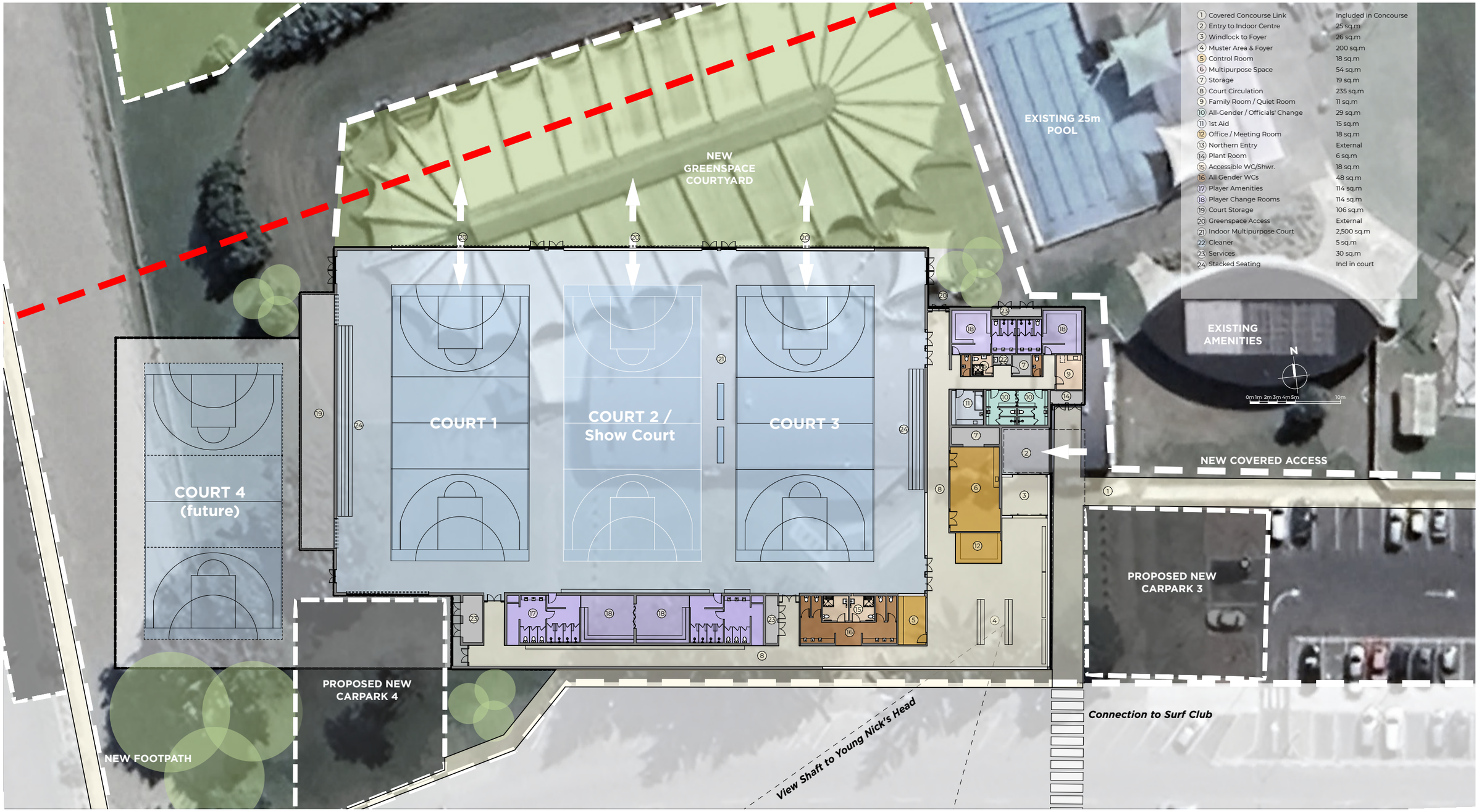
Scale:

A FINAL DRAFT - OPTION 2 13-02-2025 DG DG

Sheet / Revision: CP_1.04/A

ORIGINAL FLOOR PLAN

BUILDING PLAN



1	Covered Concourse Link	Included in Concourse
2	Entry to Indoor Centre	25 sq.m
3	Windlock to Foyer	26 sq.m
4	Muster Area & Foyer	200 sq.m
5	Control Room	18 sq.m
6	Multipurpose Space	54 sq.m
7	Storage	19 sq.m
8	Court Circulation	235 sq.m
9	Family Room / Quiet Room	11 sq.m
10	All-Gender / Officials' Change	29 sq.m
11	1st Aid	15 sq.m
12	Office / Meeting Room	18 sq.m
13	Northern Entry	External
14	Plant Room	6 sq.m
15	Accessible WC/Shwr.	18 sq.m
16	All Gender WCs	48 sq.m
17	Player Amenities	114 sq.m
18	Player Change Rooms	114 sq.m
19	Court Storage	106 sq.m
20	Greenspace Access	External
21	Indoor Multipurpose Court	2,500 sq.m
22	Cleaner	5 sq.m
23	Services	30 sq.m
24	Stacked Seating	Incl in court

TAIRAWHITI INDOOR MULTIPURPOSE CENTRE

CONCEPT PLAN - CP01

Project No.: 24475

Client: Te Kaunihera O Te Tairawhiti - Gisborne District Council

Location: CENTENNIAL MARINE DRIVE AWAPUNI GISBOURNE 4010 NZ

Name: CONCEPT PLAN - OPTION 2 FLOOR PLAN

Date: Thursday, 13 February 2025

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A FINAL DRAFT - OPTION 2 13-02-2025 DG DG

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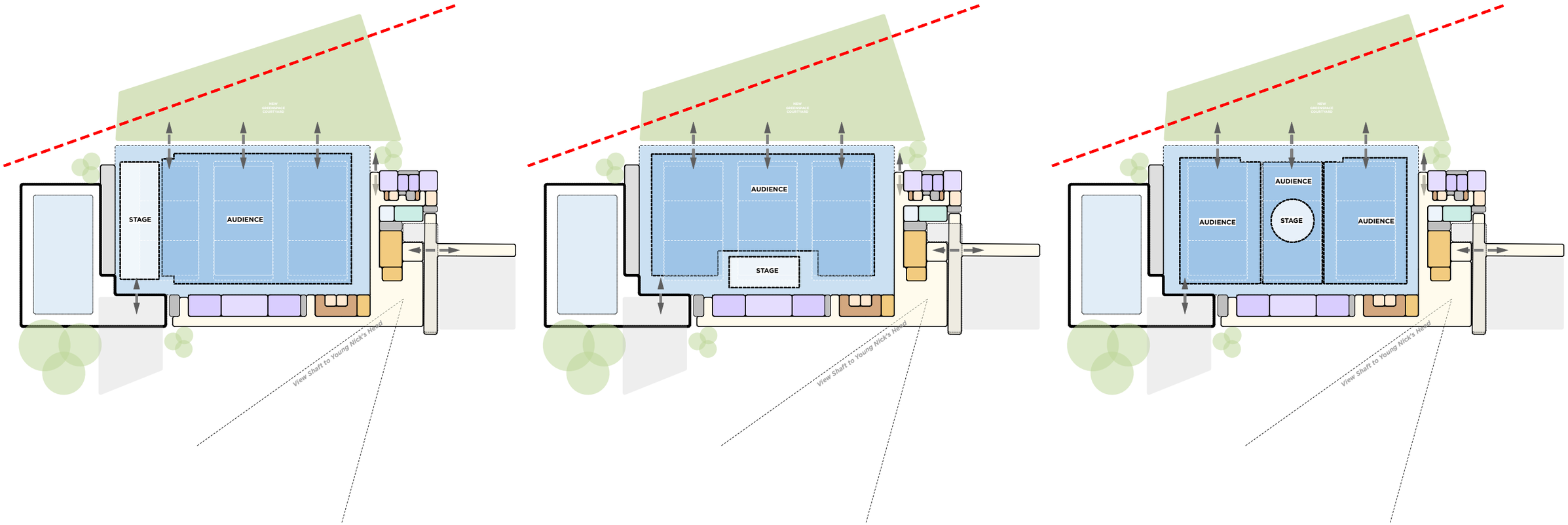
ORIGINAL STAGE LAYOUT

BUILDING PLAN



TAIRAWHITI INDOOR MULTIPURPOSE CENTRE

CONCEPT PLAN - CP01

Project No.: 24475

Client: Te Kaunihera O Te Tairawhiti - Gisborne District Council

Location: CENTENNIAL MARINE DRIVE AWAPUNI GISBOURNE 4010 NZ

Name: CONCEPT PLAN - OPTION 2 STAGING

Date: Thursday, 13 February 2025

Scale:

A FINAL DRAFT - OPTION 2 13-02-2025 DG DG

Sheet / Revision: CP_1.06/A

3.

Childers Road Reserve Functional Brief

UNDERSTANDING THE NEW LOCATION OF CHILDERS ROAD RESERVE AND ANY ADDITIONAL FEATURES THAT MAY NEED TO BE ADDRESSED AT THIS SITE.

SITE LOCATION PLAN

KIWA POOLS
ORIGINAL SITE TO DEVELOP A NEW INDOOR 3X COURT FACILITY

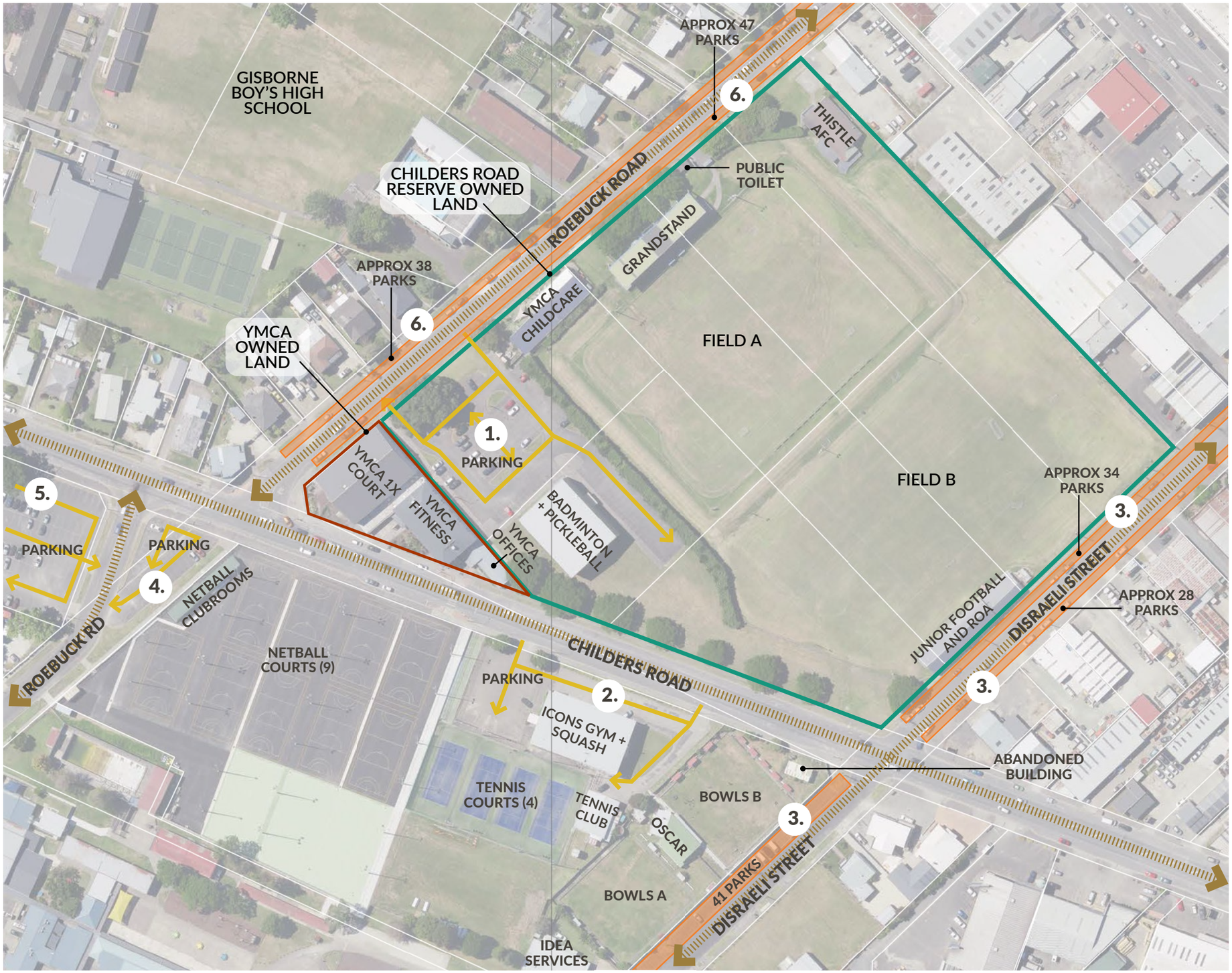
CHILDERS ROAD RESERVE
NEWLY CHOSEN SITE TO ADVANCE THE DEVELOPMENT OF A NEW INDOOR 3X COURT FACILITY

