

AGENDA/KAUPAPA



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MEMBERSHIP: Andy Cranston (Chair), Colin Alder, Larry Foster, Debbie Gregory, Ani Pahuru-Huriwai, Rawinia Parata, Aubrey Ria, Tony Robinson, Rob Telfer, Teddy Thompson, Rhonda Tibble, Nick Tupara, Josh Wharehinga and Her Worship the Mayor Rehette Stoltz.

OPERATIONS - ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAIAO ME NGĀ HAPORI Committee

DATE: Thursday 18 April 2024

TIME: 9:00AM

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

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Operations – Environment & Communities

Reports to:	Council
Chairperson:	Cr Andy Cranston
Deputy Chairperson:	Cr Aubrey Ria
Membership:	Mayor and all Councillors
Quorum:	Half of the members when the number is even and a majority when the membership is uneven.
Meeting frequency:	Six weekly (or as required).

Functions

- To provide governance oversight of Council's operational programmes, services, activities and projects (including major projects) related to environmental operations, community development and community assets.
- To enable the progress of the Council's operational activities, projects and services.

Its scope includes:

Environment Services and Protection

- Building Services
- Enforcement
- Environmental Health
- Pests and Plant management
- Biodiversity
- Integrated catchments
- Land management
- Animal control
- Harbour management

Communities

- Cultural Activities including Theatres, Museum and Public Art, Library and Tairāwhiti Navigations
- Recreation and Amenity – including open spaces, parks and gardens, cemeteries, community property and the Olympic Pool complex

Planning and Development

- Customer Engagement
- Support Services

Terms of Reference

Operational Oversight

- Provide governance direction for the Council's operational activities as outlined in the general purposes and scope section.
- Review and adjust relevant working programme priorities within agreed budgets, activity management plans and levels of service as per the Council's Long Term Plan.
- Receive updates on programmes, major projects/projects and activities.
- To have input into, and make decisions on, operational proposals, options and cost of projects/major projects.
- Contribute to the development of short term plans for community services and community facilities.
- Consider the strategic regulatory and compliance issues.
- Prepare submissions on any matter that is within its rationale and terms of reference for Council approval and submit on behalf of Council when timelines do not allow Council prior approval.

Asset Management

- Oversee the management of all Council's community assets.
- Make decisions on community assets becoming Council's and on infrastructure and community assets on behalf of Council.
- Progress the sale of properties as approved in the Long Term Plan and Annual Plan.
- Contribute to the development of and oversee delivery of economic development projects.
- Consider proposals to change the status or revoke the status of a reserve as defined in the Reserves Act 1977 (including the hearing of submissions).

Power to Act

To make all decisions necessary to fulfil the role and scope of the Committee subject to the limitations imposed.

To establish subcommittees, working parties and forums as required.

To appoint non-voting advisory members (such as tangata whenua representatives) to assist the Committee.

Power to Recommend

To Council and/or any Council committee as it deems appropriate.

3.1. Confirmation of non-confidential Minutes 22 February 2024

MINUTES

Draft & Unconfirmed



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MINUTES of the OPERATIONS - ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAI AO ME NGĀ HAPORI Committee

Held in Te Ruma Kaunihera (Council Meeting Room), Awarua, Fitzherbert Street, Gisborne on Thursday 22 February 2024 at 9:00AM.

PRESENT:

Her Worship the Mayor Rehette Stoltz, Colin Alder, Andy Cranston, Larry Foster, Debbie Gregory, Ani Pahuru-Huriwai, Rawinia Parata, Aubrey Ria, Tony Robinson, Rob Telfer, Daniel Thompson, Rhonda Tibble & Josh Wharehinga.

IN ATTENDANCE:

Chief Executive Nedine Thatcher Swann, Director Lifelines Tim Barry, Director Liveable Communities Michele Frey, Director Engagement & Maori Partnerships Anita Reedy-Holthausen, Chief Financial Officer Pauline Foreman, Director Sustainable Futures Jo Noble, Democracy & Support Services Manager Heather Kohn and Committee Secretary Jessica Taylor.

The meeting commenced with a prayer/karakia.

1. Apologies

MOVED by Cr Stoltz, seconded by Cr Wharehinga

That the lateness of Cr Parata be sustained.

CARRIED

2. Declarations of Interest

There were no interests declared.

3. Confirmation of non-confidential Minutes

3.1 Confirmation of non-confidential Minutes 9 November 2023

MOVED by Cr Alder, seconded by Cr Foster

That the Minutes of 9 November 2023 be accepted.

CARRIED

4. Leave of Absence

There were no leaves of absence.

5. Acknowledgements and Tributes

There were no acknowledgements or tributes.

6. Public Input and Petitions

- Lyall Evans - Chair of Tapuwae Tairāwhiti Trails presented to the Committee.

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 24-9 Community Occupancy Leases Innes Street

- The longest term possible for any lease that is granted under the Local Government Act is 21 years. That is the term the clubs are seeking from Council.
- The clubs weren't consulted by staff on completion of the Sustainable Tairāwhiti 9 November 2023 meeting about the 5 years plus the right of renewal after five years so the Councillors aren't aware of where the club's stand with that option.

Secretarial note: Meeting adjourns for morning tea at 10:17am and reconvenes at 10:35am.

MOVED by Cr Gregory, seconded by Cr Stoltz that the recommendation be amended as follows:

That the Operations - Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori Committee:

1. Approves in Principle the grant of a five-year lease plus a right of renewal after five years with a maximum of 10 years to Musical Theatre Gisborne Incorporated for 465.67 m2 of part Lot 1 DP 420622 as detailed in this report.
2. Approves in Principle the grant of a five-year lease plus a right of renewal after five years with a maximum of 10 years to Gisborne Harriers Incorporated for 485.72m2 of part Lot 1 DP 420622 as detailed in this report.
3. Approves in Principle the grant of a five-year lease plus a right of renewal after five years with a maximum of 10 years to Surf City Rod and Custom Club Incorporated for 393.72m2 of part Lot 1 DP 420622 as detailed in this report.
4. Approves in Principle the grant of a five-year lease to Tairāwhiti MENZSHED Incorporated for the Council Building at 109 Innes Steet part Lot 3 DP 420622 as detailed in this report.

Vote by Division

For:

Cr Stoltz
Cr Cranston
Cr Foster
Cr Gregory
Cr Pahuru-Huriwai
Cr Parata
Cr Ria
Cr Telfer
Cr Tibble

Against:

Cr Alder
Cr Robinson
Cr Thompson
Cr Wharehinga

CARRIED

11. Reports of the Chief Executive and Staff for INFORMATION

11.1 24-10 Kiwa Pools Update

- An updated fees and charges review report will come to Council by July once external consultation has been sought and a review report on the Learn to Swim provider will be sooner.

MOVED by Cr Pahuru-Huriwai, seconded by Cr Stoltz

That the Operations - Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori Committee:

1. Notes the contents of this report.

CARRIED

11.2 24-42 Pre-approval Low Impact Temporary Licences to Occupy Reserves

MOVED by Cr Stoltz, seconded by Cr Alder

That the Operations - Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori Committee:

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 4 Public Excluded Business of Council.

13. READMITTANCE OF THE PUBLIC

MOVED by Cr Stoltz, seconded by Cr Wharehinga

That the Committee:

1. Re-admits the public.

CARRIED

14. Close of Meeting

There being no further business, the meeting concluded at 11:00 am.

Andy Cranston

CHAIR

3.2. Action Sheet

Meeting Date	Item No.	Item	Status	Action Required	Assignee/s	Action Taken	Due Date
14/09/23	11.2	23-192 Waingake Transformation Programme Update	In progress	Come back to Council next Operations meeting with costs update. Amy England 30/10/23 This information will be provided with the next programme update report.	Amy England	22/03/2024 Amy England Report is on the 18 April Operations Environment & Communities Agenda.	18/04/24

3.3. Governance Work Plan

2024 Operations						Meeting Dates					
HUB	Activity	Name of agenda item	Purpose	Report type	Owner	22-Feb	18-Apr	6-Jun	1-Aug	12-Sep	7-Nov
Liveable Communities	Liveable Spaces	Community Facilities Strategy Update	To provide an update on the implementation of the Community Facilities Strategy in 2024, as well as the anticipated process and timeframe for review of the document.	Information (I)	De-Arne Sutherland / Tyler Kirk						
Liveable Communities	Liveable Spaces	Notification of Low Impact Temporary Licences to Occupy Reserves	Decision as to whether to notify temporary commercial licences for parks and reserves.	Decision (D)	Chris Visser / Tyler Kirk						
Liveable Communities	Liveable Spaces	Cemetery Planning Update	Overview of current cemetery planning processes	Information (I)	Tyler Kirk						
Liveable Communities	Liveable Spaces	Options for additional temporary outdoor dining in CBD	Assessment of options to create temporary outdoor dining opportunities in the CBD	Decision (D)	Tyler Kirk / Summer Agnew						
Liveable Communities	Liveable Spaces	Indoor Stadium Update	Provide Councillors with an update on the Indoor Stadium Feasibility Study	Information (I)	Jo Haughey / Tyler Kirk						

2024 Operations						Meeting Dates					
HUB	Activity	Name of agenda item	Purpose	Report type	Owner	22-Feb	18-Apr	6-Jun	1-Aug	12-Sep	7-Nov
Liveable Communities	Liveable Spaces	Public Conveniences Network Planning Update	Overview of the Public Conveniences Network Study, and the intended approach within the Three-Year Plan	Information (I)	Angela Newman / Tyler Kirk						
Liveable Communities	Liveable Spaces	S17a Local Government Act Review of the Parks and Amenities Maintenance Contracts.	To update the Committee on the findings of the recent review of Council's Open Space and Maintenance Service Delivery Contracts. Public Excluded	Information (I)	De-Arne Sutherland						
Liveable Communities	Community Projects	Waingake Transformation Programme Update	Providing the Committee with an update on the Waingake Transformation Programme and associated activities including a financial update.	Information (I)	Amy England						
Sustainable Futures	Strategic Planning	Water Security Programme Workshop	Workshop on water security programme and water quantity planning provisions.	Workshop	Sarah Thompson						

2024 Operations						Meeting Dates					
HUB	Activity	Name of agenda item	Purpose	Report type	Owner	22-Feb	18-Apr	6-Jun	1-Aug	12-Sep	7-Nov
Finance & Affordability	Financial Services	Community Housing Management Plan Update	Provide an update on GHM including cost of community housing	Decision (D)	Ally Campbell						
Liveable Communities	Community Projects	Learn to Swim Operation Kiwa Pools Six Monthly Review	Update	Information (I)	Campbell Macgregor						
Liveable Communities	Community Projects	Kiwa Pools Operations - Six Month's Operation Review	Update	Information (I)	Campbell Macgregor						
Liveable Communities	Liveable Spaces	Public Excluded Liveable Spaces Maintenance Contract Procurement Plan	Update the Operations Committee on the findings of a recent review of Council's open space and maintenance service delivery contracts under s17a Local Government Act.	Decision (D)	De-Arne Sutherland						
Office of the Chief Executive		Endorsement of in-principle support	EXTRAORDINARY Confirmation of commitment in principle to iwi position on Maori Wards, Fast Track Consenting, TMOTW	Decision (D)	Jade Lister-Baty						

2024 Operations

Meeting Dates

HUB	Activity	Name of agenda item	Purpose	Report type	Owner	22-Feb	18-Apr	6-Jun	1-Aug	12-Sep	7-Nov
Liveable Communities	Integrated Catchments	Update on the Natural Heritage Fund Assessment Process Review	Update	Information (!)	Melanie Cheetham						
Liveable Communities		Regional Biodiversity update	Update on the formation of the Regional Biodiversity Transformation Team	Information (!)	Amy England						

10. Reports of the Chief Executive and Staff for DECISION



24-113

Title: 24-113 Submission on Fast-track Approvals Bill

Section: Strategic Planning

Prepared by: Abi Wiseman - Senior Policy Planner

Meeting Date: Thursday 18 April 2024

Legal: No

Financial: No

Significance: **Low**

Report to OPERATIONS - ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAI AO ME NGĀ HAPORI Committee for decision

PURPOSE - TE TAKE

The purpose of this report is to seek the Operations Committee's approval of a draft submission on Government's Fast-track Approvals Bill.

SUMMARY – HE WHAKARĀPOPOTOTANGA

The chairperson of Parliament's Environment Committee is now calling for submissions on the Fast-track Approvals Bill. The Fast-track Approvals Bill is an omnibus Bill. It is intended to enable a fast-track decision-making process for infrastructure and development projects that are considered to have significant regional or national benefits.

Council staff are contributing to sector-wide submissions to provide detailed feedback on the Bill. In addition, Council staff have prepared a separate draft submission to uphold Council's commitment to formally acknowledge and support priorities identified by Iwi leaders at a governance meeting on 8 February 2024. The draft submission focuses on supporting the need for a streamlined resource management process to enable Iwi priorities. It also identifies Council priorities that may be supported by a fast-track process and reiterates concerns with the Bill that will be further detailed in sector-wide submissions on behalf of regional and unitary Councils (via Te Uru Kahika) and across local government (via Taituarā).

The draft submission has been circulated to Iwi leaders for comment. Subject to the Operations Committee's approval, the Mayor will provide the draft submission to the Environment Committee before submissions close on 19 April 2024.

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 Operations - Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori Committee:

1. **Adopts the attached draft submission on the Fast-track Approvals Bill, to be submitted by the Mayor on behalf of Council on or before 19 April 2024.**

Authorised by:

Joanna Noble - Director Sustainable Futures

Keywords: Fast-track Approvals Bill, Fast-track consents, Resource management reform

BACKGROUND - HE WHAKAMĀRAMA

What is the Fast-track Approvals Bill?

1. The Fast-Track Approvals Bill (the Bill) was introduced to Parliament on 7 March 2024. The Bill's introduction was part of the Government's coalition agreement and 100-day plan.
2. With this Bill, the Government aims to make it easier to get approvals for a range of regionally and nationally significant infrastructure and development projects, including those related to housing. The Bill sets out a 'one-stop shop' process for approvals under a range of legislation, including the Resource Management Act 1991, the Wildlife Act 1953, the Conservation Act 1987 and the Heritage New Zealand Pouhere Taonga Act 2014, and others.
3. It is proposed that responsible Ministers will be able to refer projects that meet prescribed eligibility criteria to an Expert Panel, which will recommend any necessary conditions to ensure adverse effects of the project are managed appropriately. The joint Ministers will ultimately make the call on projects to approve.
4. The joint Ministers are the Minister for Infrastructure, Minister of Transport and Minister for Regional Development. In relation to an approval to do anything otherwise prohibited by the Wildlife Act 1953, this includes the Minister of Conservation acting jointly with the Ministers. In relation to an approval under the Crown Minerals Act 1991, this includes the Minister responsible for that Act or the appropriate Minister within the meaning of that Act, acting jointly with those Ministers.
5. There is provision in the Bill for a list of individual projects to be included that will be automatically referred to an Expert Panel. This list is not included in the Bill as introduced to Parliament. The Government is running a public process to gather suitable projects. The [Fast-track portal](#) opened on 3 April 2024 and applications close on 3 May 2024.
6. A summary of the Bill is included as **Attachment 1**.

Supporting Iwi priorities for fast-track consenting

7. At a Governance meeting with Council representatives and Te Tairāwhiti Iwi leaders on 8 February 2024, three priority areas were highlighted regarding the Coalition Government's 100 Day Plan:
 - a. Retention of Te Mana o te Wai.
 - b. Retention of Māori Wards that cannot be decided by poll/referendum.
 - c. Fast track consenting.
8. This report relates to (c). Staff have prepared a draft submission to uphold Council's commitment to support an appropriate fast-track consenting process to enable Iwi priorities and partnership aspirations to be met.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

9. It is widely accepted that the current resource management system is not fit for purpose and in need of reform. There is a clear need for a robust and practicable fast-track consenting process that safeguards and upholds important values and environmental protections.
10. However, staff have identified concerns relating to this Bill, including:
 - a. The commitment to upholding Te Tiriti is not strong enough: There is no reference to taking into account nor giving effect to Treaty principles. The Bill contains requirements for consultation with relevant iwi, hapū, Treaty settlement entities and any relevant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011 throughout the process; however, the timeframes are very short. Māori groups such as relevant iwi authorities, Treaty settlement entities will be given 10 working days to provide written comments on an application, and no cost-recovery mechanisms for tangata whenua are included in the Bill. The Ministers for Māori Development and for Māori Crown Relations will have five working days to comment on the draft report of the Expert Panel, including providing an assessment of the project in relation to the relevant Treaty settlement, and any conditions relevant to that assessment.
 - b. Environmental protections are inadequate: environmental assessment criteria in the Bill are subordinate to meeting the purpose of the Bill (which is focused on economic development and infrastructure). Activities that are prohibited under the Resource Management Act 1991 (RMA) are specifically made eligible to enter the fast-track process. The Minister for the Environment is not included as one of the joint Ministers, and the Minister of Conservation is only included in relation to an approval to do anything otherwise prohibited by the Wildlife Act 1953. While Ministers can refuse projects on environmental grounds, this is discretionary.
 - c. Cost-recovery mechanisms need further consideration: More thought needs to be given about how councils can recover costs for pre-application engagement; where councils support an Expert Panel; and for compliance and enforcement of approvals and their conditions, as well as for addressing consistency with the administration of their plans.
 - d. The timeframes for Council to provide input are extremely tight throughout the process: For example, the timeframe for Council to provide written comments on any applications is 10 working days – this is to consider consistency (or otherwise) with planning documents; assess compliance history of the applicant; check activity statuses and more. Sufficient timeframes are required for local government to provide input throughout the process to ensure good quality consent conditions that are enforceable.

11. A fast-track approval process may enable Council to deliver on priorities in the draft Three Year Plan 2024-2027. In particular, longer-term Council projects that support safe and healthy people (e.g. flood resilience projects), building back our damaged roading network (particularly our bridge repair and rebuild programme), and infrastructure to enable housing supply, may benefit from a fast-track approval process.
12. Many of the short-term priorities in the proposed Three-Year Plan are unlikely to benefit from the Fast-track Approval process either because:
 - a. they will likely be resolved before the Bill is enacted (towards the end of 2024 at the earliest)
 - b. in some cases the fast-track process is unlikely to save time compared to existing processes
 - c. they may not meet the eligibility criteria.
13. Staff are providing input to sector-wide submissions to convey detailed feedback. In addition, staff have prepared a draft submission to uphold Council's commitment to endorse the priorities of Iwi leaders in relation to the intention of the Bill. The draft submission is included at **Attachment 2**.

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: **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

14. 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

15. As set out in paragraphs 7 and 8, the draft submission aims to uphold Council's commitment to Iwi leaders to support an appropriate fast-track consenting process. The draft submission has been circulated to Iwi leaders for comment.
16. As noted in paragraph 10(a), the Bill sets out very tight timeframes to consult with tangata whenua throughout the Fast-track Approvals process.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

17. No consultation with the community has taken place on the draft submission. The chairperson of the Environment Committee is calling for submissions from the public during this consultation period.

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

18. The Bill in its current form is not consistent with national climate change aspirations or targets. When deciding whether to refer a project, Ministers “may consider” how it will contribute (negatively or positively) to climate mitigation, adaptation, and resilience to natural hazards. However, the eligibility criteria for projects favour economic factors. Potential climate benefits from the possible fast-tracking of projects to support climate objectives (e.g. renewable energy infrastructure) are likely to be negatively outweighed by the fast-tracking of projects that impede on the national response to climate change.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

19. There are no financial implications associated with the decision to adopt the draft submission on the Fast-track Approvals Bill.

Legal

20. There are no legal implications associated with the decision to adopt the draft submission on the Fast-track Approvals Bill.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

21. Staff will assess the implications of the Fast-track Approval Bill on Councils Policy and Planning processes and report back to Council in due course. The draft submission calls for further clarity regarding the role of local government in the proposed process.

RISKS - NGĀ TŪRARU

22. There are no significant risks associated with the decision to adopt the draft submission on the Fast-track Approvals Bill.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
19 April 2024	Mayor to provide submission to Environment Committee	Deadline for submissions is 19 April 2024
7 September 2024	Select Committee report is due	

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1 - Summary of Fast-track Approvals Bill [**24-113.1** - 5 pages]
2. Attachment 2 - Draft Submission Fast-track Approvals Bill [**24-113.2** - 2 pages]

The 'new' Fast-Track Approvals Bill: All power to the Ministers...

Authors: Kerry Anderson and Mhairi Mackenzie Everitt

Introduction

- 1 The Government's 100 day plan deadline is 8 March 2024 and one of their environmental law reform goals was to introduce a new, permanent, fast-track consenting regime. Today, the Government introduced the Fast-Track Approvals Bill (**the Fast-Track Bill**) to the House for its First Reading.
- 2 The Bill's purpose is the statement of intent behind the Government's unveiling of this 'new' regime. It states:

The purpose of this Act is to provide a fast-track decision-making process that facilitates the delivery of infrastructure and development projects with significant regional or national benefits.
- 3 The Bill largely rehashes the fast-track processes previously used in the repealed COVID-19 Recovery (Fast-track Consenting) Act 2020 and Labour's Natural and Built Environment Act 2023 (**NBEA**), repealed just before Christmas last year (except for the fast-track consenting regime within it, which it retained as an interim regime)¹ along with including flash backs to provisions from the Housing Accords and Special Housing Areas Act 2013 (**HASHA**), repealed in 2021. This Fast-Track Bill repeals and replaces the interim NBEA regime with a 'new' regime and provides transitional provisions for ongoing applications. However, there are some key changes to be aware of.
- 4 The main changes are:
 - 4.1 The 'one stop shop' nature of the fast track process proposed in the Bill (**FT process**). The FT process has been widened to include approvals (and bundles of approvals) under a wider range of legislation than just the RMA, including specifically identified approvals under the Conservation Act 1987, Wildlife Act 1953, Freshwater Fisheries Regulations 9183, Reserves Act 1977, Heritage NZ Pouhere Taonga Act 2014, Crown Minerals Act 1991, Public Works Act 1981 and Fisheries Act 1996.
 - 4.2 The Ministers make the final decisions on the projects – the Expert Panel is simply making recommendations. Those Ministers do not include the Minister for the Environment – they are the Minister for Infrastructure, Minister of Transport and Minister for Regional Development (with the Minister of Conservation and the Minister responsible for Crown Minerals in relation to some types of approvals).
 - 4.3 A broader range of projects will have access to the FT process (including infrastructure, housing, resource extraction, aquaculture, and other developments), provided they are regionally or nationally significant, are consistent with the purpose of the Bill and meet the other eligibility criteria found in clause 17.
- 5 There are two other changes of note. First is adding in the approach to weighted consideration of matters in the substantive consideration of the fast track project approvals, where the most weight is given to the purpose of the Fast-Track Bill (delivery of beneficial development and infrastructure) and the least weight is given to the other listed matters, such as effects on the environment (which are not captured by section 6 and 7 of the Resource Management Act 1991 (**RMA**)). Second is that the

¹ The Resource Management (Natural and Built Environment and Spatial Planning Repeal and Interim Fast-track Consenting) Act 2023 was the Act that repealed the NBEA but kept this interim fast track consenting regime in place.

FT process specifically states it can be used for prohibited activities (but ministerial discretion is provided for referral to an Expert Panel (**EP**) to be declined on that basis).

- 6 There are some projects that are specifically ineligible for the FT process on the basis this preclusion is needed to protect the special status of whenua Māori. Offshore renewable energy projects are also ineligible prior to the creation and implementation of proposed new offshore renewables legislation and a variety of other activities listed in clause 18.
- 7 The Bill does not have a definition for significant regional or national benefits, but it does provide some examples of what the Ministers may consider when determining this.² This includes it being identified as a priority project in a central government, local government or sector plan or strategy, or central government priority infrastructure list, where it will deliver regionally or nationally significant infrastructure and where it will:
- 7.1 increase the supply of housing,
 - 7.2 deliver significant economic benefits,
 - 7.3 support primary industries, including aquaculture,
 - 7.4 support development of natural resources, including minerals and petroleum,
 - 7.5 support climate change mitigation,
 - 7.6 support adaptation, resilience and recovery from natural hazards,
 - 7.7 address significant environmental issues, and
 - 7.8 be consistent with local or regional planning documents, including spatial strategies.
- 8 Generally, the Bill retains a two-step process for applicants looking to use the FT process for a project. These are:
- 8.1 First, referral:
 - (a) Where an applicant either receives automatic referral to an EP – called a 'Part A listed project' due to being listed in Part A of Schedule 2, or
 - (b) The applicant has applied and receives approval to be referred to the FT process by the Joint Ministers (this includes Part B listed referred projects which still have to go through the referral process but have already been determined to have significant regional or national benefits) and standard referred projects); and
 - 8.2 Second, a substantive application: if successfully referred to an EP (or automatically referred), an application is made for approval of the project.
- 9 Whether the project is a Part A (automatically) listed project or a Part B listed referred project is determined by Schedule 2 of the Bill, which is currently blank and yet to be released.