CHILDERS ROAD RESERVE SITE AERIAL

LOCATION PLAN

PARKING (APPROXIMATE ONLY)
AN ASSESSMENT OF CURRENT CAPACITY

1. **YMCA + BADMINTON/PICKLEBALL**
   87 PARKS + 2 ACCESSIBLE
2. **ICONS GYM & SQUASH + TENNIS CLUB**
   46 PARKS
3. **DISRAELI STREET PARKING**
   103
4. **NETBALL CARPARK**
   22 PARKS + 1 ACCESSIBLE
5. **MATAI MEDICAL CARPARK**
   81 PARKS + 2 ACCESSIBLE
6. **ROEBUCK STREET PARKING**
   85 PARKS



EXISTING 3 WATERS SERVICES PLAN

LOCATION PLAN

WASTEWATER SERVICES

STORMWATER SERVICES

WATER SERVICES

SOURCED FROM TAIRĀWHITI MAPS ONLINE

EXISTING SITE PHOTOGRAPHS

CHILDERS ROAD RESERVE

YMCA - 1x COURT SPACE AND CIRCULATION SPACE

YMCA - FITNESS, 2 LEVELS

YMCA - OFFICES

FOOTBALL & ROA - MARTIAL ARTS TAUGHT IN TE REO MĀORI

BADMINTON & PICKLEBALL

CHILDERS ROAD RESERVE - B FIELD

EXISTING BADMINTON CARPARK

YMCA COMMUNITY EARLY CHILDCARE CENTRE

B FIELD AND GRANDSTAND

EXISTING SITE PHOTOGRAPHS

CHILDERS ROAD RESERVE

OSCAR

ICONS GYM + SQUASH

TENNIS CLUB

ABANDONED YMCA BUILDING - TO BE REMOVED

BOWLS GREEN A

BOWLS GREEN B

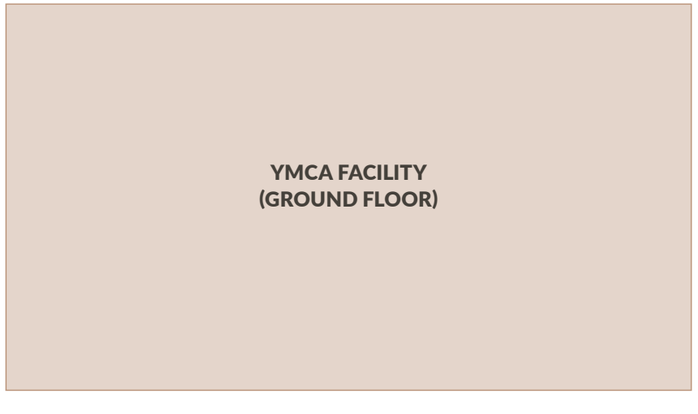
TENNIS COURTS

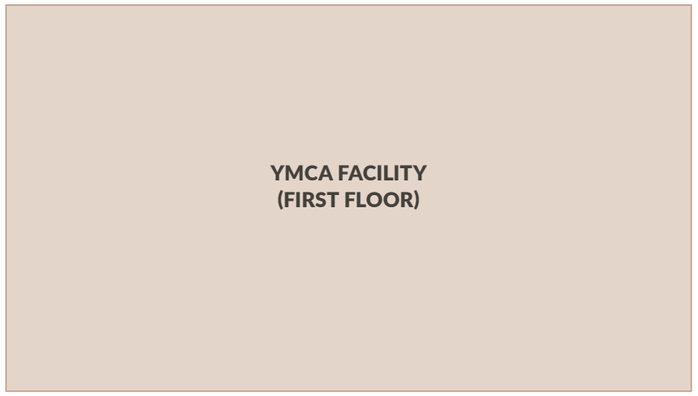
NETBALL COURTS

NETBALL CLUB BUILDING

FUNCTIONAL BRIEF - YMCA

PROPOSED LAYOUT





OVERALL SIZING OF EACH FLOOR TO T PROVIDE THE SAME TOTAL BUILDING AREA OF **1,380m²**

THE NEW YMCA BUILDING WILL CONTAIN ALL EXISTING FACILITIES THAT THE YMCA CURRENTLY UTILISES FOR EVERYDAY USE.

SPATIAL ALLOWANCES FOR THE NEW BUILDING (APPROXIMATE AREAS ONLY);

- FITNESS FLOOR FOR CARDIO, WEIGHTS, ETC	**500m²**
- FITNESS AREAS:	
- SPIN CLASS	**80m²**
- GROUP FITNESS	**200m²**
- PILATES	**100m²**
- FITNESS CENTRE:	
- TOILETS + SHOWERS (+ ACC)	**75m²**
- CHANGING ROOMS (M + F)	**110m²**
- SEMINAR/MEETING ROOM AREAS	**50m²**
- ADMIN	**60m²**
- STORAGE	**60m²**
- CIRCULATION	**145m²**

TOTAL AREA (INCLUDING BOTH GROUND FLOOR AND 1ST FLOOR) = 1,380m²*

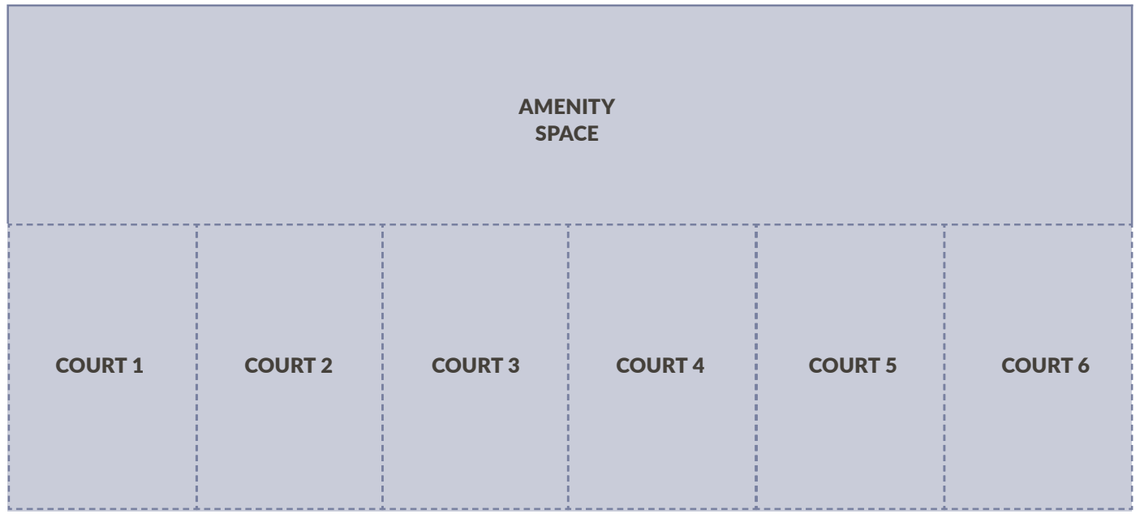
*NOTING THAT THE IMC WILL CONTAIN ADDITIONAL AMENITIES AND BOARDROOM SPACE THAT CAN BE UTILISED BY THE YMCA MEMBERS.

FUNCTIONAL BRIEF - SQUASH

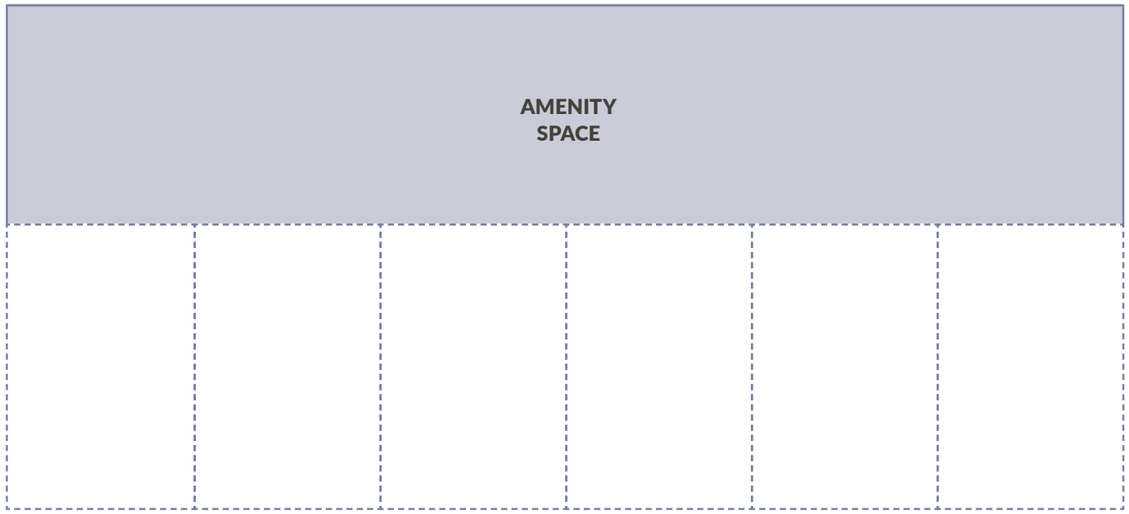
PROPOSED LAYOUT

THE PROPOSED SITE OPTIONS CONCEPTUALLY VISUALISE UP TO 6 SQUASH COURTS IN ONE FACILITY.

GROUND FLOOR



1ST FLOOR - MEZZANINE



SQUASH - TYPICAL LAYOUT
6X COURTS AT 9.754m x 6.4m each

AMENITY SPACE
- SQUASH SPECIFIC CHANGE ROOM
- TOILET/AMENITY
- STORAGE
- PRIVATE FOYER/OFFICE/RECEPTION/ADMIN

- BUILDING SERVICES
- CIRCULATION
- STAIRS

AMENITY SPACE
- OBSERVATION OF COURTS
- BAR
- TOILET

- CIRCULATION
- STAIRS

4.

Childers Road Preliminary Concept Design Iterations

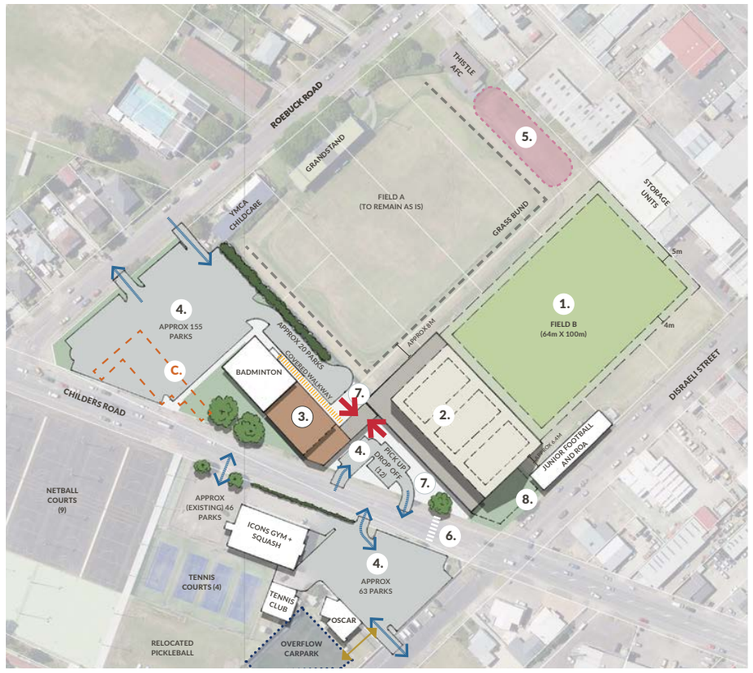
APPLYING THE FUNCTIONAL BRIEF, KNOWN SITE SPECIFIC LIMITATIONS AND THE UNDERSTANDINGS FROM THE PREVIOUS KIWA POOLS DESIGN TO THE NEW LOCATION OF CHILDERS ROAD RESERVE.