Referral application

- 10 All applicants who need to apply for referral to the FT process must undertake and provide record of engagement prior to lodging a referral application (and how it informed the project), with relevant iwi, hapū, and Treaty settlement entities, any relevant applicant groups with applications for customary

² Clause 17(3) and (4).

marine title under the Marine and Coastal Area (Takutai Moana Act) 2011 (**MACA**), if relevant, Ngā hapū o Ngāti Porou and relevant local authorities³.

- 11 Applications are made to the responsible agency (currently identified as MfE and MBIE), who will provide the application and a report on it to the Ministers. However, the referral decision is no longer made by the Minister for the Environment: the Minister for Infrastructure, Minister of Transport, and Minister for Regional Development (together, the **Joint Ministers**⁴) will consider the application together and determine if it should be referred to an EP.
- 12 Where relevant to the project, referral applications are required be copied to several parties who will have the right to provide comment within 10 working days. This includes local authorities, portfolio Ministers, iwi authorities, Treaty Settlement entities, MACA rights holders and applicants, Ngā hapū o Ngāti Porou (if relevant), iwi and hapū parties to Mana Whakahono ā Rohe and joint management agreements, any Māori land administering entity in respect of any Māori land in the proposed area of activity and any other person the Ministers consider relevant.⁵
- 13 The Fast-Track Bill requires the Joint Ministers to decline a referral application that is inconsistent with the purpose of the Bill, where it doesn't meet the eligibility criteria or it includes an ineligible activity. Outside of that, the Ministers have a wide discretion to decline to refer an application, including because of a project's potential significant adverse effects on the environment, inconsistency with a Treaty settlement, an applicant's poor compliance history, that it is a prohibited activity under the RMA or any other relevant reason (in the Ministers' opinion).
- 14 If granting a referral application, the Ministers may specify a number of matters⁶, including restrictions that apply to activities (including geographic location, durations or aspects of the activity that may be carried out), timeframes for processing the application and persons or groups who the EP **must** invite submissions from.

Substantive application

- 15 If a project is successfully referred to the FT process (or it is a listed project and is automatically referred), an applicant will need to make a substantive application to the Environmental Protection Authority (**EPA**) to be considered by an EP.
- 16 Similar to the referral stage, relevant parties have a right to provide comment to the EP, within 10 working days of invitation by the EP. Public or limited notification is not permitted.
- 17 Hearings are not required under the regime, but an EP does have discretion to hold one. The processes for approvals under the various Acts differ slightly depending on the approval sought – these are set out from Schedules 4 to 12, with Schedule 4 providing the substantive process for approvals under the RMA.
- 18 For those who remember applications under HASHA, the Fast-Track Bill provides a similar set of considerations that the EP must consider for all projects, giving weight to the following matters in the order listed (greater to lesser weight):
 - 18.1 The purpose of the Fast-Track Bill,
 - 18.2 The purpose of the RMA set out in section 5 of that Act,

³ Clause 16.

⁴ The Minister of Conservation will be one of the joint Ministers for any Wildlife Act approvals and will remain the decision-maker for Conservation Act approvals, and the Minister responsible for the Crown Minerals Act will be one of the Joint Ministers for relevant decisions under that Act.

⁵ Clause 19.

⁶ Clause 23.

- 18.3 Matters for consideration in section 6 of the RMA,
- 18.4 Matters for consideration in section 7 of the RMA,
- 18.5 The provisions of any relevant national direction, operative and proposed policy statements and plans, iwi management plans, Mana Whakahono ā Rohe and joint management agreements.
- 18.6 Finally, 'the relevant provisions of the RMA or other legislation that direct decision making under the RMA'. Examples provided are section 104-107 of the RMA.
- 19 There are additional matters for consideration on resource consents for referred projects, including that an EP may apply a permitted baseline and must not have regard to a real or perceived effect arising from the kind of housing intended and a specification that the gateway test in section 104D of the RMA is not to be applied. Clause 36 contains additional matters of consideration for notices of requirement.
- 20 At the completion of the assessment, the EP will provide a report and recommendations to the Joint Ministers for their consideration (no later than 25 working days from the after the date specified for receiving comments, unless the referral order states otherwise). Ministers make the final decision and have the discretion to approve or decline the application.⁷

Appeal rights

- 21 Limited parties have a right to appeal a final decision on a substantive application to the High Court on a question of law. There are no right of appeal from this decision to the Court of Appeal, but there is the opportunity to seek leave from the Supreme Court to appeal a High Court decision.
- 22 The parties who have this appeal right are the applicants for the approval, any relevant local authority, the Attorney General, any person that provided submissions in response to an invitation given under this Act and any person who has an interest in the decision appealed against that is greater than that of the general public.

Conclusion

- 23 In many ways, the Fast-Track Bill provides a new face for the similar processes that were available before, with some key changes, which include:
- 23.1 The addition of approvals outside of RMA having access to the FT process and a broader range of projects likely to be eligible, including prohibited activities, which are now also eligible to use the FT process.
- 23.2 The approach to weighted consideration of matters in the substantive application, where the most weight is given to the purpose of the Fast-Track Bill (delivery of beneficial development and infrastructure) and less weight to the other listed matters, including environmental effects.
- 23.3 That the power lies with the Ministers – they make the referral decisions (if not already a listed project) and the final decisions on projects, with the EP simply making recommendations.
- 23.4 A new list of projects that can go straight to consideration by the EP. These are not currently available. While the COVID-19 Recovery (Fast-track Consenting) Act 2020 had a list of projects and similar approach to their processing (other than in that process the EP made the final decision, not the Ministers), which projects are ultimately included as listed

⁷ Clause 25.

projects in Schedule 2 of this Fast-Track Bill are vital and will be of interest to many. A press release announcing the legislation said the government would soon form a Fast Track Advisory Group of independent experts to decide which projects would be included in the Schedule and that applicants would be able to apply for inclusion in it over the next few weeks. It said that Cabinet would then decide on the mix of projects and the projects will be inserted into the Schedules of the Bill through the Select Committee process.

19 April 2024

Committee Secretariat
 Environment Committee
 Parliament Buildings
WELLINGTON

en@parliament.govt.nz

DRAFT SUBMISSION ON FAST-TRACK APPROVALS BILL

Gisborne District Council (Council) in support of Te Aitanga ā Māhaki, Rongowhakaata Iwi Trust, Te Runanganui o Ngāti Porou and Tāmanuhiri Tūtū Poroporo Trust would like to thank the Environment Committee for the opportunity to provide a submission on the Fast-track Approvals Bill (the Bill).

This submission is to formally acknowledge Council's support for an expedited approval process for projects important to Iwi and partnership priorities of Tairāwhiti. However, Council has some concerns with aspects of the Bill.

A streamlined resource management process will enable Iwi priorities in Tairāwhiti

Council supports the need for a fast-track process for projects that support priorities identified by Te Tairāwhiti Iwi leaders. In particular, a streamlined resource management process is required to progress the following priorities:

- Housing:
 - Housing Elevation: Raising homes to at least 1.5m above ground level (or 500mm above the peak flood level during Cyclone Gabrielle). Although we note that in most instances a resource consent will not be required, the approval needed is Building Consent under the Building Act.
 - Local Infrastructure Development: Developing local infrastructure to support housing initiatives.
 - Improved Consenting Process: Implementing a more efficient consenting regime for Iwi housing programmes, should Iwi assume the responsibilities of Kainga Ora.
- Roothing:
 - State Highway Importance: The state highways in Gisborne are vital lifelines for the region, particularly following extensive damage from weather events. It is essential to prioritise the long-term recovery and maintenance of these highways to ensure continued access for the communities living along the routes.
 - Local Government Roothing Network: The local government rooothing network serves as the primary access for survival in Gisborne, emphasizing the critical role it plays in supporting the region's connectivity and community resilience.





- Water storage options:
 - Enabling sustainable development of water storage options for high value production (horticulture), whenua Māori where iwi are currently investing or looking to invest, as well as flood control schemes.

We support resource management reform that aligns with tangata whenua priorities, partnership aspirations for progress and one that fosters a conducive environment for cultural restoration, investment, innovation, and economic vitality for tangata whenua in Tairāwhiti.

Fast tracked approvals to support Council priorities

A fast-track consenting process could support Council to deliver priorities in our proposed Three Year Plan 2024-2027, in particular:

- **Safe and healthy people:** Streamlined consenting for flood mitigation infrastructure could fast-track the protection of communities from future flooding.
- **Building back our damaged roading network:** A streamlined consenting solution is required to deliver our bridge repair and rebuild programme following Cyclone Gabrielle, given the quantum of repairs required with over 64 bridges requiring substantive repairs.

A fast-track approval may also expedite Council's delivery of infrastructure to enable development of housing supply. These infrastructure needs are outlined in the Tairāwhiti Future Development Strategy.

Council recommends changes to the Bill

While we support streamlining the approvals process, Council has some concerns with the Bill. In particular, the commitment to upholding Te Tiriti is not strong enough and environmental protections are inadequate. Further consideration should also be given to ensuring appropriate cost-recovery mechanisms for local government and providing reasonable timeframes for local government to provide input throughout the process.

These points are further detailed in sector-wide submissions – Council supports submissions by Te Uru Kahika and Taituarā on behalf of the regional and local government sectors.

For further clarification or any queries, please contact Joanna Noble (Director, Sustainable Futures) Joanna.Noble@gdc.govt.nz.

Nāku noa nā

Rehette Stoltz

MAYOR

Gisborne District Council



11. Reports of the Chief Executive and Staff for INFORMATION



24-74

Title: 24-74 Waingake Transformation Programme Update
Section: Community Projects
Prepared by: Amy England - Project Manager Waingake Transformation
Meeting Date: Thursday 18 April 2024

Legal: No

Financial: Yes

Significance: **Low**

Report to OPERATIONS - ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAI AO ME NGĀ HAPORI Committee for information

PURPOSE - TE TAKE

The purpose of this report is to provide an update on the Waingake Transformation Programme and associated activities, including a financial update.

SUMMARY – HE WHAKARĀPOPOTOTANGA

The Waingake-Pamoa Joint Steering Group has commissioned historical research into the acquisition of land in our water supply catchments. The research report will provide a shared understanding of the history of the Waingake-Pamoa whenua and help to inform future discussions and decision-making including finalising the draft Vision and Strategy for the group.

At the request of Councillors, we have reviewed and summarised programme costs to date, with \$5.79m of total capital and operational spending to date. 473 hectares (ha) have been treated to date, equating to \$12,200 per ha. Just over half of this has been funded through external grants (\$3.15m). This compares favourably to costs associated with nationally developed restoration methods, such as the [Timata Method](#), and is well below estimated costs of restoration provided by the Ministry for Primary Industries.

Operational activities over summer have focused on delivering the first two rounds of releasing for the 2023 plantings and completing 220 ha of wilding pine control. The more settled weather conditions this summer has allowed contractors to quickly address high priority work, ensuring good overall plant survival.

Another focus over the last six months has been to establish and, in some circumstances, to repeat outcome monitoring for biodiversity. Baseline Five-Minute Bird Counts indicated the presence of all target species across the site and provide an initial data set for future comparison. Repeat seedling surveys within the Waingake Waterworks (QEII) Bush detected some understory improvement but the overall condition of the ngahere/forest remains impacted by mammalian pests. Gecko and bat showed mixed results, with no geckos detected, however long-tailed bats remain present on site. Over time, repeated surveys will build an understanding of the state and trends of biodiversity at Waingake and show whether we are achieving the desired outcomes for restoration.

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 Operations - Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori Committee:

- 1. Notes the contents of this report.**

Authorised by:

Michele Frey - Director Liveable Communities

Keywords: Waingake, Pamoā, Maraetaha Incorporation, Restoration

BACKGROUND - HE WHAKAMĀRAMA

1. The Waingake Transformation Programme was established following Council's decision to return 71% of the Pamoā Forest to native vegetation cover as harvest of the existing pine forest progresses. Relevant Council reports and decisions include:
 - 13 December 2018 **Report 18-457** with the Public Excluded "Preferred Direction on Long Term Future of Pamoā Forest".
 - 31 January 2019 **Report 19-024** to Extraordinary Council "Councillor Notice of Motion re Pamoā Alternatives".
 - 19 December 2019 **Report 19-404** "Long Term Future of Pamoā Forest" presented to the Council for information, particularly to provide further financial information requested at the January 2019 meeting.
2. The programme is being delivered in partnership with mana whenua Marae Taha Incorporation, with support from Ngai Tāmanuhiri.
3. A formal Memorandum of Understanding between Council and Marae Taha Incorporation was signed in May 2022, and a Joint Steering Group was established to progress a practical working relationship with a focus on matters of mutual importance across Waingake and Pamoā.
4. The programme aims to ensure security and resilience for key water supply assets and infrastructure and to advance the cultural, environmental, economic, spiritual and social wellbeing of mana whenua, hapū, iwi and citizens of Tairāwhiti through the protection, enhancement and redevelopment of Waingake and Pamoā.
5. 29% of the land area at Waingake was intended to be put into a second rotation of pine, however Juken New Zealand declined this option under the current Forestry Right Agreement. Council is now progressing a replanting and apiary licence agreement with eLandNZ Ltd. Under this agreement, eLandNZ will plant the 29% in mānuka and receive apiary rights to the area.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

6. The following is a progress update on the Waingake Transformation Programme for the period October 2023 to March 2024.