THESE WILL BE VISUALIZED IN A SERIES OF FOUR OPTIONS, EACH PLACING THE NEW INDOOR MULTISPORT CENTRE AT DIFFERENT LOCATIONS ON THE RESERVE.

1 OPTION 1
CHILDERS ROAD USING PART FIELD AREA

IMC ONLY

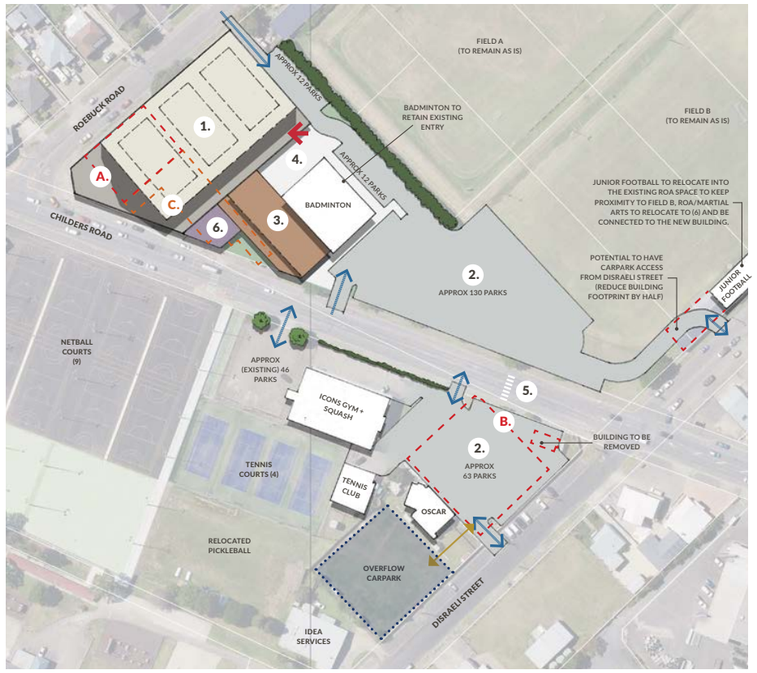
IMC + YMCA



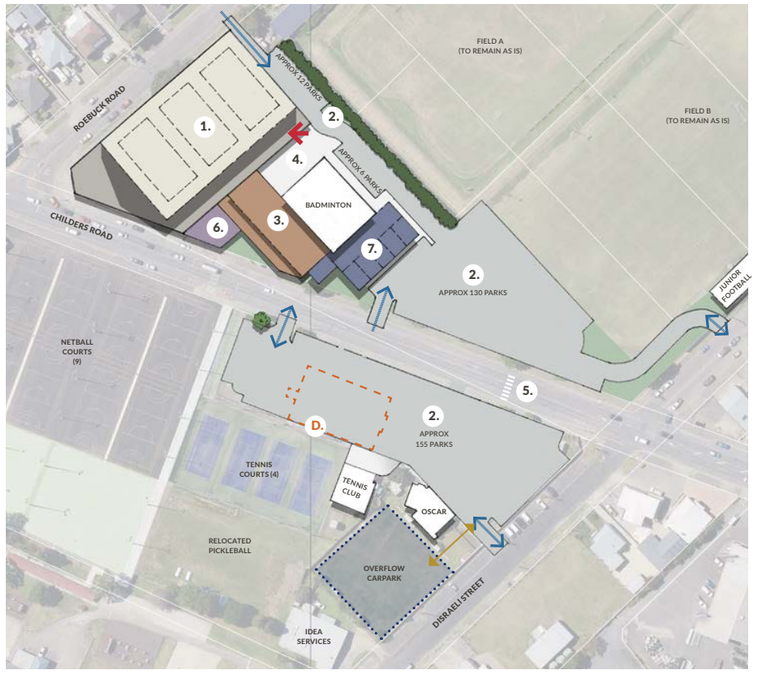
IMC + YMCA + SQUASH

2 *OPTION 2*
CHILDERS ROAD ADJACENT TO ROEBUCK ROAD

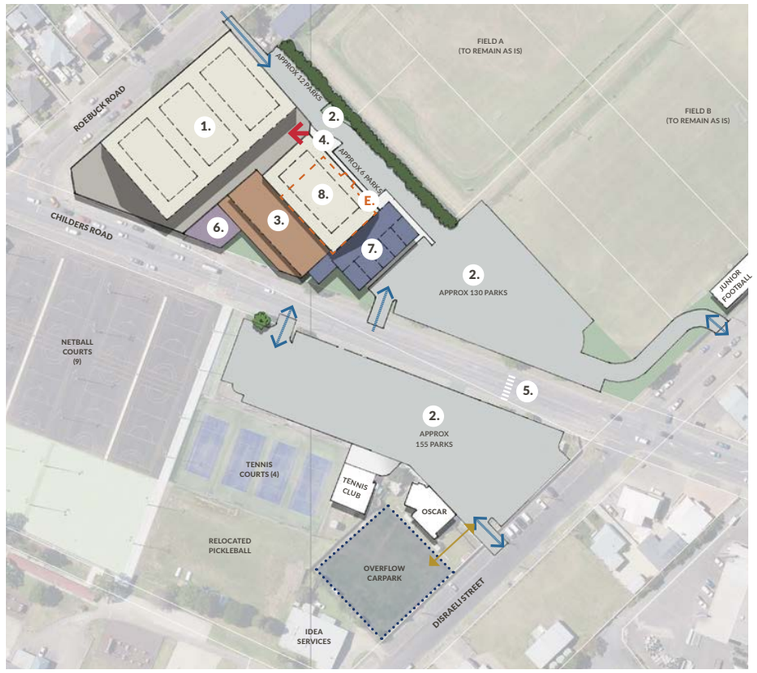
IMC + YMCA + MARTIAL ARTS



IMC + YMCA + MARTIAL ARTS + SQUASH

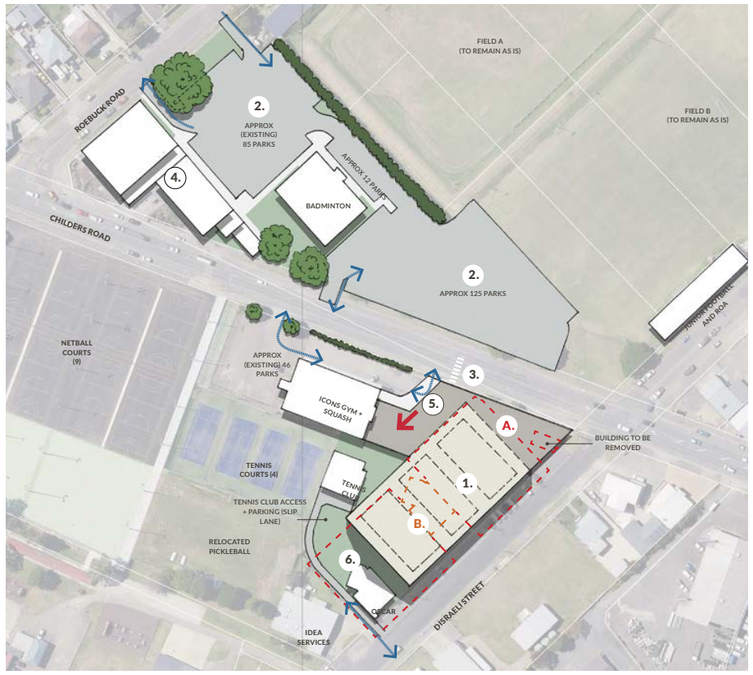


IMC + YMCA + MARTIAL ARTS + SQUASH + BADMINTON AREA REPLACED

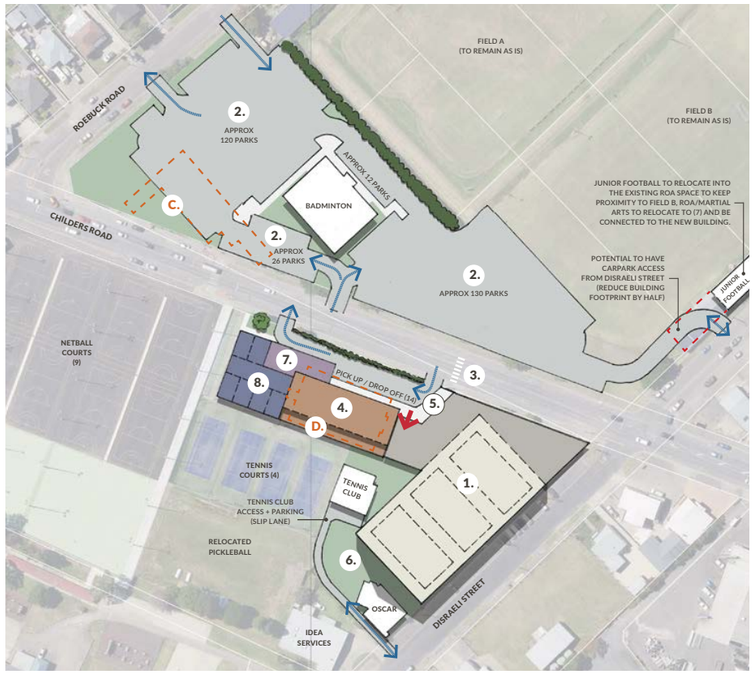


3 OPTION 3
VICTORIA DOMAIN

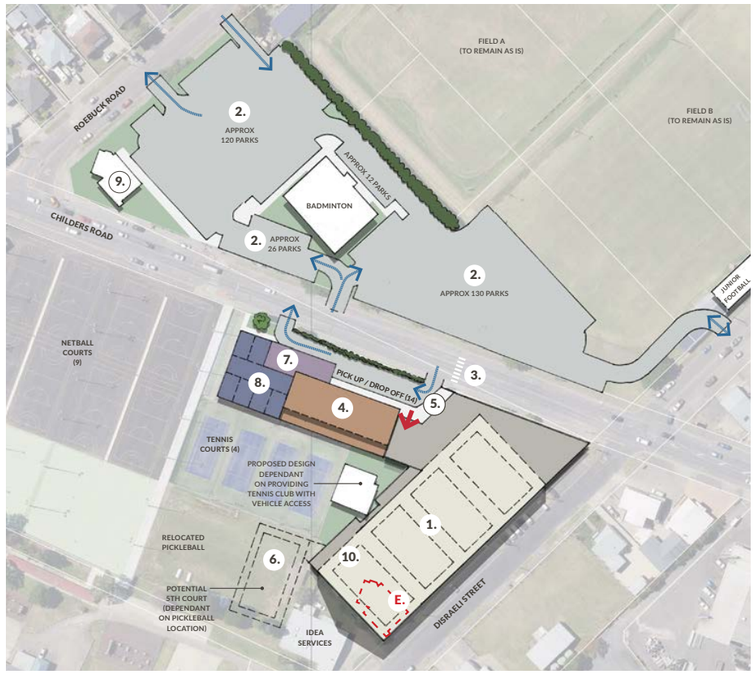
IMC + OSCAR RELOCATION



IMC + OSCAR RELOCATION + YMCA + MARTIAL ARTS + SQUASH

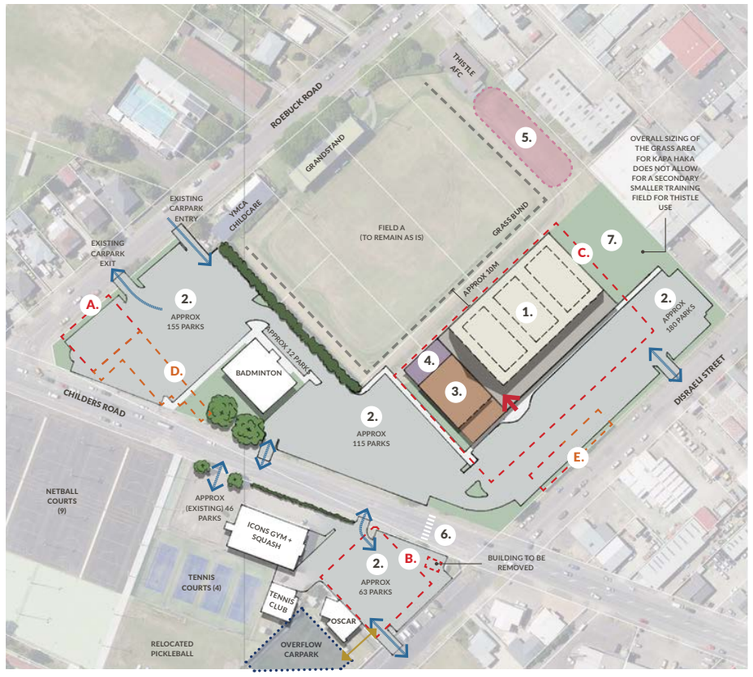


IMC + OSCAR RELOCATION + YMCA + MARTIAL ARTS + SQUASH + FOURTH INDOOR COURT

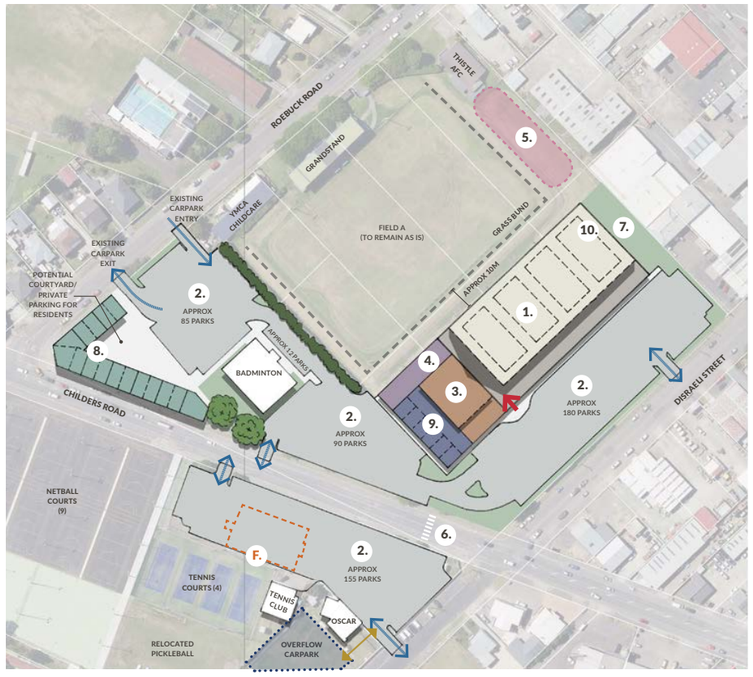


4 *OPTION 4*
CHILDERS ROAD USING FULL FOOTBALL FIELD B

IMC + YMCA + MARTIAL ARTS



IMC + YMCA + MARTIAL ARTS + SQUASH + FOURTH INDOOR COURT + OPTION OF MIXED DEVELOPMENT



5.

Childers Road Final Concept Design Iterations

THROUGH THE EXPLORATION OF MULTIPLE ITERATIONS IN THE PREVIOUS CHAPTER AND THE FEEDBACK GATHERED THROUGH ENGAGEMENT WITH THE STEERING COMMITTEE, THE SCOPE HAS BEEN REDUCED TO FURTHER EXPLORING ONLY TWO OPTIONS -

1. CHILDERS ROAD USING PART FIELD AREA, AND
2. CHILDERS ROAD ADJACENT TO ROEBUCK ROAD

EACH OPTION EXPLORES A PHASED APPROACH, WHERE IT IS DOCUMENTED SEQUENTIALLY HOW THEY COULD BE CONSTRUCTED AND BUILT.

1 A OPTION 1 - PHASE A
CHILDERS ROAD USING PART FIELD AREA
- IMC + ATTACHED YMCA

1. **FIELD B RELOCATION**
ALLOW FOR CLEARANCE OF MIN 5M AGAINST THE WALL OF THE STORAGE UNITS.

2. **NEW INDOOR MULTISPORT CENTRE**
3X COURTS AT 2,500m² + MIN 1100m² AMENITY SPACE.

3. **RELOCATED YMCA FACILITATES**
TOTAL FLOOR AREA OF 1,380m² FOR THE NEW YMCA FACILITY

4. **CARPARKING (APPROX NUMBERS ONLY)**

5. **WARM-UP SPACE**
USED BY FIELD A AND FIELD B, ON EXISTING GRASS.

6. **NEW PEDESTRIAN CROSSING**
TO CONNECT NEW BUILDING AND PROPOSED CARPARK ON OTHER SIDE OF CHILDERS ROAD, PROPOSED LOCATION ONLY.

7. **PLAZA / MAIN ENTRY**

8. **KAPA HAKA SPACE (GRASS)**
OUTDOOR GRASS MULTIPURPOSE SPACE, TO BE USED AS A PRACTICE PERFORMING SPACE, POTENTIALLY COVERED, SECONDARY KAPA HAKA LOCATION TO BE FIELD B.

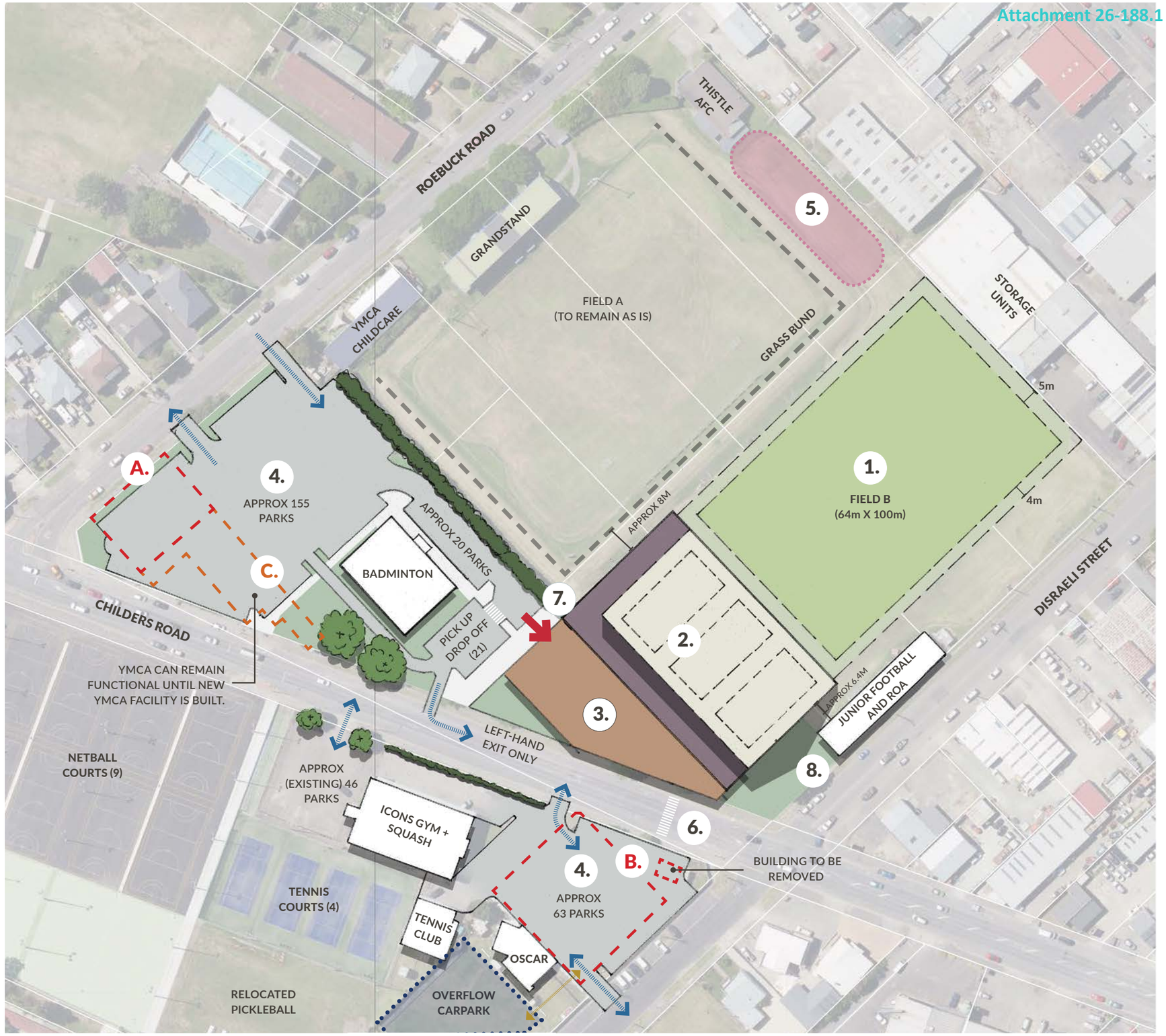
A. **YMCA 1X COURT REMOVAL**
DUE TO THE NEW INDOOR MULTISPORT CENTRE, THE NEED FOR THE 1X COURT IS VOID - TO BE DEMOLISHED TO MAKE WAY FOR INCREASED CARPARKING.

B. **1X BOWLS GREEN REMOVAL**
1X GREEN REMOVED FOR MORE PARKING ON THE OTHER SIDE OF CHILDERS ROAD.

C. **YMCA FITNESS + OFFICES RELOCATION**
FOR CARPARKING EXPANSION, TO BE RELOCATED (3) ADJACENT TO THE NEW BUILDING.

NEW BUILDING ENTRY

VEHICLE ENTRANCES



1 B

OPTION 1 - PHASE B
CHILDERS ROAD USING PART FIELD AREA
- IMC + ATTACHED YMCA + FOURTH COURT

1. FIELD B RELOCATION
ALLOW FOR CLEARANCE OF MIN 5M AGAINST THE WALL OF THE STORAGE UNITS.

2. NEW INDOOR MULTISPORT CENTRE
3X COURTS AT 2,500m² + MIN 1100m² AMENITY SPACE.

3. RELOCATED YMCA FACILITATES
TOTAL FLOOR AREA OF 1,380m² FOR THE NEW YMCA FACILITY

4. CARPARKING (APPROX NUMBERS ONLY)

5. WARM-UP SPACE
USED BY FIELD A AND FIELD B, ON EXISTING GRASS.

6. NEW PEDESTRIAN CROSSING
TO CONNECT NEW BUILDING AND PROPOSED CARPARK ON OTHER SIDE OF CHILDERS ROAD, PROPOSED LOCATION ONLY.

7. PLAZA / MAIN ENTRY

8. ADDITIONAL COURT
1X NEW COURT IN REPLACEMENT OF BADMINTON AT 900m².

D. BADMINTON RELOCATION
TO MAKE WAY FOR ADDITIONAL COURT (8), FACILITIES TO BE REPLACED BY NEW COURT ALSO.

NEW BUILDING ENTRY

VEHICLE ENTRANCES

1 C

OPTION 1 - PHASE B
CHILDERS ROAD USING PART FIELD AREA
- IMC + ATTACHED YMCA + FOURTH COURT + SQUASH

FIELD B RELOCATION
1. ALLOW FOR CLEARANCE OF MIN 5M AGAINST THE WALL OF THE STORAGE UNITS.

NEW INDOOR MULTISPORT CENTRE
2. 3X COURTS AT 2,500m² + MIN 1100m² AMENITY SPACE.