Mana Whenua Partnership and Joint Steering Group

7. Council staff would like to take the opportunity to acknowledge the Marae Taha Incorporation Trustees and Joint Steering Group representatives for their responsive and practical support both in the immediate response and ongoing recovery from Cyclone Gabrielle. A year on from the event, the Trustees continue to work closely with Council and our contractors to ensure that together we are working towards a prosperous future for our community.

8. As discussed recently in **Report 24-28** Chief Executive Activity Report March 2024, the Joint Steering Group (JSG) has commissioned a piece of historical research into the acquisition of land in our water supply catchments. The report will be presented to the JSG in April and will be a key document for the group to inform future discussions and decision-making for the Waingake-Pamoa whenua.
9. The JSG is also developing a Vision and Strategy to outline the key focus areas for the partnership. The JSG anticipates finalising the document by June and will then put the document forward to Council for formal adoption.

Waingake Ngahere Ora Team

10. The Waingake Ngahere Ora team was established with funding from the Jobs for Nature programme. The funding was for a limited three-year term and the funding agreement will end in June 2024.
11. The key focus for the team has been the surveillance and control of pest plant species, establishment of pest control within the QEII Bush, and undertaking relevant outcome monitoring to inform the programme.
12. We would like to take this opportunity to acknowledge the team and commend them for their passion and commitment to this mahi, and the whenua they connect to. Highlights of their success include:
 - Completion of the perimeter trapline around the QEII Bush.
 - Establishment of 16kms of new traplines within the QEII Bush and ongoing trapline servicing and maintenance.
 - Achievement of Level 3 Pest Control Operations certification along with completion of other relevant training to enable kaimahi to build the skills and knowledge for a career in environmental restoration.
 - Extensive control of pest plant species at a landscape scale, including wilding pine control and control of old man pines within the Mangapoike dams catchment.
 - Establishment of baseline monitoring – five-minute bird counts, wax-tag monitoring (possums), tracking tunnels (rats), photopoints, all of which will enable us to track progress and outcomes over the long term.
 - An impeccable health and safety record, with no major incidents or injuries – a remarkable feat given the terrain and conditions the team works in.
 - Cyclone response and recovery: the team assisted willingly with a huge variety of tasks including travelling to remote areas to assess damage and access, supporting logistics, packing food parcels, delivering newspapers to the community, manning welfare centres, assisting property owners with clean-up, supporting the Waste Management and Drinking Water teams to provide public access to water and waste disposal facilities.
13. The cessation of this funding has the potential to significantly alter the way in which these programme components are delivered. It introduces new risk relating to our ability to deliver to the same level of service and risks the loss of significant gains made to date if work does not continue.

14. These risks have been addressed through the Three-Year plan budget, which if approved, will enable us to retain four staff members for the continuation of this work. See point 60 below for further Three-Year Plan information.

Operational Activities

Planting

15. Warm weather and high moisture levels have led to vigorous growth of rank grass and pest plant species which compete with the planted native species. Contractors have focussed on releasing of all 2023 planting areas over summer to ensure good survival of the native plants.
16. PF Olsen have been engaged to complete survival monitoring plots and to document establishment of plants to show compliance with the Emissions Trading Scheme. Average plant survival and stocking rates are 80% for 2023, which aligns with anticipated survival rates and meets compliance requirements.
17. Our planting and maintenance contracts were due for renewal in October 2023. As part of the renewal process, one contractor declined to renew their contract for financial reasons. As we begin to scale back planting over the next few seasons, the requirement to have two or more contractors is no longer imperative. We have assessed the situation for this planting season and will continue with one key contractor, with the option to engage an additional supplier to assist with planting later in the season if required.

Wilding pine and pest plant control

18. Wilding pines can grow very densely if not controlled (Figure 1), growing rapidly to overwhelm our native species. Because *Pinus radiata* requires warm, dry conditions for cones to open and release seed, we have not observed significant regeneration of wilding pine over the previous two cooler, wetter summers, however this summer we are once again seeing vigorous growth of wilding pines.



Figure 1: Dense wilding pine growth at Waingake.

19. Our wilding pine contractors have completed 220 ha of control since October 2023. We are tracking regrowth across several other areas and will be scheduling control work on an ongoing basis throughout the year.

- 20. We continue to see an increase in pest plant species, notably Pampas, Buddleia and Ragwort across the site. While a pest plant may begin by occupying a relatively localised area, if suitable habitat and conditions exist, they can rapidly become widespread (Figure 2).
- 21. These pest plants tend to be clustered around roads and landings, where they are commonly introduced by harvest machinery. Many species have seed which is viable for decades and will remain dormant in the soil until conditions are favourable for germination and seedling survival. Systematic surveillance and control across the landscape is critical to controlling the spread of these pest plants while they are still localised.
- 22. Our Waingake Ngahere Ora team have focussed on pest plant control through spring and summer, aiming to control plants before they have a chance to seed and spread. An example of the scale of their work is shown in Figure 3.
- 23. With 85% of harvest now complete, the scale of this task is huge, and its importance cannot be underestimated. Control will require ongoing resource for many years to come to manage risks such as the prevention of natural regeneration, habitat alteration for native species, and increased fire risk. Management must remain flexible and adaptive, enabling timely response to new infestations and ensuring Council can realise the cost benefit of early identification and control.

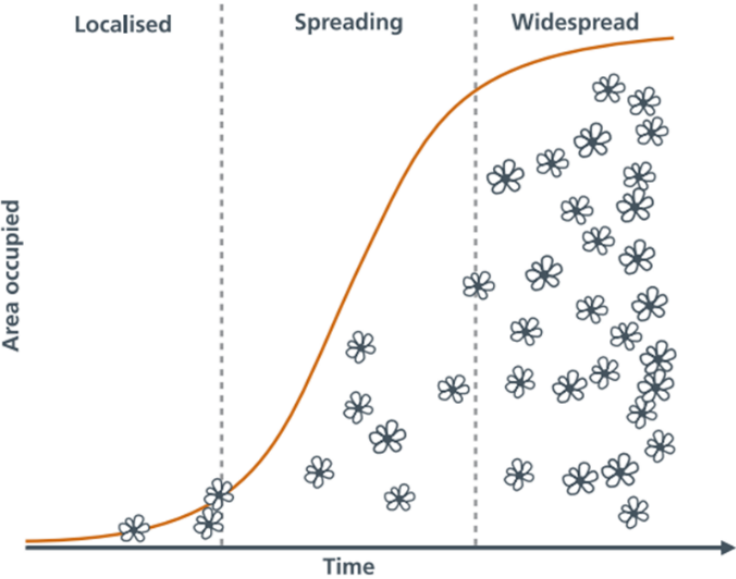


Figure 2: The process of weed arrival and spread over time can lead to abundant populations within short timeframes. Source: Parliamentary Commissioner for the Environment 2021.

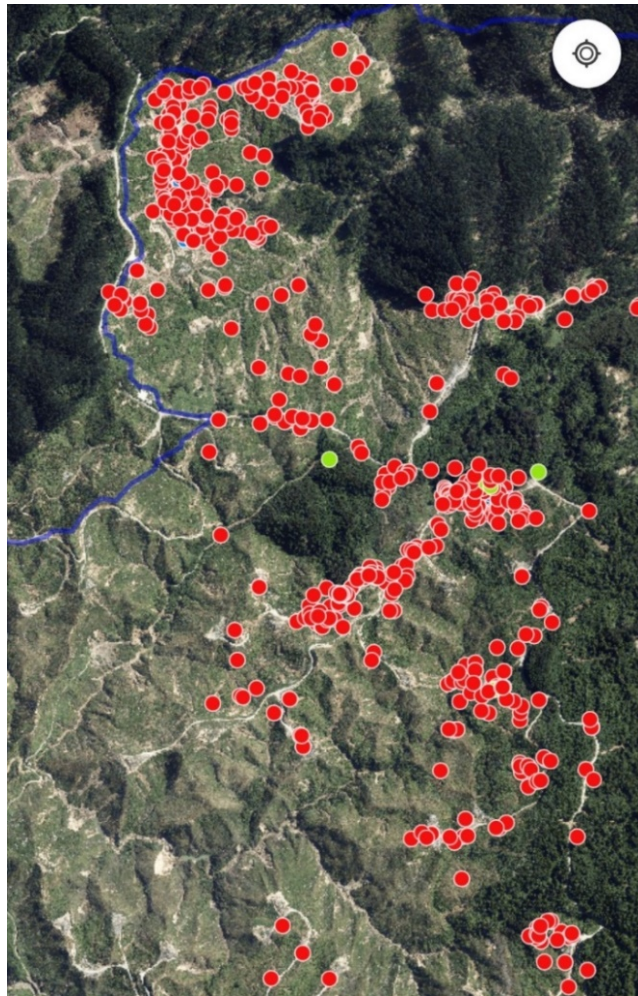


Figure 3: A portion of identified pest plant sites at Waingake, demonstrating the clusters of sites close to roads and skid sites.

Biodiversity and restoration monitoring

24. Biodiversity monitoring provides us with consistent information about the state and trends of our biodiversity at Waingake to enable us to report on progress towards outcomes and achieve better management and decision-making.
25. Over the last six months, the Waingake Ngahere Ora team has continued to establish baseline monitoring for the Waingake Waterworks (QEII) Bush.

Five-minute bird counts

26. Five-minute bird count (5MBC) stations were established in September 2023. 5MBC are a standard method used throughout Aotearoa/New Zealand to measure the abundance of conspicuous forest bird species. Over time (>10 years), population trends will emerge, allowing the effectiveness of restoration efforts to be tracked. While ideally all bird species would be identified during counts, we have chosen a suite of endemic indicator species known to respond to predator and browser control (or lack thereof).

27. Baseline counts were completed in September 2023, across a total of seven transects and 62 count points. Results indicated presence of all target species across the site. Tui were the most conspicuous manu/birds with a mean abundance of 1.7 (the number of that species that can be expected to be heard at any given point) and a total count of 90 birds, followed by Riroriro/Grey Warbler, Korimako/Bellbird and Pōpokatea/Whiteheads.
28. Counts will be repeated annually in September to ensure results remain consistent. Trends will not be evident until at least year five onwards. If successful restoration efforts are achieved via predator (rats, cats, possums, mustelids (stoats/weasels/ferrets)) and ungulate (deer, goats, pigs) control, individual bird survival should increase due to an increase in food abundance and a decrease in predation.

Seedling survey

29. Seedling surveys provide a quantitative assessment of the health and diversity of the forest understory over time, allowing the effectiveness of browser control to be monitored.
30. There are multiple times in a seedling's life that it can be browsed. Firstly, the seed can be eaten by rats and mice before it has a chance to germinate. Once a seed has germinated and grown above ground level, then rats, possums, deer, and goats can browse on the leaves and new shoots. Deer and goats can browse on foliage until an individual plant is approximately 2m high, while ship rats and possums have no limit to the height they can browse as they easily climb up the tree of their choice.
31. In October 2023, a seedling survey was conducted in the QEII Bush. This was a repeat of a seedling survey completed in 2018 and represents the first set of ongoing biodiversity outcome monitoring data collected at Waingake. The survey involved 12 x 100m survey lines with ten plots each, covering a range of terrain and forest types.
32. The survey found that there were very few statistically significant differences evident in the sample lines between 2018 and 2023. While some understory improvement was detected, the overall condition of the ngahere/forest remains impacted by mammalian pests. Because there is little palatable vegetation remaining in the ngahere due to the previously high levels of ungulates (Figure 4), the effect of a few browsers is much greater than that same number of browsers in a healthier ngahere. This emphasizes the need for continued efforts to mitigate these impacts and restore the mauri of this whenua.