RELOCATED YMCA FACILITATES
3. TOTAL FLOOR AREA OF 1,380m² FOR THE NEW YMCA FACILITY

4. **CARPARKING (APPROX NUMBERS ONLY)**

WARM-UP SPACE
5. USED BY FIELD A AND FIELD B, ON EXISTING GRASS.

NEW PEDESTRIAN CROSSING
6. TO CONNECT NEW BUILDING AND PROPOSED CARPARK ON OTHER SIDE OF CHILDERS ROAD, PROPOSED LOCATION ONLY.

7. **PLAZA / MAIN ENTRY**

ADDITIONAL COURT
8. 1X NEW COURT IN REPLACEMENT OF BADMINTON AT 900m².

RELOCATED SQUASH FACILITY
9. NEW 6X COURT FACILITY, INTERNAL CIRCULATION THROUGH THE NEW YMCA BUILDING AS ACCESS.

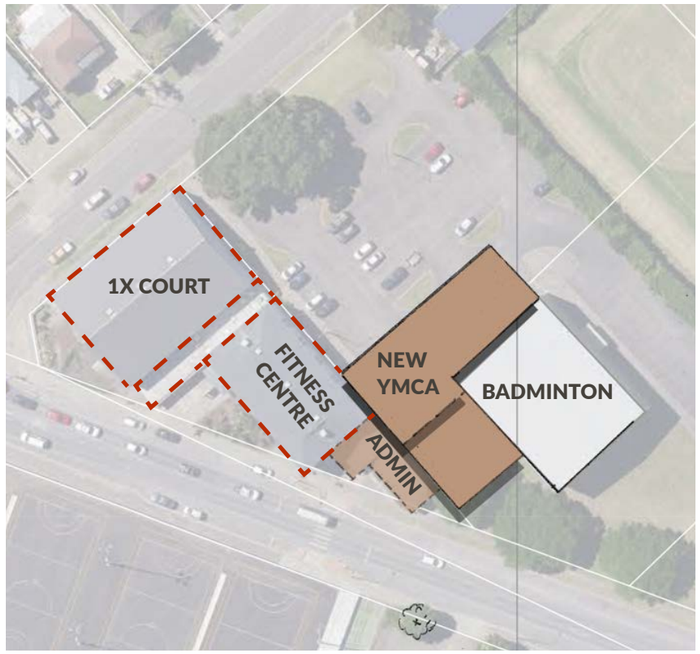
ICONS GYM + SQUASH RELOCATION
E. REMOVAL OF EXISTING FACILITY, NEW 6X COURT (9) AND FITNESS CENTRE TO BE COMBINED WITH NEW YMCA (3)

NEW BUILDING ENTRY

VEHICLE ENTRANCES

2 PHASED CONSTRUCTION APPROACH TO STARTING OPTION 2

1. NEW YMCA FACILITY IS BUILT
EXISTING CONDITION AND FUNCTION OF YMCA TO CONTINUE AS IT CURRENTLY RUNS DURING THE CONSTRUCTION OF THE NEW BUILDING.

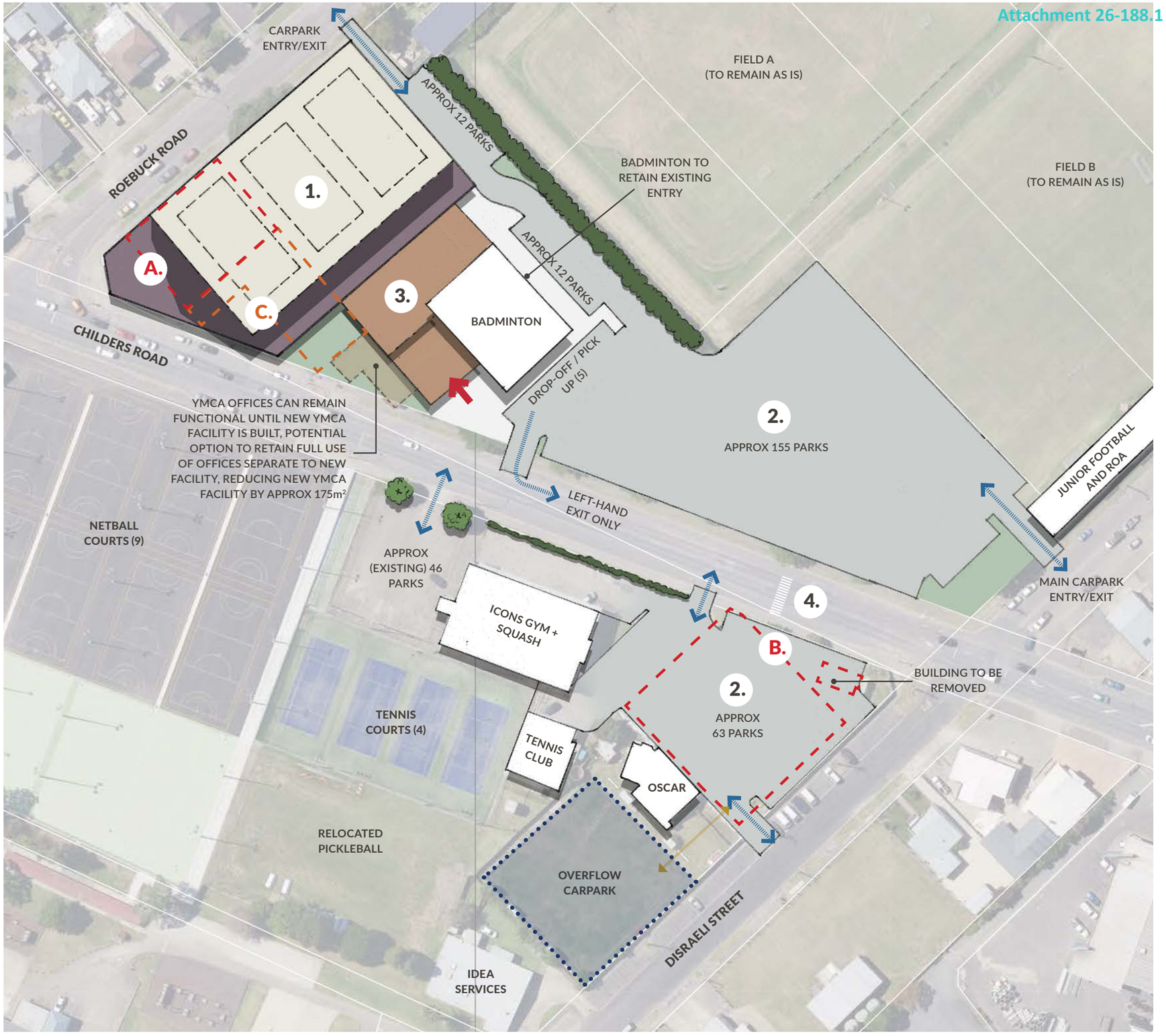


2. OLD YMCA FACILITY IS DEMOLISHED
ONCE THE NEW FACILITY IS FUNCTIONAL AND OPERATIONAL, THE OLD YMCA FITNESS CENTRE AND 1X COURT CAN BE REMOVED. THE ADMIN BUILDING AND OFFICES CAN REMAIN AS IS, FULLY FUNCTIONAL.

3. NEW INDOOR MULTISPORT CENTRE
ONCE THE EXISTING YMCA COURT AND FITNESS FACILITY HAS BEEN REMOVED, THE NEW IMC BUILDING CAN BE CONSTRUCTED, WHILE THE NEW YMCA CAN RUN INDEPENDENTLY OF THE CONSTRUCTION SITE.

2A OPTION 2 - PHASE A
CHILDERS ROAD ADJACENT TO ROEBUCK ROAD - IMC + YMCA

1. **NEW INDOOR MULTISPORT CENTRE**
   3X COURTS AT 2,500m² + MIN 1100m² AMENITY SPACE.
2. **CARPARKING (APPROX NUMBERS ONLY)**
3. **YMCA BUILDING RELOCATION**
   TOTAL FLOOR AREA OF 1,380m² FOR THE NEW YMCA FACILITY, SPLIT BETWEEN TWO DIFFERENT LEVELS. REFER TO YMCA PAGE FOR SPATIAL ALLOWANCES.
4. **NEW PEDESTRIAN CROSSING**
   TO CONNECT PROPOSED CARPARKS ON EITHER SIDE OF CHILDERS ROAD, PROPOSED LOCATION ONLY.



A. YMCA 1X COURT REMOVAL
DUE TO THE NEW INDOOR MULTISPORT CENTRE, THE NEED FOR THE 1X COURT IS VOID - TO BE DEMOLISHED TO MAKE WAY FOR THE NEW BUILDING.

B. 1X BOWLS GREEN REMOVAL
1X GREEN REMOVED TO GET MORE PARKING FOR THE NEW INDOOR MULTISPORT CENTRE.

C. YMCA FITNESS + OFFICES RELOCATION
MADE FOR NEW INDOOR CENTRE, TO BE RELOCATED (3)

NEW BUILDING ENTRY

VEHICLE ENTRANCES

2B OPTION 2 - PHASE B
CHILDERS ROAD ADJACENT TO ROEBUCK ROAD - IMC + YMCA + SQUASH

1. **NEW INDOOR MULTISPORT CENTRE**
   3X COURTS AT 2,500m² + MIN 1100m² AMENITY SPACE.

2. **CARPARKING (APPROX NUMBERS ONLY)**

3. **YMCA BUILDING RELOCATION**
   TOTAL FLOOR AREA OF 1,380m² FOR THE NEW YMCA FACILITY, SPLIT BETWEEN TWO DIFFERENT LEVELS - TO CONNECT WITH MEZZANINE OF NEW SQUASH CLUB. REFER TO YMCA PAGE FOR SPATIAL ALLOWANCES.

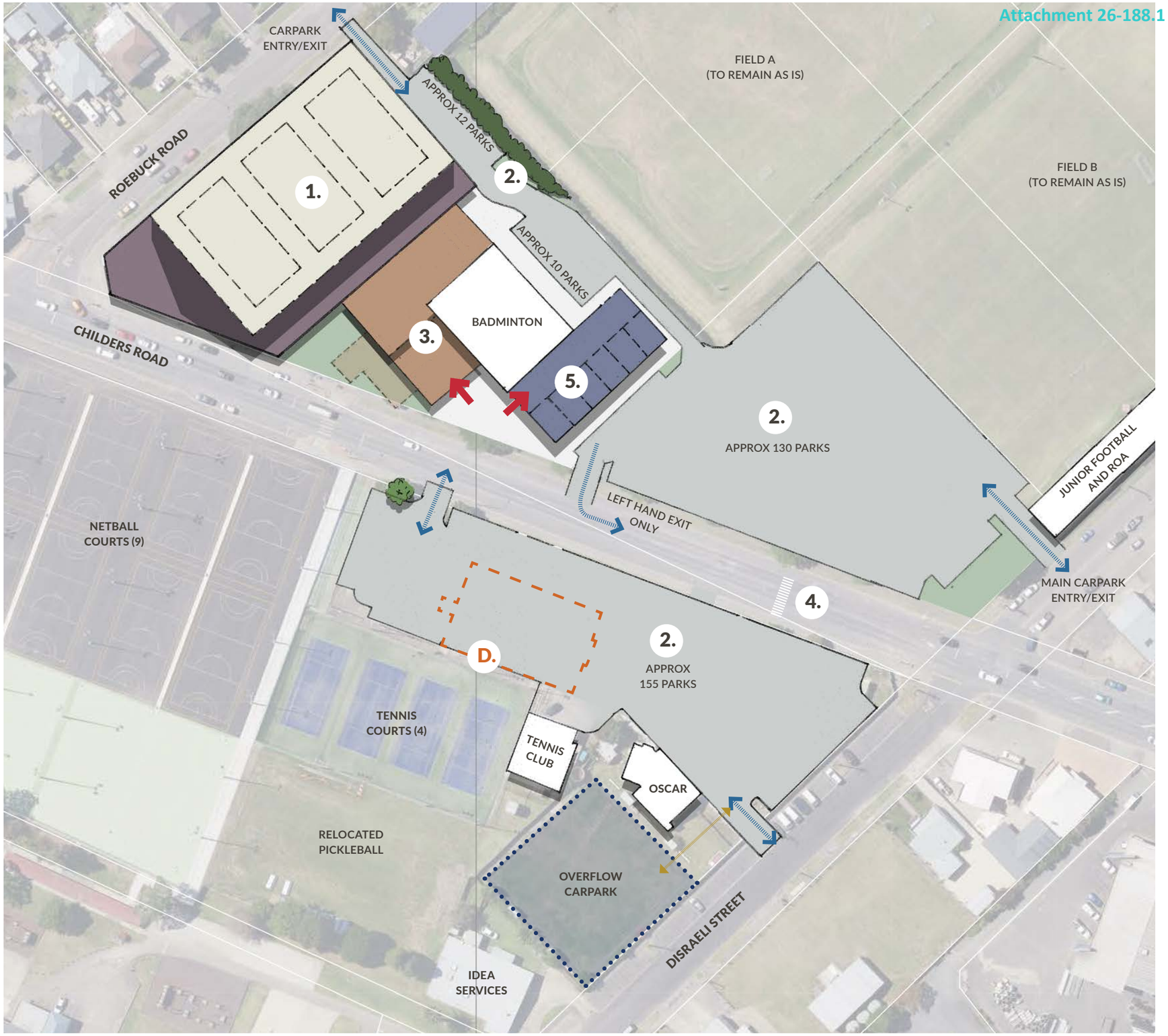
4. **NEW PEDESTRIAN CROSSING**
   TO CONNECT PROPOSED CARPARKS ON EITHER SIDE OF CHILDERS ROAD, PROPOSED LOCATION ONLY.