Figure 4: Lack of understory within the Waingake Waterworks (QEII) Bush due to browser pressure. Image: Malcolm Rutherford.

33. A multi-species approach to pest control is required to create the conditions for forest restoration to occur. Without this, when mature trees die (through natural end of life or chance events like windthrow) there will be nothing to take their place leading to eventual forest collapse.
34. While our sustained ungulate control programme is reducing browsing pressure and damage done by goats, deer, and pigs, we know that numbers of possums and rats remain very high and these species will continue to impact on the regeneration of the QEII Bush.
35. Effective ground-based control of possums and rats requires an intensive network of traps or bait stations (50mx100m grid) with regular pulse baiting of toxin. Our current trapping programme within the QEII Bush is not intensive enough to control possums and rats to low numbers. We are seeking funding through the Three-Year Plan to enable establishment of a more intensive pest animal control programme.
36. Improving the understory health not only benefits biodiversity, but it also provides protection for our drinking water supply in two ways. Species such as possums carry *Giardia* and *Cryptosporidium* which can lead to serious illness through the consumption of contaminated water. Pest animal control in the water catchment is a key barrier which minimises risk before treating water and is considered more effective than water treatment alone. Secondly, restoring the understory benefits the soil, allowing ground cover (mosses, leaf litter and ground ferns) to establish, decreasing runoff, filtering and recharging groundwater and minimising soil erosion.

Bat and gecko monitoring

37. Geckos have not been observed or recorded previously at Waingake and there is still much we don't know about the fauna of Waingake-Pamoa. Waingake is in the range of two types of forest gecko: Mokopirirakau/Ngahere gecko (At Risk-Declining) and Moko kākāriki/Barking gecko (At Risk-Declining). The geckos feed on insects, seeds and nectar and are threatened by habitat clearance and predation by mammalian predators.
38. In February 2024 the team completed three nighttime surveys for geckos at Waingake. The team identified three survey locations based on habitat type and ease of access. Surveys were conducted over a two-hour period on warm nights when temperatures didn't dip below 10°C. Surveying involves spotlighting low-growing scrub vegetation to find and identify any gecko species. As we do not have a permit for reptile handling, the survey was a presence/absence survey only.
39. No geckos were spotted during the surveys. This does not mean that geckos are not present at Waingake, just that they are cryptic (naturally difficult to detect) and potentially only present in low numbers due to predation pressure.
40. The next step is to install artificial cover objects (ACOs) to sites within the QEII Bush and monitor these for the presence of geckos over time.
41. Pekapeka-tou-roa/Long-tailed bats (Threatened – Nationally Critical) have been previously recorded at Waingake using automated recording devices. Due to disruption by Cyclones Hale and Gabrielle in 2023, the team was unable to repeat bat monitoring established in 2022. This summer, two of Council's bat recorders were on loan to other community groups and we were again unable to set up a complete bat monitor. However, two bat recorders were installed and set to record over a two-night period (Figure 5). Both devices recorded a small number of long-tailed bat passes. The team also used hand-held bat detectors while completing gecko surveys and bats were detected on two of the three nights.
42. The next step is to formalise a bat monitoring plan and ensure that repeat monitoring is completed annually to provide information on the locations and population trends of this highly threatened species.



Figure 5: Bat recorder set near Mangapoike Dams.

Funding and Commercial

43. The agreement for replanting and apiary licence on the 29% is being finalised. The 29% land has been returned to Council by Juken New Zealand according to the agreed process and eLandNZ will plant approximately 200 ha in mānuka this planting season.
44. We are working through a funding variation with the Ministry of Primary Industries to vary the approved planting areas under our One Billion Trees grant. This is an administrative variation only and will not impact on the total level of agreed funding.
45. We are exploring opportunities for support from Hawkes Bay Regional Council for replanting high erosion risk areas in the headwaters of the Nuhaka and Mangapoike catchments, both of which flow to the Hawkes Bay.

Forestry Harvest

46. Forestry harvest is now 86% complete. The remainder of the harvest left to complete is in a sensitive area of Red Zone land adjacent to the pipeline. Due to the vulnerability of the area and the impacts seen through Cyclones Hale and Gabrielle, we are working with JNL to complete a thorough assessment of sustainable harvest options.

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: 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: 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

47. 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

48. See points 7-9 above.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

49. Two of our Waingake Ngahere Ora kaimahi prepared and presented a Story Map to a community wananga organised by the Environmental Protection Authority in February. The presentation was very well received, and our kaimahi have been invited to give this presentation to the Marae Taha Inc Trustees.

50. We are collaborating with Council's EnviroSchools team and together we will be working with Muriwai School in March and April to build and install wētā boxes at Waingake and to have the senior school visit the water treatment plant and dams as part of their learning around Wai.

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

51. There are no new climate change considerations arising from this report.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

52. Following discussion of the last programme update report, Councillors requested further details on the overall cost of the programme to date.

53. The programme budget was first established through the 2019/20 Annual Plan, and then confirmed in the 2021-31 Long Term Plan. The programme is funded through a mix of external grants, forestry harvest income and loan funding.

54. From July 2020 to February 2024, the combined total capital and operational spend was \$5.79 million. This equates to a per ha cost of \$12k.

55. Total income from external grants for the same period was \$3.15 million, which equates to \$6,659.00/ha of grant funding.

56. The total cost includes the following programme components:

- Planting (plant supply, pre-plant preparation, planting, releasing, blanking, enrichment planting).
- Pole planting to support high erosion risk areas.
- Weed control.
- Wilding pine control.
- Pest control (QEll Bush) and outcome monitoring.
- Ungulate control.
- Programme costs (wages, legal, communications, procurement, funding etc).
- Other operational costs (insurance, roading maintenance).
- JSG support.
- Innovation and improvement e.g., drone seeding, hydroseeding trials.
- Harvest monitoring and Emissions Trading Scheme compliance.

57. There are two recent pieces of research which help to illustrate average costs relating to restoration. These provide an indication of whether the costs incurred by Council for the Waingake Transformation Programme are within anticipated ranges for this type of work.
58. Forbes Ecology produced a review of actual forest restoration costs for the Ministry of Primary Industries in 2021. This is the most recent, comprehensive evaluation of restoration costs completed and found that average forest restoration planting costs are \$22,000/ha. Note that this covers the cost of plant supply, pre-planting preparation, planting, releasing, and blanking only and assumes planting at a density of 4,444 stems per ha.
59. Comparatively, the [Timata Method](#) of restoration planting has been developed by the Our Land and Water National Science Challenge, as a method of lowering the cost of planting by initiating natural processes to facilitate regeneration. It is broadly similar to the approach we have undertaken at Waingake. The Timata Method is based on a maximum planting density of 2,500 stems per ha using forestry grade plants. Total costs per ha for the Timata Method were estimated to be between \$9,950 and \$13,425 per ha. Note that this does not include many of the programme components listed above which are integral to the Waingake Transformation Programme.
60. The programme costs to date (\$12.2k/ha) compare favourably to both examples outlined above, achieving value for money with our approach of combining managed reversion and active planting to manage risk to pipeline and ETS risks.
61. Looking ahead to the draft Three Year Plan, we are seeking \$5.8m for the next three years, and we anticipate a further \$1.5m of committed external funding to be received. This will enable us to continue to:
- Fulfil the long-term vision set out in the Waingake-Pamoā Memorandum of Understanding (MOU) with Marae Taha Incorporation, including operationalising the Strategic Plan.
 - Maintain critical pest plant surveillance and control in a timely and cost-effective manner.
 - Continue with essential biodiversity protection in the QEII Bush to achieve positive outcomes for flora, fauna, and water quality.
 - Continue to deliver a strategic mix of managed reversion and active planting to ensure the long-term successful transition to indigenous ngahere.

Legal

62. There are no legal issues arising from this report.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

63. There are no policy and planning matters arising from this report.

RISKS - NGĀ TŪRARU

64. Failure to meet Emissions Trading Scheme criteria for forested land at 4, 10 and 20 years would incur a financial liability. Planting is being planned and managed to ensure reestablishment is achieved within the initial four-year timeframe. Post planting survival monitoring informs us of plant losses and enables us to target areas for blanking during the next planting season.
65. Failure to progress with the licence agreement for the 29% would leave Council exposed to ETS risk and likely lead to increased costs to Council to complete planting in the 29%. We continue to work closely with eLandNZ Ltd to progress the draft agreement to signing.
66. Jobs for Nature funding agreement expires in June 2024, leading to loss of funding for mammalian pest control and a significant reduction in funding for ongoing pest plant surveillance and control. We are seeking budget to continue this work through the Three-Year Plan.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
3 April 2024	Pre-planting preparation begins	
30 April 2024	Jobs for Nature quarterly report	Final milestone payment to be invoiced with this report.
1 June 2024	Planting begins	
30 June 2024	Completion of operational programme review and case study of learnings	Case study to be made available regionally/nationally to support others with transition to native vegetation.

Title: 24-90 Community Facilities Strategy Update
Section: Liveable Spaces
Prepared by: De-Arne Sutherland - Liveable Spaces Manager
Meeting Date: Thursday 18 April 2024

Legal: No

Financial: No

Significance: **Low**

Report to OPERATIONS - ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAI AO ME NGĀ HAPORI Committee for information

PURPOSE - TE TAKE

The purpose of this report is to provide an update on implementation of the Community Facilities Strategy and signal the intended timeframe for review.

SUMMARY – HE WHAKARĀPOPOTOTANGA

The Tairāwhiti Community Facilities Strategy adopted in 2018 is the guiding strategy for Council's management of community facilities, parks and open spaces.

In the period since its development, the development of community facilities has seen more investment by Council, local and national funders than in any other recent time.

There has been strong progress toward implementation of the plan's actions. In this time, there has also been a shift in the context of developing and managing community facilities, driven by a range of factors including climate-related weather events, construction inflation, and strengthening partnerships with Iwi, Hapū and community.

For these reasons, a review of the strategy is anticipated in 2027-28. An internal stocktake of the strategy's priority projects and key actions has been undertaken, to clarify the priorities for implementation in the coming three years.

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 Operations - Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori Committee:

1. Notes the contents of this report.

Authorised by:

Michele Frey - Director Liveable Communities

Keywords: communities facility strategy, parks and open spaces,

BACKGROUND - HE WHAKAMĀRAMA

1. The Tairāwhiti [Community Facilities Strategy](#) (CFS) was developed to outline the provision of a cost-effective and sustainable network of fit-for-purpose community facilities in Tairāwhiti over the next 20+ years and provide clear guidance for investment.
2. It was the first of its kind, replacing a number of individual strategies and plans with a single, consistent and cohesive strategic framework.
3. The key issues that were cited as prompting the development of the strategy were:
 - ageing facilities requiring significant upgrade or rebuild simultaneously
 - changing community preferences for recreation with a growing range of new recreation and community pursuits requiring space or facilities
 - limited money available for investment in facilities by Council, Eastland Community Trust (ECT) and others with multiple competing groups seeking funding for facilities and projects
 - declining resources, particularly volunteers, available in the community to administer programmes and facilities
 - inefficient facility use with some duplication of facilities across public, private and education sectors and some facilities not being used to capacity
 - improvements in technologies and practices around maintenance of assets
 - Council staff managing community facilities have been operating in an environment of limited strategic framework to guide investment and management decisions.
4. The strategy consists of an overarching strategic framework and nine individual plans:
 - Aquatic Facilities Plan.
 - Arts Facilities Plan.
 - Art in Public Places Plan.
 - Cemeteries Plan.
 - Parks and Open Spaces Plan.
 - Play Spaces Plan.
 - Public Conveniences Plan.
 - Sports Facilities Plan.
 - Street Tree and Gardens Plan.
5. Council adopted the Strategy and associated plans in early 2018 [Report **18-015**].
6. The strategy identified a range of key actions, as well as ten priority projects.
7. Some were intended to be led by Council, and others required leadership by, or collaboration with community groups. Generally, however, the priority projects were intended to be community-led.