5. **RELOCATED SQUASH FACILITY**
   NEW 6X COURT FACILITY, INTERNAL CIRCULATION THROUGH THE NEW YMCA BUILDING AS ACCESS. MEZZANINE TO POTENTIALLY LINK THROUGH NEW YMCA BUILDING.

D. ICONS GYM + SQUASH RELOCATION
REMOVAL OF EXISTING FACILITY, NEW 6X COURT (7) AND FITNESS TO BE COMBINED WITH NEW YMCA (3)

NEW BUILDING ENTRY

VEHICLE ENTRANCES



2 C

OPTION 2 - PHASE C
CHILDERS ROAD ADJACENT TO ROEBUCK ROAD - IMC + YMCA + SQUASH + BADMINTON AREA REPLACED

1. **NEW INDOOR MULTISPORT CENTRE**
   3X COURTS AT 2,500m² + MIN 1100m² AMENITY SPACE.

2. **CARPARKING (APPROX NUMBERS ONLY)**

3. **YMCA BUILDING RELOCATION**
   TOTAL FLOOR AREA OF 1,380m² FOR THE NEW YMCA FACILITY, SPLIT BETWEEN TWO DIFFERENT LEVELS - TO CONNECT WITH MEZZANINE OF NEW SQUASH CLUB. REFER TO YMCA PAGE FOR SPATIAL ALLOWANCES.

4. **PLAZA / ENTRY**

5. **NEW PEDESTRIAN CROSSING**
   TO CONNECT PROPOSED CARPARKS ON EITHER SIDE OF CHILDERS ROAD, PROPOSED LOCATION ONLY.

6. **RELOCATED SQUASH FACILITY**
   NEW 6X COURT FACILITY, INTERNAL CIRCULATION THROUGH THE NEW YMCA BUILDING AS ACCESS. MEZZANINE TO POTENTIALLY LINK THROUGH NEW YMCA BUILDING.

7. **ADDITIONAL COURT**
   1X NEW COURT IN REPLACEMENT OF BADMINTON AT 900m².

E. **BADMINTON RELOCATION**
   TO MAKE WAY FOR ADDITIONAL COURT (8), FACILITIES TO BE REPLACED BY NEW COURT ALSO.

NEW BUILDING ENTRY

VEHICLE ENTRANCES

Nga mihi

Rawlinsons
Guardianship in Construction

Concept Design Estimate

For Tairāwhiti Indoor Multipurpose Facility

Date of report: 28/07/2026

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Document Control

Document Reference	WSGL017
Project	Tairāwhiti Indoor Multipurpose Facility – Childers Road
Client	Te Kaunihera O Te Tairāwhiti (GDC)

Rev	Date	Details	Author	Approved by
0	06/07/2026	Concept Estimate	JMC	PH
1	06/07/2026	Concept Estimate – Additional option	JMC	PH
2	28/07/2026	Concept Estimate – Updated options 1A, 1B, 1C, 2A, 2B, 2C	JMC	PH
3				

Disclaimer

This report has been prepared by Rawlinsons for SGL Group on the Behalf of Gisborne District Council (GDC).

We will not accept responsibility to any other party other than to GDC and SGL Group, to whom our report is addressed unless specifically stated to the contrary by us in writing. We will accept no responsibility for any reliance that may be placed on our report should it be used for any purpose other than that for which it is prepared. This report must be read in its entirety. Individual sections of this report could be misleading if considered in isolation from each other.

This report has been prepared with care and diligence. The statements and opinions expressed in this report have been made in good faith and on the basis that all relevant information for the purposes of preparing this report is true and accurate in all material aspects and not misleading by reason of omission or otherwise.

We reserve the right to revise or amend our report if any additional information (particularly as regards the assumptions we have relied upon) which exists on the date of our report but was not drawn to our attention during its preparation, subsequently comes to light.

1. Executive Summary

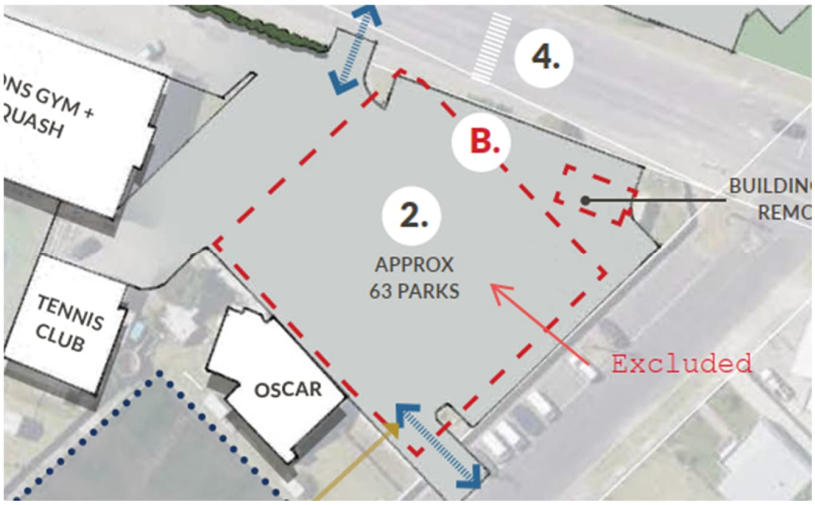
The purpose of this report is to provide a concept design estimate for options 1 and 2 for the proposed new indoor stadium to be constructed on the Childers Road, Gisborne.

Six options were presented by Boon and we have undertaken estimates on all options. We have also provided two additional options (Option 1A - Excluding squash car park and Option 2A - Excluding squash car park) which were not documented by Boon.

We note the following estimated project costs:

Option	Description	Cost
1A	Childers Road Using Part Field Area - IMC + Attached YMCA	31,200,000
1A excl car park	Childers Road Using Part Field Area - IMC + Attached YMCA - Excluding Squash Club Car Park	29,570,000
1B	Childers Road Using Part Field Area - IMC + Attached YMCA + Fourth Court	37,415,000
1C	Childers Road Using Part Field Area - IMC + Attached YMCA + Fourth Court + Squash	42,270,000
2A	Childers Road Adjacent to Roebuck Road - IMC + YMCA	33,060,000
2A excl car park	Childers Road Adjacent to Roebuck Road - IMC + YMCA - Excluding Squash Club Car Park	31,390,000
2B	Childers Road Adjacent to Roebuck Road - IMC + YMCA + Squash	39,320,000
2C	Childers Road Adjacent to Roebuck Road - IMC + YMCA + Squash + Badminton area replaced	43,495,000

The two additional options omit the Squash Club car park on the southern side of Childers Road.



2. Assumptions, Inclusions and Exclusions

2.1 Estimate Assumptions

These estimates make the following assumptions:

- Ground conditions are suitable
- Construction will be procured through Design and Build model
- Stormwater pipe will be abandoned under options 1A, 1B and 1C. Pump station will be installed. Stormwater pipe will be retained under options 2A, 2B and 2C.
- All car-park options include swales and below ground soakage systems.

2.2 Estimate Inclusions

This estimates includes allowances for the following:

- Site preparation
- Building works
- Cultural Design, $750,000
- FF&E, $500,000
- Client side professional fees, 6%
- Building/ resource consent, 1%
- Design Development and Estimating Contingency 10%
- Construction Contingency 10%
- Escalation to commencement 3Q28, and to midpoint of construction.

2.3 Estimate Exclusions

This estimates make no allowance for the following:

- GST
- Upgrading existing infrastructure, e.g. water mains
- Temporary accommodation and relocation costs
- Information Technology, hardware etc.
- Fixtures, fittings and equipment other than those stated
- Insurances
- Blinds/window treatments
- Contaminated materials
- Out of hours working
- No allowances have been included for potential costs associated with new Government Legislation/initiatives, disrupted supply chains, procurement complications or labour inefficiencies in relation to, pandemics, tariffs, etc.

Refer to estimates for specific option exclusions.

2.4 Geopolitical Instability

We are aware of the current geopolitical instability and international conflicts at the time of writing, and their ongoing impact on imported material pricing. This includes the price of oil, cost of shipping, foreign exchange rates and pricing of other related international commodities. Additional cost implications are likely and due to the relative uncertainty associated with the above, any further costs are excluded beyond what is reasonably foreseeable by us based on the information to hand at the time of writing. These situations will continue to be monitored, and we reserve our position to update our advice when better and further information comes to light.

3. Basis of Estimate

3.1 Design and pricing documentation

This estimate is based on the following documentation:

- *7179_Multisport_Layout Options_V12_DRAFT_2026.07.27 (1).pdf*

No other drawings, reports or specifications were referred to when undertaking these estimates.