8. The ten priority projects identified across all the Community Facility Strategy (CFS) plans were addressed through the Tairāwhiti Sport and Recreation Facilities Business Case. The business case was developed in partnership with Sport Gisborne Tairāwhiti and Trust Tairāwhiti, and with significant input from the sport and recreation sector.
9. The Tairāwhiti Sport and Recreation Facilities Business Case was adopted by Council in August 2021 [Report **21-138**]. It was shared with Government in March 2022.
10. The business case identified early win projects that could be delivered within the region's funding capacity. It also identified major projects that would require funding beyond what the region could foreseeably fund.
11. The identified early win projects had at least partial funding confirmed in late 2021, and these are now at various stages of completion.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

Reviewing our progress to date

12. Since the adoption of the Community Facilities Strategy in 2018, significant work has been undertaken in its implementation, improving outcomes for our region.
13. In the period from 2017 to 2023, more investment into and development of community facilities has taken place than in any other recent time.
14. Much of this investment and development has been into projects identified as priorities within the CFS. But investment, which has come from a range of sources, hasn't been limited to these priority projects only.
15. To that end, the CFS was Council's best attempt at providing future direction and priorities for investment. Projects that weren't foreseen in the development of the CFS have been tested against the strategy's overarching principles, and Council's involvement and investment has been guided by the alignment to the strategy.
16. Since 2018, the following has been achieved by council and the community:
 - Funding and construction of a new regional aquatic facility, the Kiwa Pools.
 - Funding and expansion of HB Williams Library.
 - Funding, refurbishment, and earthquake strengthening of Lawson Field Theatre.
 - Widespread renewals of community parks and play spaces through the townships upgrade programme.
 - Funding and planning for grandstand improvements at Whakarua Park.
 - Development of a new skate park and pump track at Alfred Cox Park.
 - Funding and planning for waka storage at Marina and Anzac Park.
 - Funding and planning for the redevelopment of Victoria Domain outdoor courts and ancillary buildings, as well as the development of a new hub governance entity to manage the facilities.
 - Construction commenced on the redevelopment of Rugby Park.
 - Funding and construction of the redeveloped Midway Surf Lifesaving Club.
 - Funding attained for the heating of school pools in East Coast townships.

17. Furthermore, Council has made good progress in implementing the many smaller, key actions set out within the individual plans. These are too wide-reaching to note individually, but include things such as:
- Establishing a Community Facilities Relationships and Partnerships position.
 - Installing on-site water sources in rural cemeteries, and ash berms at high use rural cemeteries.
 - Support to established care groups responsible for urban planting and dune care.
 - Prepare a play spaces development and upgrade programme (considering timing of the planned township plan upgrades).
 - Working with Funders to prepare a robust funding programme for Sport and Recreation Facilities.
 - Establishing an appropriate fee structure for leased land through the Community Occupancy Policy.
 - A widespread programme of removal of historic, high- and medium-risk street and park trees, and a considerable replanting programme.

The changing context of Community Facilities

18. The context of the Community Facilities Strategy has changed dramatically since its development in 2018. That said, the principles of the Community Facilities Strategy (that drive a more sustainable approach into the future) have become more relevant than ever.
19. Our region is increasingly facing the effects of climate change, as demonstrated by nine severe weather events since June 2021. Cyclone Gabrielle in February 2023 caused widespread damage and disruption across the region and changed the fabric of this community moving forward. In recovering from these events, our places and spaces need to be more resilient, and they need to be developed with their important role of connecting communities and supporting wellbeing in mind.
20. We've experienced a global pandemic, which saw unprecedented levels of direct investment from Central Government into community facilities as a means of economic stimulus. Various global factors also drove a period of significant inflation, particularly acute within the construction industry, affecting the affordability of community facilities in a long-term and irreversible way.
21. This increased cost of developing and maintaining community facilities means it's no longer feasible to continue providing the same number of facilities and conveniences at the same cost to ratepayers. To continue to provide fit for purpose, affordable community facilities, the principles of this strategy are more important than ever – we need to provide a lesser number of facilities, and ensure that these are well planned, in the right location, have as many uses and create as much community benefit as possible.

22. Another contextual shift from the adoption of the 2018 Community Facilities Strategy is the progress made by Councils toward meaningfully giving effect to the principles of Te Tiriti o Waitangi. Increasingly Council is delivering strategies and projects in partnership with mana whenua, and several co-management plans and agreements are moving into widespread implementation (such as at Tīfīrangi and Waihīrere).
23. The adoption of the Community Facilities Strategy also gave the community a strong mandate to lead facility projects and gave the Council a framework for supporting this process. Aside from the development of physical infrastructure, this process has developed significant social infrastructure, through skilled, capable and active community organisations that are providing leadership, capability and capacity to community facilities. The Tairāwhiti Adventure Trust and the Victoria Domain Hub Society are examples of two organisations that have formed to build, own, and operate multi-use sport and recreation facilities with a combined value of over \$8m.
24. Increased community leadership and ownership has increased the pace of community development and has changed the Council's role in this process. Council has developed policies and guidelines and increased its capacity in response. More work here will improve this further, such as omnibus reserve management planning (reserve management plans across a range of reserves) and general policies for authorisations.
25. This leadership is also responsible for driving new projects, not otherwise captured in the 2018 strategy. In this vein, Tairāwhiti Adventure Trust are currently undertaking feasibility and business case work in relation to a recreation centre and climbing wall.

The strategy is programmed for review in 2027

26. While there's no statutory timeframe for review of the Community Facilities Strategy, we believe that this will be well justified by 2027.
27. It's important that this is undertaken at such a time that the community can fully engage in the process, and it is distinct from other consultative processes.
28. Although a review could be achieved sooner, this would take staff resourcing away from other critical pieces of parks and open spaces planning. It also runs the risk of duplicating the many consultation processes currently underway, or recently completed, including community-led recovery planning, the Kaiti Master Plan, the Indoor Stadium Feasibility Study, Cemeteries site identification, etc.

Prioritised actions for the coming three-year period

29. The strategy sets out a vision for 20+ years, and while many actions have been achieved since its adoption, a number have not yet been realised.
30. It is expected that there are projects, particularly large infrastructure projects, which are not achievable within the coming three years.
31. As such, we have carried out an internal stocktake of actions achieved and actions that remain outstanding and clarified the most important actions to achieve in the next three years. After which point, a new strategy is anticipated.

32. This has led staff to identify the most strategically important actions, based on the plan's vision and objective, today's context and our high-level expectations of the level of resource available to this work programme within that timeframe.
33. In some cases, this means breaking down multiyear projects into portions which are achievable and strategically prudent in the coming three years.
34. Priority infrastructure projects:
 - Water-sports storage facilities at Anzac and Marina Parks (led by the respective clubs).
 - Resurfaced outdoor courts and new ancillary buildings at Victoria Domain (led by Victoria Domain Hub).
 - Upgraded facilities at Whakarua Park (led by Whakarua Park Trust Board).
 - Waihīrere Domain redevelopment.
 - Completion of Kiwa Pools outdoor area.
 - Address high priority public convenience sites.
35. Priority planning projects:
 - Cemetery site identification and planning (feasibility study, master plan, consenting and classification).
 - Indoor Stadium Feasibility Study, Funding Strategy and Business Case.
 - Open Space Maintenance Service Contract Review (section 17A Review).
 - Omnibus Reserves Management Plan.
 - Public Conveniences Network Plan.
 - Playgrounds Network Plan.

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: 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: 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

36. The decisions or matters in this report are considered to be of **Low** significance in accordance with Council's Significance and Engagement Policy.
37. While the Community Facilities Strategy has historically had a high level of public interest and engagement, this update on delivery and planned review is expected to be of minor significance to the community.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

38. Engagement with Tangata Whenua is key to the delivery of many past and present projects within the Community Facilities Strategy.
39. Specific engagement would be anticipated prior to scoping the full review of the strategy in 2027.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

40. Significant community engagement has taken place on the Community Facilities Strategy and its subsequent projects.
41. This would be anticipated at similar scale for the full review of the strategy.

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

42. Climate change is a key driver of the contextual change that affects the ongoing implementation of the Community Facilities Strategy. Specifically, the required adaptation to climate-related weather events.
43. It's expected that this will be a key area for consideration in reviewing the vision for a network of sustainable, future-proof community facilities.
44. This report, however, has no specific climate change implications.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

45. There are no financial implications arising from the matters contained in this report.

Legal

46. There are no legal implications arising from the matters contained in this report.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

47. The Community Facilities Strategy serves as the overarching strategic document for Council's (and in some cases community's) management of public facilities, parks and reserves. It plays a key role in guiding investment into this area, and which projects are prioritised.
48. Community Recovery Plans are anticipated to be an important input to the reviewed Community Facilities Strategy.

RISKS - NGĀ TŪRARU

49. There is minimal risk associated with the matters contained in this report.

NEXT STEPS - NGĀ MAHI E WHAI AKE

Date	Action/Milestone	Comments
2027-28	Review of the Community Facilities Strategy	A discussion paper will be brought to Councillors, in the first instance.

Title: 24-97 Resource Consents Overview

Section: Consents

Prepared by: Sonia August, Resource Management Systems Advisor – Consents, and Katarina Maka, Resource Management Māori Engagement Advisor

Meeting Date: Thursday 18 April 2024

Legal: No

Financial: No

Significance: **Low**

Report to OPERATIONS - ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAI AO ME NGĀ HAPORI Committee for information

PURPOSE - TE TAKE

The purpose of this report is to provide the Committee with an update on developments within the Council's Consents section (the section).

SUMMARY – HE WHAKARĀPOPOTOTANGA

The developments provided in this report include:

- Efforts undertaken in 2023 to address resourcing challenges by focusing on building capacity, capability and resilience.
- Details regarding consent applications expected to generate significant public interest.
- Updates on initiatives and developments in the Māori engagement space, aiming to support Iwi and Hapu in contributing meaningfully in the consenting process.
- Emphasis on our commitment to fulfilling Te Tiriti obligations through effective Maori engagement practices.

The section considers these matters important in demonstrating efforts to enhance organisational capacity, address public concerns, empower indigenous communities, and honour Te Tiriti obligations, ensuring responsible and inclusive decision-making processes.

The 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 Operations - Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori Committee:

1. Notes the contents of this report.

Authorised by:

Joanna Noble - Director Sustainable Futures

Keywords: resource consents, cultural impact assessments,

BACKGROUND - HE WHAKAMĀRAMA

1. The Consents section holds a critical mandate as the authority responsible for processing and making decisions on resource consent applications for activities that impact the environment and public resources. To overcome resourcing challenges outlined in this report, considerable focus in 2023 was directed toward building capacity, capability and resilience ensuring staff were provided with adequate support and resources to fulfil their roles effectively.
2. The consent applications featured in this report involve projects and activities expected to attract significant public interest. The inclusion of information around these projects is intended to ensure the Committee remains informed about important developments in the community.
3. Additionally, the report further provides a comprehensive update on initiatives and developments in the section's Māori engagement space designed to support and empower Iwi and hapū to make meaningful contributions in the consenting space. This work is critical in demonstrating our commitment to successfully fulfilling our obligations as Te Tiriti partners.

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

Building capacity, capability and resilience

4. The section has faced significant resourcing challenges in recent years. Notably these have included but are not limited to:
 - a nationwide shortage of planning practitioners
 - the aftermath of the severe weather events and consequent ongoing changes and amendments to legislation
 - a prolonged absence of leadership from early 2022 to 2023
 - ongoing impacts of the Covid-19 pandemic
 - a highly demanding and challenging work environment because of the above factors.
5. The appointment of a new Manager, and reassignment of Director in 2023, facilitated a shift in focus towards rebuilding and strengthening the section in response to these challenges. The section's leadership team developed and implemented a framework which identified three key focus areas for development – People, Process and Resilience. The primary emphasis for 2023 was 'People', with considerable effort directed towards nurturing and enhancing relationships, as well as introducing incentives to promote staff well-being and retention.
6. Advisory roles were established in response to increased work pressures in particular domains. A Resource Consents Systems Advisor role was established to undertake the necessary work in implementing new and enhancing existing systems and processes, while the establishment of the Resource Management Māori Engagement Advisor role, was critical to providing support across the section to foster effective and meaningful engagement with Iwi and Hapū. Priority shifts in the internal Science Team, resulted in reduced capacity to support the consents process, prompting the establishment of a Senior Science Advisor fill this essential part of the process.

7. In 2024, our focus shifts towards 'Process' with two primary goals of meeting our legislative timeframes and, prioritising cost recovery efforts. Several process improvements, developments and best practice tools are currently in progress or have been implemented to empower and support the team towards successfully achieving the primary goals for 2024.
8. The section is working collaboratively with the Council's Finance team to identify, address and close processing gaps currently contributing to undesirable cost recovery efforts.
9. The section anticipates that improved outcomes in relation to our 2024 focus as a result of these measures will become evident in the coming months. We look forward to updating the Committee on these outcomes in future reporting.