4. Appendices

Appendix A) Estimate Details

Rawlinsons
Guardianship in Construction

Elemental Estimate

Project: Childers Road Indoor Multisport Centre Gisborne

Phase: Concept Design

Details: Summary - 28.07.26

Item	Description	Total
1	Option 1A	31,200,000
2	Option 1A - Excluding squash car park	29,570,000
3	Option 1B	37,415,000
4	Option 1C	42,270,000
5	Option 2A	33,060,000
6	Option 2A - Excluding squash car park	31,390,000
7	Option 2B	39,320,000
8	Option 2C	43,495,000

Rawlinsons
Guardianship in Construction

Project: Childers Road Indoor Multisport Centre Gisborne

Phase: Concept Design **Details:** Summary - 28.07.26

Item	Description	Quantity	Unit	Rate	Total
1	**OPTION 1A**				
	Childers Road Using Part Field Area - IMC + Attached YMCA				
	Site clearance, demolition and site preparation				
1	General site clearance	1	sum	50,000.00	50,000
2	Demolish existing car parks	0	m²	25.00	Excluded
3	Demolish existing bowls green	1,639	m²	15.00	24,585
4	Demolish existing building adjacent to bowls green	33	m²	250.00	8,250
5	Demolish existing YMCA	1,577	m²	150.00	236,550
6	Demolish existing Badminton	652	m²	150.00	Excluded
7	Demolish existing squash courts	765	m²	150.00	Excluded
8	Partial demolish ROA/ Martial arts, including make good to remaining	230	m²	250.00	Excluded
9	Relocate existing Oscar building	1	sum	75,000.00	Excluded
10	Cap off and abandon existing sewer water pipework	1	sum	20,000.00	20,000
11	New pumping station	1	sum	750,000.00	750,000
	New buildings				
12	New multisports arena; 2500m² 3 courts + min 1100m² amenity space	3,600	m²	3,435.00	12,366,000
13	New squash court; 6 courts		m²	3,710.00	Excluded
14	New YMCA	1,380	m²	3,435.00	4,740,300
15	New ROA/ Martial arts		m²	3,435.00	Excluded
16	Mixed use development	2,546	m²	5,400.00	Excluded
17	Allowance to integrate new buildings with existing	1	sum	0.00	Excluded
	Site works				
18	Allowance for covered walkway		m²	1,000.00	Excluded
19	New car parks	4,829	m²	465.00	2,245,485
20	Existing car parks - Allowance to make good	1	sum	50,000.00	50,000
21	Compacted GAP40 to form temporary overflow carpark	1	sum	20,000.00	Excluded
22	New roads		m²	250.00	Excluded
23	Create new site entrances	3	no	20,000.00	60,000
24	New pedestrian crossing	1	sum	15,000.00	15,000
25	Plaza/ entry	344	m²	400.00	137,600
26	Covered areas to kapa haka	306	m²	350.00	107,100
27	Landscaping	1	sum	250,000.00	250,000
28	**Sub-Total**				**21,060,870**
29	Preliminaries and General		note		Included
30	Margin		note		Included
31	**Sub-Total**				**21,060,870**
32	Cultural Design	1	sum	750,000.00	750,000
33	FF&E	1	sum	500,000.00	500,000
34	Client Side Professional Fees (6%)	6.00	%		1,338,652
35	Consents (Resource and Building) (1.0%)	1.00	%		236,495
36	Design & Estimating Contingency (10%)	10	%		2,388,602

Rawlinsons
Guardianship in Construction

Project: Childers Road Indoor Multisport Centre Gisborne

Phase: Concept Design **Details:** Summary - 28.07.26

Item	Description	Quantity	Unit	Rate	Total
37	Project Contingency (10%)	10	%		2,627,462
38	Escalation to Commencement (3Q28)	4.58	%		1,322,848
39	Escalation during Construction (midpoint 3Q29)	3.22	%		973,545
40	Rounding	1	sum		1,526
	OPTION 1A				**31,200,000**
2	**OPTION 1A - EXCLUDING SQUASH CAR PARK**				
	Childers Road Using Part Field Area - IMC + Attached YMCA				
	Site clearance, demolition and site preparation				
1	General site clearance	1	sum	50,000.00	50,000
2	Demolish existing car parks	0	m²	25.00	Excluded
3	Demolish existing bowls green	1,639	m²	15.00	Excluded
4	Demolish existing building adjacent to bowls green	33	m²	250.00	Excluded
5	Demolish existing YMCA	1,577	m²	150.00	236,550
6	Demolish existing Badminton	652	m²	150.00	Excluded
7	Demolish existing squash courts	765	m²	150.00	Excluded
8	Partial demolish ROA/ Martial arts, including make good to remaining	230	m²	250.00	Excluded
9	Relocate existing Oscar building	1	sum	75,000.00	Excluded
10	Cap off and abandon existing sewer water pipework	1	sum	20,000.00	20,000
11	New pumping station	1	sum	750,000.00	750,000
	New buildings				
12	New multisports arena; 2500m² 3 courts + min 1100m² amenity space	3,600	m²	3,435.00	12,366,000
13	New squash court; 6 courts		m²	3,710.00	Excluded
14	New YMCA	1,380	m²	3,435.00	4,740,300
15	New ROA/ Martial arts		m²	3,435.00	Excluded
16	Mixed use development	2,546	m²	5,400.00	Excluded
17	Allowance to integrate new buildings with existing	1	sum	0.00	Excluded
	Site works				
18	Allowance for covered walkway		m²	1,000.00	Excluded
19	New car parks	2,390	m²	465.00	1,111,350
20	Existing car parks - Allowance to make good	1	sum	50,000.00	50,000
21	Compacted GAP40 to form temporary overflow carpark	1	sum	20,000.00	Excluded
22	New roads		m²	250.00	Excluded
23	Create new site entrances	3	no	20,000.00	60,000
24	New pedestrian crossing	1	sum	15,000.00	15,000
25	Plaza/ entry	344	m²	400.00	137,600
26	Covered areas to kapa haka	306	m²	350.00	107,100
27	Landscaping	1	sum	250,000.00	250,000
28	**Sub-Total**				**19,893,900**
29	Preliminaries and General		note		Included
30	Margin		note		Included
31	**Sub-Total**				**19,893,900**

Rawlinsons
Guardianship in Construction

Project: Childers Road Indoor Multisport Centre Gisborne

Phase: Concept Design **Details:** Summary - 28.07.26

Item	Description	Quantity	Unit	Rate	Total
32	Cultural Design	1	sum	750,000.00	750,000
33	FF&E	1	sum	500,000.00	500,000
34	Client Side Professional Fees (6%)	6.00	%		1,268,634
35	Consents (Resource and Building) (1.0%)	1.00	%		224,125
36	Design & Estimating Contingency (10%)	10	%		2,263,666
37	Project Contingency (10%)	10	%		2,490,033
38	Escalation to Commencement (3Q28)	4.58	%		1,253,657
39	Escalation during Construction (midpoint 3Q29)	3.22	%		922,624
40	Rounding	1	sum		3,362
	OPTION 1A - EXCLUDING SQUASH CAR PARK				**29,570,000**
3	**OPTION 1B**				
	Childers Road Using Part Field Area - IMC + Attached YMCA + Fourth Court				
	Site clearance, demolition and site preparation				
1	General site clearance	1	sum	50,000.00	50,000
2	Demolish existing car parks		note		Excluded
3	Demolish existing bowls green	1,639	m²	15.00	24,585
4	Demolish existing building adjacent to bowls green	33	m²	250.00	8,250
5	Demolish existing YMCA	1,577	m²	150.00	236,550
6	Demolish existing Badminton	652	m²	150.00	97,800
7	Demolish existing squash courts	765	m²	150.00	114,750
8	Partial demolish ROA/ Martial arts, including make good to remaining		note		Excluded
9	Relocate existing Oscar building		note		Excluded
10	Cap off and abandon existing sewer water pipework	1	sum	20,000.00	20,000
11	New pumping station	1	sum	750,000.00	750,000
	New buildings				
12	New multisports arena; 2500m² 3 courts + min 1100m² amenity space	3,600	m²	3,435.00	12,366,000
13	Additional court in place of badminton	900	m²	3,435.00	3,091,500
14	New squash court; 6 courts		note		Excluded
15	New YMCA	1,380	m²	3,435.00	4,740,300
16	New ROA/ Martial arts		note		Excluded
17	Mixed use development		note		Excluded
18	Allowance to integrate new buildings with existing		note		Excluded
	Site works				
19	Allowance for covered walkway		note		Excluded
20	New car parks	7,522	m²	465.00	3,497,730
21	Existing car parks - Allowance to make good	1	sum	50,000.00	50,000
22	Compacted GAP40 to form temporary overflow carpark	1	sum	20,000.00	20,000
23	New roads		note		Excluded
24	Create new site entrances	1	no	20,000.00	20,000
25	New pedestrian crossing	1	sum	15,000.00	15,000
26	Plaza/ entry	384	m²	400.00	153,600

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Project: Childers Road Indoor Multisport Centre Gisborne

Phase: Concept Design **Details:** Summary - 28.07.26

Item	Description	Quantity	Unit	Rate	Total
27	Covered areas to kapa haka		note		Excluded
28	Landscaping	1	sum	250,000.00	250,000
29	**Sub-Total**				**25,506,065**
30	Preliminaries and General		note		Included
31	Margin		note		Included
32	**Sub-Total**				**25,506,065**
33	Cultural Design	1	sum	750,000.00	750,000
34	FF&E	1	sum	500,000.00	500,000
35	Client Side Professional Fees (6%)	6	%		1,605,364
36	Consents (Resource and Building) (1.0%)	1	%		283,614
37	Design & Estimating Contingency (10%)	10	%		2,864,504
38	Project Contingency (10%)	10	%		3,150,955
39	Escalation to Commencement (3Q28)	4.58	%		1,586,411
40	Escalation during Construction (midpoint 3Q29)	3.22	%		1,167,513
41	Rounding	1	sum		573
	OPTION 1B				**37,415,000**
4	**OPTION 1C**				
	Childers Road Using Part Field Area - IMC + Attached YMCA + Fourth Court + Squash				
	Site clearance, demolition and site preparation				
1	General site clearance	1	sum	50,000.00	50,000
2	Demolish existing car parks		note		Excluded
3	Demolish existing bowls green	1,639	m²	15.00	24,585
4	Demolish existing building adjacent to bowls green	33	m²	250.00	8,250
5	Demolish existing YMCA	1,577	m²	150.00	236,550
6	Demolish existing Badminton	652	m²	150.00	97,800
7	Demolish existing squash courts	765	m²	150.00	114,750
8	Partial demolish ROA/ Martial arts, including make good to remaining		note		Excluded
9	Relocate existing Oscar building		note		Excluded
10	Cap off and abandon existing sewer water pipework	1	sum	20,000.00	20,000
11	New pumping station	1	sum	750,000.00	750,000
	New buildings				
12	New multisports arena; 2500m² 3 courts + min 1100m² amenity space	3,600	m²	3,435.00	12,366,000
13	Additional court in place of badminton	900	m²	3,435.00	3,091,500
14	New squash court; 6 courts	935	m²	3,710.00	3,468,850
15	New YMCA	1,380	m²	3,435.00	4,740,300
16	New ROA/ Martial arts		note		Excluded
17	Mixed use development		note		Excluded
18	Allowance to integrate new buildings with existing		note		Excluded
	Site works				
19	Allowance for covered walkway		note		Excluded

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Project: Childers Road Indoor Multisport Centre Gisborne

Phase: Concept Design **Details:** Summary - 28.07.26

Item	Description	Quantity	Unit	Rate	Total
20	New car parks	7,522	m²	465.00	3,497,730
21	Existing car parks - Allowance to make good	1	sum	50,000.00	50,000
22	Compacted GAP40 to form temporary overflow carpark	1	sum	20,000.00	20,000
23	New roads		note		Excluded
24	Create new site entrances	1	no	20,000.00	20,000
25	New pedestrian crossing	1	sum	15,000.00	15,000
26	Plaza/ entry	384	m²	400.00	153,600
27	Covered areas to kapa haka		note		Excluded
28	Landscaping	1	sum	250,000.00	250,000
29	**Sub-Total**				**28,974,915**
30	Preliminaries and General		note		Included
31	Margin		note		Included
32	**Sub-Total**				**28,974,915**
33	Cultural Design	1	sum	750,000.00	750,000
34	FF&E	1	sum	500,000.00	500,000
35	Client Side Professional Fees (6%)	6	%		1,813,495
36	Consents (Resource and Building) (1.0%)	1	%		320,384
37	Design & Estimating Contingency (10%)	10	%		3,235,879
38	Project Contingency (10%)	10	%		3,559,467
39	Escalation to Commencement (3Q28)	4.58	%		1,792,085
40	Escalation during Construction (midpoint 3Q29)	3.22	%		1,318,878
41	Rounding	1	sum		4,896
	OPTION 1C				**42,270,000**
5	**OPTION 2A**				
	Childers Road Adjacent to Roebuck Road - IMC + YMCA				
	Site clearance, demolition and site preparation				
1	General site clearance	1	sum	50,000.00	50,000
2	Demolish existing car parks	2,468	m²	25.00	61,700
3	Demolish existing bowls green	1,639	m²	15.00	24,585
4	Demolish existing building adjacent to bowls green	33	m²	250.00	8,250
5	Demolish existing YMCA	1,577	m²	150.00	236,550
6	Demolish existing Badminton		note		Excluded
7	Demolish existing squash courts		note		Excluded
8	Partial demolish ROA/ Martial arts, including make good to remaining		note		Excluded
9	Relocate existing Oscar building		note		Excluded
10	Cap off and abandon existing sewer water pipework		note		Excluded
11	New pumping station		note		Excluded
	New buildings				
12	New multisports arena; 2500m² 3 courts + min 1100m² amenity space	3,600	m²	3,435.00	12,366,000
13	New squash court; 6 courts		note		Excluded
14	New YMCA	1,380	m²	3,435.00	4,740,300
15	New ROA/ Martial arts		note		Excluded

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Item	Description	Quantity	Unit	Rate	Total
16	Mixed use development		note		Excluded
17	Allowance to integrate new buildings with existing	1	sum	100,000.00	100,000
18	Allowance for existing YMCA offices to remain functional until new YMCA constructed	1	sum	50,000.00	50,000
	Site works				
19	Allowance for covered walkway		note		Excluded
20	New car parks	8,820	m²	465.00	4,101,300
21	Existing car parks - Allowance to make good	1	sum	50,000.00	50,000
22	Compacted GAP40 to form temporary overflow carpark	1	sum	20,000.00	20,000
23	New roads		note		Excluded
24	Create new site entrances	3	no	20,000.00	60,000
25	New pedestrian crossing	1	sum	15,000.00	15,000
26	Plaza/ entry	641	m²	400.00	256,400
27	Covered areas to kapa haka		note		Excluded
28	Landscaping	1	sum	250,000.00	250,000
29	**Sub-Total**				**22,390,085**
30	Preliminaries and General		note		Included
31	Margin		note		Included
32	**Sub-Total**				**22,390,085**
33	Cultural Design	1	sum	750,000.00	750,000
34	FF&E	1	sum	500,000.00	500,000
35	Client Side Professional Fees (6%)	6	%		1,418,405
36	Consents (Resource and Building) (1.0%)	1	%		250,585
37	Design & Estimating Contingency (10%)	10	%		2,530,908
38	Project Contingency (10%)	10	%		2,783,998
39	Escalation to Commencement (3Q28)	4.58	%		1,401,660
40	Escalation during Construction (midpoint 3Q29)	3.22	%		1,031,546
41	Rounding	1	sum		2,814
	OPTION 2A				**33,060,000**

6 OPTION 2A - EXCLUDING SQUASH CAR PARK

	Childers Road Adjacent to Roebuck Road - IMC + YMCA				
	Site clearance, demolition and site preparation				
1	General site clearance	1	sum	50,000.00	50,000
2	Demolish existing car parks	2,468	m²	25.00	61,700
3	Demolish existing bowls green	1,639	m²	15.00	0
4	Demolish existing building adjacent to bowls green	33	m²	250.00	0
5	Demolish existing YMCA	1,577	m²	150.00	236,550
6	Demolish existing Badminton		note		Excluded
7	Demolish existing squash courts		note		Excluded
8	Partial demolish ROA/ Martial arts, including make good to remaining		note		Excluded
9	Relocate existing Oscar building		note		Excluded
10	Cap off and abandon existing sewer water pipework		note		Excluded

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Project: Childers Road Indoor Multisport Centre Gisborne

Phase: Concept Design **Details:** Summary - 28.07.26

Item	Description	Quantity	Unit	Rate	Total
11	New pumping station		note		Excluded
	New buildings				
12	New multisports arena; 2500m² 3 courts + min 1100m² amenity space	3,600	m²	3,435.00	12,366,000
13	New squash court; 6 courts		note		Excluded
14	New YMCA	1,380	m²	3,435.00	4,740,300
15	New ROA/ Martial arts		note		Excluded
16	Mixed use development		note		Excluded
17	Allowance to integrate new buildings with existing	1	sum	100,000.00	100,000
18	Allowance for existing YMCA offices to remain functional until new YMCA constructed	1	sum	50,000.00	50,000
	Site works				
19	Allowance for covered walkway		note		Excluded
20	New car parks	6,319	m²	465.00	2,938,335
21	Existing car parks - Allowance to make good	1	sum	50,000.00	50,000
22	Compacted GAP40 to form temporary overflow carpark	1	sum	20,000.00	20,000
23	New roads		note		Excluded
24	Create new site entrances	3	no	20,000.00	60,000
25	New pedestrian crossing	1	sum	15,000.00	15,000
26	Plaza/ entry	641	m²	400.00	256,400
27	Covered areas to kapa haka		note		Excluded
28	Landscaping	1	sum	250,000.00	250,000
29	**Sub-Total**				**21,194,285**
30	Preliminaries and General		note		Included
31	Margin		note		Included
32	**Sub-Total**				**21,194,285**
33	Cultural Design	1	sum	750,000.00	750,000
34	FF&E	1	sum	500,000.00	500,000
35	Client Side Professional Fees (6%)	6	%		1,346,657
36	Consents (Resource and Building) (1.0%)	1	%		237,909
37	Design & Estimating Contingency (10%)	10	%		2,402,885
38	Project Contingency (10%)	10	%		2,643,174
39	Escalation to Commencement (3Q28)	4.58	%		1,330,759
40	Escalation during Construction (midpoint 3Q29)	3.22	%		979,367
41	Rounding	1	sum		4,964
	OPTION 2A - EXCLUDING SQUASH CAR PARK				**31,390,000**

7 OPTION 2B

	Childers Road Adjacent to Roebuck Road - IMC + YMCA + Squash				
	Site clearance, demolition and site preparation				
1	General site clearance	1	sum	50,000.00	50,000
2	Demolish existing car parks	2,468	m²	25.00	61,700
3	Demolish existing bowls green	1,639	m²	15.00	24,585

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Project: Childers Road Indoor Multisport Centre Gisborne

Phase: Concept Design **Details:** Summary - 28.07.26

Item	Description	Quantity	Unit	Rate	Total
4	Demolish existing building adjacent to bowls green	33	m²	250.00	8,250
5	Demolish existing YMCA	1,577	m²	150.00	236,550
6	Demolish existing Badminton		note		Excluded
7	Demolish existing squash courts	765	m²	150.00	114,750
8	Partial demolish ROA/ Martial arts, including make good to remaining		note		Excluded
9	Relocate existing Oscar building		note		Excluded
10	Cap off and abandon existing sewer water pipework		note		Excluded
11	New pumping station		note		Excluded
	New buildings				
12	New multisports arena; 2500m² 3 courts + min 1100m² amenity space	3,600	m²	3,435.00	12,366,000
13	New squash court; 6 courts	935	m²	3,710.00	3,468,850
14	New YMCA	1,380	m²	3,435.00	4,740,300
15	New ROA/ Martial arts		note		Excluded
16	Mixed use development		note		Excluded
17	Allowance to integrate new buildings with existing	1	sum	100,000.00	100,000
18	Allowance for existing YMCA offices to remain functional until new YMCA constructed	1	sum	50,000.00	50,000
	Site works				
19	Allowance for covered walkway		note		Excluded
20	New car parks	10,539	m²	465.00	4,900,635
21	Existing car parks - Allowance to make good	1	sum	50,000.00	50,000
22	Compacted GAP40 to form temporary overflow carpark	1	sum	20,000.00	20,000
23	New roads		note		Excluded
24	Create new site entrances	3	no	20,000.00	60,000
25	New pedestrian crossing	1	sum	15,000.00	15,000
26	Plaza/ entry	876	m²	400.00	350,400
	Covered areas to kapa haka		note		
27	Landscaping	1	sum	250,000.00	250,000
28	**Sub-Total**				**26,867,020**
29	Preliminaries and General		note		Included
30	Margin		note		Included
31	**Sub-Total**				**26,867,020**
32	Cultural Design	1	sum	750,000.00	750,000
33	FF&E	1	sum	500,000.00	500,000
34	Client Side Professional Fees (6%)	6	%		1,687,021
35	Consents (Resource and Building) (1.0%)	1	%		298,040
36	Design & Estimating Contingency (10%)	10	%		3,010,208
37	Project Contingency (10%)	10	%		3,311,229
38	Escalation to Commencement (3Q28)	4.58	%		1,667,104
39	Escalation during Construction (midpoint 3Q29)	3.22	%		1,226,899
40	Rounding	1	sum		2,478

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Project: Childers Road Indoor Multisport Centre Gisborne

Phase: Concept Design **Details:** Summary - 28.07.26

Item	Description	Quantity	Unit	Rate	Total
	OPTION 2B				**39,320,000**
8	**OPTION 2C**				
	Childers Road Adjacent to Roebuck Road - IMC + YMCA + Squash + Badminton area replaced				
	Site clearance, demolition and site preparation				
1	General site clearance	1	sum	50,000.00	50,000
2	Demolish existing car parks	2,468	m²	25.00	61,700
3	Demolish existing bowls green	1,639	m²	15.00	24,585
4	Demolish existing building adjacent to bowls green	33	m²	250.00	8,250
5	Demolish existing YMCA	1,577	m²	150.00	236,550
6	Demolish existing Badminton	652	m²	150.00	97,800
7	Demolish existing squash courts	765	m²	150.00	114,750
8	Partial demolish ROA/ Martial arts, including make good to remaining		note		Excluded
9	Relocate existing Oscar building		note		Excluded
10	Cap off and abandon existing sewer water pipework		note		Excluded
11	New pumping station		note		Excluded
	New buildings				
12	New multisports arena; 2500m² 3 courts + min 1100m² amenity space	3,600	m²	3,435.00	12,366,000
13	Additional court in place of badminton	900	m²	3,435.00	3,091,500
14	New squash court; 6 courts	935	m²	3,710.00	3,468,850
15	New YMCA	1,380	m²	3,435.00	4,740,300
16	New ROA/ Martial arts		note		Excluded
17	Mixed use development		note		Excluded
18	Allowance to integrate new buildings with existing		note		Excluded
19	Allowance for existing YMCA offices to remain functional until new YMCA constructed	1	sum	50,000.00	50,000
	Site works				
20	Allowance for covered walkway		note		Excluded
21	New car parks	10,245	m²	465.00	4,763,925
22	Existing car parks - Allowance to make good	1	sum	50,000.00	50,000
23	Compacted GAP40 to form temporary overflow carpark	1	sum	20,000.00	20,000
24	New roads		note		Excluded
25	Create new site entrances	3	no	20,000.00	60,000
26	New pedestrian crossing	1	sum	15,000.00	15,000
27	Plaza/ entry	962	m²	400.00	384,800
28	Covered areas to kapa haka		note		Excluded
29	Landscaping	1	sum	250,000.00	250,000
30	**Sub-Total**				**29,854,010**
31	Preliminaries and General		note		Included
32	Margin		note		Included
33	**Sub-Total**				**29,854,010**
34	Cultural Design	1	sum	750,000.00	750,000

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Project: Childers Road Indoor Multisport Centre Gisborne

Phase: Concept Design

Details: Summary - 28.07.26

Item	Description	Quantity	Unit	Rate	Total
35	FF&E	1	sum	500,000.00	500,000
36	Client Side Professional Fees (6%)	6	%		1,866,241
37	Consents (Resource and Building) (1.0%)	1	%		329,703
38	Design & Estimating Contingency (10%)	10	%		3,329,995
39	Project Contingency (10%)	10	%		3,662,995
40	Escalation to Commencement (3Q28)	4.58	%		1,844,208
41	Escalation during Construction (midpoint 3Q29)	3.22	%		1,357,238
42	Rounding	1	sum		611
	OPTION 2C				**43,495,000**

12. Public Excluded Business

RESOLUTION TO EXCLUDE THE PUBLIC

Section 48, LOCAL GOVERNMENT OFFICIAL INFORMATION and MEETINGS ACT 1987

That:

1. **The public be excluded from the following part of the proceedings of this meeting, namely:**

   Confirmation of Confidential Minutes

   Item 4.1 Confirmation of Confidential Minutes 25 June 2026

   PUBLIC EXCLUDED Business

   Item 12.1 26-199 Gisborne Holdings Limited Major Transaction Approval

2. **This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information & Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole of the relevant part of the proceedings of the meeting in public are as follows:**

Item 4.1	7(2)(b)(ii)	Protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.
	7(2)(g)	Maintain legal professional privilege.
	7(2)(h)	Enable any Council holding the information to carry out, without prejudice or disadvantage, commercial activities.
Item 12.1	7(2)(i)	Enable any Council holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).