Regionally Significant Consent Applications and Activities

Severe Weather and Emergency Recovery Order in Council

10. The Severe Weather Emergency Recovery legislation act, enacted in April 2023, facilitates accelerated recovery initiatives through the establishment of Orders in Council.
11. The Severe Weather Emergency Recovery (NZ Land Transport Agency, Waka Kotahi) Order was passed in October 2023. The purpose of the Order is to modify and exempt specific provisions of the Resource Management Act to expedite recovery work. Subject to the Order, applications can only be lodged by the NZ Land Transport Agency, Waka Kotahi who have established the Transport Rebuild East Coast (TREC) Alliance to undertake the urgent recovery work required.
12. Council received and processed an application for the permanent replacement of the Hikuwai Bridges 1 & 2. The consent was granted within the 10-day processing timeframe on 4 March 2024 and on 5 March, NZTA, Waka Kotahi, issued a media release, informing the public that work would commence on the bridges within the month of March. At the time of preparing this report, information on commencement of the works is not available.



Eastland Port Twin Berth – Stage 2

13. The Eastland Port application for the second and final stage of the Twin Berths project (TPB) was publicly notified on 14 September 2022. The project is designed to undertake critical port repair and upgrade works to enable two ships to berth at the port simultaneously.
14. The stage 1 consent was limited notified on 19 November 2021 and at the request of the applicant was placed on hold upon the closing of submissions. Stage 1 was finally granted almost two years later on 21 August 2023.
15. The stage 2 consent application received 15 supporting submissions, 3 opposing and one neutral. It was subject to a three-day Hearing before an Independent Commissioner Panel from 17-19 October 2023, and after much deliberation was finally granted on 5 February 2024. Notices of appeal have been received from Rongowhakaata Iwi Trust and Ms Bree Skinner. Eastland Port is engaging directly with Rongowhakaata Iwi trust on their appeal and has requested that Court-assisted mediation be scheduled in relation to Ms Skinner's appeal.

Te Ara Tipuna Trail

16. An application was lodged by the Te Ara Tipuna Charitable trust on 1 November 2023. The proposal is to construct, operate and maintain a 500km trail for walkers, cyclists, and horse trekkers, from Gisborne to Opotiki in the vicinity of State Highway 35. As the proposal extends across the territorial boundary for the Tairāwhiti District, into the Bay of Plenty and Opotiki regions, the consenting process requires a tri-council collaboration with the Bay of Plenty Regional Council, and Opotiki District Council. A Memorandum of Understanding to address service requirements, roles, and responsibilities across the three councils is currently under review by Gisborne District Council's (Council) Legal Counsel. The consenting process is led by the Council's Processing team.
17. The proposed pathway is to be named the Te Ara Tipuna Trail. In its entirety the trail will impact almost 4,000 land parcels within the Tairāwhiti area alone and traverse the statutory acknowledgement areas and areas of interest of Ngāti Porou, Te Whānau-ā-Apanui, Ngai Tai ki Tōrere and Te Whakatōhea. The land parcels encompass a diverse range of ownership and governance, including private and Crown owned land, Māori land as well as governed and ungoverned land.
18. Due to the extensive scope of the application, the three councils have conducted significant pre-application work to assess its suitability for acceptance. The application was formally accepted for processing on Friday 22 March 2024, although a formal request for further information pursuant to section 92(1) of the Resource Management Act 1991 (RMA) is in progress. The application is scheduled to be publicly notified once the request for further information has been satisfied.

19. The application marks the first of its kind in two respects: It is the first application to span territorial boundaries and it stands out due to the unique nature of the proposal. These factors, combined with the notification process are certain to attract significant public interest.

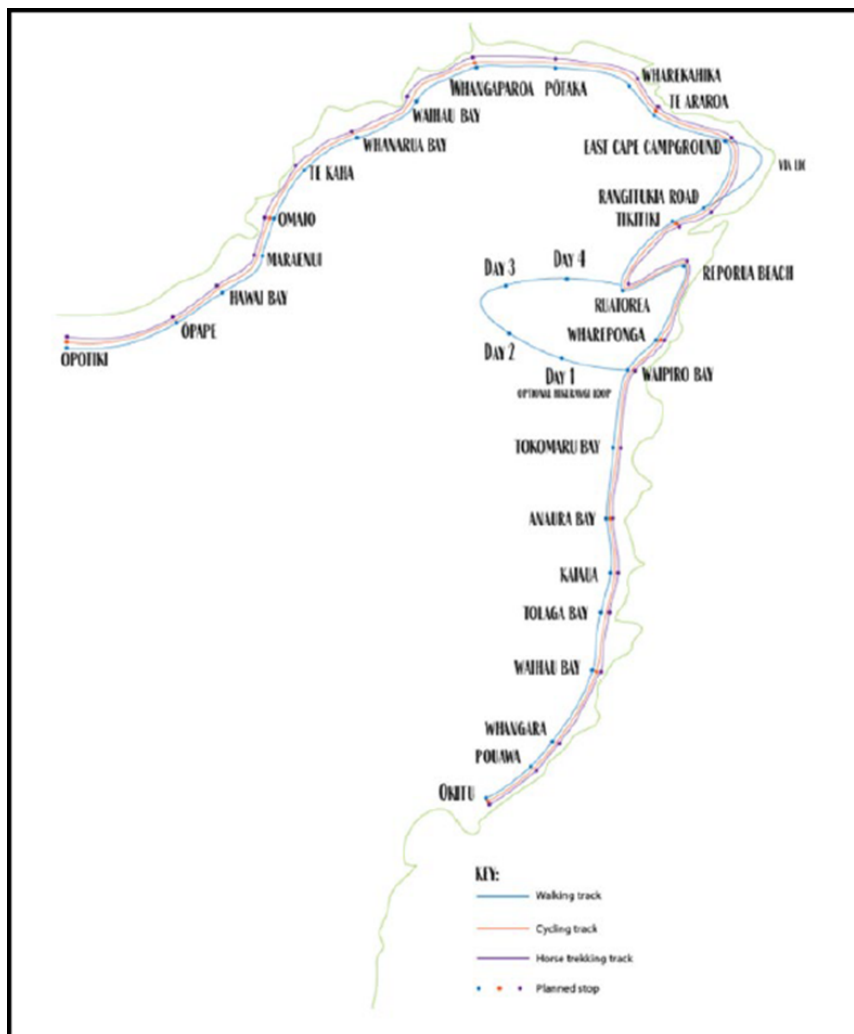


Figure 1: Overview Map

Gravel Extractions

20. Gravel Extraction Application statistics for the last 5 years:

Applications Received	26
Applications Granted	19
Application that are Active/Deferred	7
Active/Deferred - Catchments	5 - Waipua catchment (that includes the Tapuaeroa and Mata rivers) 1 - Karakatuwhero River 1 - Waipaoa River

21. The five active/deferred applications in the Waipapu Catchment are awaiting Cultural Impact Assessments which has caused some delays due to various challenges such as:
- Applicants unable to get Cultural Impact Assessments due to capability and capacity barriers.
 - Lack of Cultural Impact Assessment writers.
 - The highly variable nature of Cultural Impact Assessments – structure, process, timeframe, framework etc.
 - Little guidance available on what constitutes good Cultural Impact Assessment practice.
 - A need for a deeper understanding of the Māori worldview and its cultural values - Risk of misinterpretation of information.
 - Difficulty assessing the effects of the proposed volumes of extraction on the river without an allocation framework, minimum bed levels and limited years of LiDAR data.
22. In the past 12 months, the Resource Management Māori Engagement Advisor has developed a series of training opportunities for internal planners. This training programme includes a module specifically focused on Cultural Impact Assessments. Some of the key information in this training module include:
- When to prepare a Cultural Impact Assessment.
 - Who can prepare a Cultural Impact Assessment.
 - How do we grow good Cultural Impact Assessment practice project design. CIA process is on iwi/hapū terms and iwi/hapū led.
 - How do we implement the Cultural Impact Assessment into our decision-making.

Update – Developing initiatives to better engage with iwi/hapū

23. In the past 12 months, the Resource Consent section prioritised developing initiatives to help improve our roles as Treaty Partners and to better support and empower iwi/hapū to exercise their right as Kaitiēki. The following initiatives were developed:
- **The introduction of the Executive Summary:** The intention is for the Planner to provide a half-page summary of the proposal identifying the critical key points for iwi/hapū to understand and consider. This in turn decreases the time required for iwi/hapū to review lengthy applications and most importantly, the Executive Summary ensures that Council recognises, acknowledges, and remunerates appropriately for Cultural Technical Expertise from Iwi/hapū. Ngāi Tāmanuhiri are the first to implement this process and Te Aitanga-ā-Māhaki are currently working with us to finalise implementation. Rongowhakaata have shown support for this process, and we will begin finalising how it will be implemented for them in due course.
 - **Driving a change in mindset:** Changing the expectation on applicants to take responsibility as a consent holder and engage with iwi/hapū during pre-lodgement. This provides an opportunity to foster a relationship and, in some cases, potential for co-design, without the statutory time pressures.

24. Internal training sessions to develop our planning staff knowledge of:
- Iwi/Hapū boundaries & Preparing the Executive Summary for Cultural Technical input from iwi/hapū.
 - Cultural Impact/Values Assessments – Interpretation and understanding how to integrate them into your assessment and decision report.
 - Conflict Resolution / Resilience Training – Kaitiākitanga model - Understanding past grievances and learning to navigate engagement.
 - Mātauranga Māori – History in Oratory, Art, Environment – Nga tohu o te taiao.
 - Cultural Monitoring.
 - Māori Planning Tools.
25. The development of an Outreach Training programme for iwi/hapū tailored to the specific RMA related subjects of their choice as well as some fundamental foundation training e.g. RMA 101.

Māori Engagement - Current Status

26. We have seen a substantial increase in engagement with iwi/hapū from consent holders during pre-lodgment. This was cemented as we firmly pushed back applications lacking demonstration of engagement at lodgment. Any assessment under Schedule 4 of the RMA must be undertaken in sufficient detail to satisfy the purpose for which it is required, this includes an assessment of effects on iwi/hapū values. Where this information is not provided in the application, the application may be returned.
27. Whilst our approach above addresses the responsibility of the applicant to engage directly with iwi/hapū, internally we needed to focus on our own engagement processes but most of all, relationships with iwi/hapū. Engagement processes internally are currently being developed independently with each iwi and / or hapū. As we have learnt in the past, there is not 'one process fits all' when it comes to iwi/hapū. Each iwi and hapū are different, from resourcing and capabilities to structures and interests. What is consistent across them all is the passion to continue to exercise their rights as Kaitiēki. With the increase in engagement, it also contributes to an increase in demand on iwi/hapū. This has been described in many cases as consultation fatigue. The Māori Responsiveness Team have been supporting not only our section, but iwi/hapū to navigate this and we will continue to support discussions to better streamline engagement with iwi/hapū.
28. Significant work has also taken place to update our website to better reflect our positioning and expectations in terms of engagement with iwi/hapū in the RMA space.

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

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: 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: Medium Significance

29. The decisions or matters in this report are of Low significance in accordance with Council's Significance and Engagement Policy. Although the matters are of significant interest to parts of the community, we are not seeking any decisions in this report, and the primary legislation (the resource management act 1991) sets out consultation requirements.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

30. A comprehensive account of developments within the Māori engagement space is reflected within the report.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

31. Community engagement efforts are a priority for the resource consents section, with significant work to facilitate the fostering of meaningful relationships with our community, ensuring their involvement in the resource consent process.

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

32. The report provides information on the Severe Weather Emergency Recovery Legislation which is potentially indirectly linked to the broader issue of climate change.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

33. As reported, the consents team is working closely with the finance management team to establish more streamlined processes around cost recovery.

Legal

34. Several legal implications have been raised in this report. The consents section will continue to work collaboratively with our legal counsel to ensure we are meeting legal requirements.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

35. The report reflects consistency with Councils strategic objectives and the resource consents section's Long term Plan commitments.

RISKS - NGĀ TŪRARU

36. Notable developments likely to attract significant public interest are included in this report.

Title: 24-103 Community Housing Management Plan Update
Section: Finance & Affordability
Prepared by: Ally Campbell Executive Policy Advisor
Meeting Date: Thursday 18 April 2024

Legal: Yes

Financial: Yes

Significance: **Low**

Report to OPERATIONS - ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAI AO ME NGĀ HAPORI for information

PURPOSE - TE TAKE

The purpose of this report is to provide Asset Management Report for Community Housing, as provided by Councils asset manager, Gisborne Holdings Limited.

SUMMARY - HE WHAKARĀPOPOTOTANGA

Gisborne District Council's (Council) Community and Staff Housing Assets are managed and maintained by Gisborne Holdings Limited (GHL), who operate as a Council Controlled Trading Organisation (CCTO) on behalf of Council.

GHL will be in attendance at this meeting to discuss the main changes in the updated Staff and Community Housing AMP, and to outline their focus for the next three years in terms of these assets.

Attached to this report is GHL's Asset Management Plan (**Attachment 1**).

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 Operations - Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori Committee:

- 1. Notes the content of this report.**

Authorised by:

Pauline Foreman - Chief Financial Officer

Keywords: Gisborne Holdings Limited, GHL, Staff and Community Housing, Asset Management Plan, AMP

BACKGROUND - HE WHAKAMĀRAMA

1. Council's commercial operations are made up of a variety of commercial and semi-commercial investments. Some operate commercially to support Council operations, while others serve to supplement rates income.
2. Operations consist of forestry, housing and a number of investments in Council Controlled Trading Organisations, including GHL. Dividends from GHL provide an income stream to reduce the level of rates and allow investment in infrastructure.
3. At the 14 December 2023 Council committee meeting, Councillors requested staff provide them with the updated Draft Asset Management Plan (AMP) in relation to Community Housing. This AMP is managed and updated by GHL.
4. Asset Management Plans (AMPs) are strategic documents developed by organisations to effectively manage assets over their lifecycle. The Local Government Act 2002 sets out the requirements for AMPs, including the mandate for regular updates to ensure they remain relevant and effective.
5. Updates are required to reflect changes in the condition and performance of assets, as well as changes in the organisation's priorities, objectives, and financial circumstances.

Community and Staff Housing

6. Council's semi-commercial assets aren't primarily focused on profit. This includes community housing & staff housing.
7. Council has 120 residential units, and 7 staff houses throughout Gisborne City and Te Karaka.
8. Residential units provide affordable housing for those aged 55-years and over who are in difficulty or hardship with rent not exceeding 90% of the market rate. Most Community Housing units are one bedroom.
9. According to GHL, all Community Housing complexes currently meet or exceed Central Governments Healthy Homes standards (HHS), which set out the legal requirements for heating, insulation, ventilation, moisture ingress, drainage and draught stopping in rental properties. All but 1 of the properties used for Staff Housing currently meet HHS, however this property is no longer being used for housing.
10. Capital expenditure in the past 7 years ranges between \$22k to \$65k per annum for Staff Housing, and between \$150k to \$230k per annum for Community Housing.
11. Capital expenditure is expected to peak between years 2025 and 2029 due to multiple housing assets being due for major upgrades such as roofing, double glazing, kitchen replacement and bathroom replacement.

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: Medium 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

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

ATTACHMENTS - NGĀ TĀPIRITANGA

1. Attachment 1 - Asset Management Plan - Council's Community and Staff Housing [24-103.1 - 19 pages]

ASSET MANAGEMENT PLAN

GDC Community & Staff Housing



**GISBORNE
HOLDINGS LTD**
Investment for local return





GDC Semi-commercial AMP Appendix 2

Document Information

Prepared by	Name	GHIL Property Team
	Signature	
	Date	25/03/2024
Approved by	Director	
	Signature	
	Date	
Document Information	Section 1	Rationale for Community & Staff Housing capital upgrade priorities
	Section 2	HHS & double-glazing status - Community Housing
	Section 3	Community Housing Improvement Plan
	Section 4	HHS & double-glazing status - Staff Housing
	Section 5	Staff Housing Improvement Plan
	Section 6	Expenditure Forecasts
	Version	3
	Version information	<ul style="list-style-type: none"> Added Sections 4&5 regarding Staff Housing Added Section 6 - Expenditure Forecasts Updated Sections 2&3 with the latest scheduling plan
	Purpose	GHIL recommendations regarding Community & Staff housing upgrades to supplement the “GDC Semi-commercial AMP Report”
Release State	<ul style="list-style-type: none"> Updated to Version 4 for GDC review. To be read in conjunction with “GDC Semi-commercial AMP Report & Appendix 1”. 	

Rationale for Community & Staff Housing capital upgrade priorities

		
Technical Property Considerations	<p>H&S risk medium or high</p> <p>Likely to cause further damage/ accelerated deterioration to property or structure if unattended</p> <p>In line with long term maintenance plan considering the lifespan of building components</p> <p>Sustainability reasons for upgrade property and/ or in line with GDC sustainability goals</p>	<p>H&S risk low or not yet assessed</p> <p>Unlikely to cause further damage/ accelerated deterioration</p> <p>Not due for planned maintenance</p> <p>No sustainability benefit</p>
Serving the community	<p>Long term benefit in reducing residents' energy & housekeeping bills</p> <p>Residents have repeatedly communicated desire for change over the course of 3 years</p> <p>Tailoring to match the special needs of elderly residents via improving functionality of building components, fixtures and chattels (Community Housing)</p>	<p>Unlikely to affect residents' spending</p> <p>Residents have not indicated desire for change</p> <p>Generic setup is suitable for current demographic of residents and no tailoring required</p>
Need vs Want	<p>Compulsory work to comply with statutory requirements e.g. Healthy Homes Standards, watertightness</p>	<p>Non-essential items for cosmetic benefits e.g. garden upgrades, interior painting</p>

In situations where budget is limited, the prioritisation rationale is applied in conjunction with the following approach to scheduling management:

1) Unexpected spend on careless damage e.g. fire making the property inhabitable

As a landlord, the recoverable amount for damage from tenant is up to 4 weeks rent or the amount of the insurance excess, whichever is the lesser. There are no legal grounds to seek compensation from tenant if the repair cost exceeds this amount (4 weeks rent in this instance). The existing insurance requires the landlord to pay \$25k excess fee for fire damage. When there is such excess fee to pay from the capital upgrades budget, the remaining budget of a financial year may be insufficient to cover the planned works. A possible solution is to delay some of the planned works until the next financial year.

2) Unexpected spend related to tenant turnover

When a tenant moves out of a unit, costs are incurred to ready the unit for the new tenant. This may be as simple as a retouch of the paint or having the carpets cleaned. Where the previous tenant has been in occupation for a number of years (10+ years) it is generally required that we attend to items affected by fair wear and tear to bring the unit back up to basic standards, for example the replacement of very old carpet and/or vinyl and completely repainting the unit. It is not possible to predict the cost and timing of such expenditure as most tenants only end their tenancy when moving into a care facility or in the event of death. Tenants in units across the community housing portfolio typically change 9 times in a financial year. Renovations to accommodate changes in tenancy are considered high priority unless GDC instructs otherwise.

3) Communal benefit vs individual benefit

The cost of administering a Purchase Order and procurement is lower per unit if one project covers multiple units instead of a single unit. Upgrades that benefit a greater number of tenants (e.g. complex-wide double glazing/ roofing) are scheduled with priority over those with shorter term benefits for fewer tenants (e.g. new floor covering / bathroom fixtures for individual units).

Special note regarding Lytton Court double glazing & community room project:

Due to scarcity of specialist trades available in Gisborne region, it is essential to maintain good relationship with local contractors so that the work could be done locally without the need to import a contractor from another region and paying extra for accommodation/ travel costs. When a local contractor offers tentative dates available for booking, this availability could change any minute as we are competing with other property owners for the same spot. To confirm the booking, a deposit is generally required for joinery work. This deposit covers the upfront cost that the contractor needs to pay to the manufacturer for custom-made materials.

HHS upgrades & double-glazing history

Information sheet published by the Ministry of Business, Innovation & Employment regarding Healthy Homes Standards (HHS) is enclosed in Appendix. All assets currently comply with HHS and have received the following upgrades to meet the landlord obligations under the HHS guidelines and residential tenancy legislations:

2014 – New air-conditioning units installed

2015 - New smoke alarms installed with expected lifespan of 10 years as indicated by the manufacturer.

2020 to 2021 - Range hood ducting systems and bathroom extraction fans installed. Upgrades to light switches, powerpoints, stove switch & plugs

Year varies - Asset specific upgrades for insulation and underfloor moisture barrier as indicated in the table below. While it is not compulsory to provide double-glazing for HHS compliance, this is a construction method widely recognised in the industry for improving insulation and reducing noise. The improved insulation also helps residents to reduce energy bills. It is a proactive approach that fits the general purpose of the HHS program in providing a healthy and warm home. It also follows the global trend in Sustainability and Green Building design techniques which were not widely adopted at the time when the buildings were originally constructed. The construction technology has since evolved and making it possible for existing buildings to receive double-glazing upgrades. The current double-glazing progress for the community housing portfolio is indicated in table below.

Asset	Other HHS upgrades history	Double glazing status
Attlee Place	<ul style="list-style-type: none"> 2014: Ceiling insulation No underfloor insulation or moisture barrier (concrete base) 	Did not initiate, planned for 2024 to 2029
Awhina Court	<ul style="list-style-type: none"> 2014: Ceiling insulation No or underfloor insulation or moisture barrier (concrete base) 	2014 to 2015: completed new fly screens, double glazed aluminium doors and windows
Barwick Place	<ul style="list-style-type: none"> Unknown date: Ceiling insulation No underfloor insulation or moisture barrier (concrete base) 	2015: completed new fly screens, double glazed aluminium doors and windows
Craig Court	<ul style="list-style-type: none"> Unknown date: Ceiling insulation No underfloor insulation or moisture barrier (concrete base) 	2013: completed new fly screens, double glazed aluminium doors and windows
Elgin Court	<ul style="list-style-type: none"> Unknown date: Ceiling insulation 	2017: completed new fly screens, double glazed

Asset	Other HHS upgrades history	Double glazing status
	<ul style="list-style-type: none"> No underfloor insulation or moisture barrier (concrete base) 	aluminium doors and windows
Frances Gregory Court	<ul style="list-style-type: none"> Unknown date: Ceiling insulation No underfloor insulation or moisture barrier (concrete base) 	2018: completed new fly screens, double glazed aluminium doors and windows
Lytton Court	<ul style="list-style-type: none"> 2012: Ceiling insulation Unknown date: Mammoth blankets underfloor 	Quotes available, awaiting GDC approval to proceed with window double glazing. Doors and flyscreen currently planned for 2029 onwards
Rangimarie Court	<ul style="list-style-type: none"> 2014: Ceiling insulation No underfloor insulation or moisture barrier (concrete base) 	2012: completed new fly screens, double glazed aluminium doors and windows
Te Karaka Court	<ul style="list-style-type: none"> Unknown date: Ceiling insulation 2014: Underfloor moisture barrier & insulation blankets 	2017: completed new fly screens, double glazed aluminium doors and windows
Wildish Court	<ul style="list-style-type: none"> Unknown date: Ceiling insulation 2014: Underfloor moisture barrier & insulation blankets (except block 2-12 with limited space underfloor and deemed unsuitable for installation) 	Did not initiate; part of budget plan for 2024 to 2026

Community Housing Improvement Plan

Annual property inspections have been carried out by GHL internal staffs to assess the condition of each asset and to generate maintenance action summary specific to separate trades. While painting, exterior cladding maintenance work is carried out by internal GHL staff, all other trades are subcontracted.

Project Priorities:

- ▷ High – must be completed this year
- ▷ Medium – completed in three years
- ▷ Low – review needed in three years

Activities affecting entire complex are specified in the Improvement Task Tables below for each asset. Projects that are likely to exceed the value of \$25,000 are marked with special notes.

Smoke alarms are medium priority in accordance with the manufacturer’s recommended lifespan of the existing alarm equipment and it is anticipated that a bulk replacement program is needed around 2025.

Double glazing has been completed for 7 out of 10 complexes and it is planned for the remaining 3 complexes. It is important to modernise the units over time and maintain uniformity of upgrades across all the complexes so that no one complex is seen as more desirable than another. This will ensure continued demand for the units and comfortable accommodation for the elderly of our community.

- ▷ Asset: Attlee Place
- ▷ Number of units: 5
- ▷ Year of construction: 1986

Improvement Task	Priority	Resources	Timeframe
Replacement of smoke alarms	Medium	GH L M a i n t e n a n c e O f f i c e r	2025
Full external repaint	Medium	GH L M a i n t e n a n c e O f f i c e r	2025
Double glazing	Medium	** <i>project above \$25,000</i>	2024-2029
Kitchen renovation/ replacement	Medium	** <i>project above \$25,000</i>	2025
Bathroom renovation/ replacement	Low	** <i>project above \$25,000</i>	2028
Roof replacement or major maintenance	Medium	** <i>project above \$25,000</i>	2026
Boundary fence replacement	Low	External contractor	2029

Air conditioning replacement	Low	External contractor	2029 onwards
Utilities and Services Upgrade	Low	External contractor	2031

- ▷ Asset: Awhina Court
- ▷ Number of units: 14
- ▷ Year of construction: 1978

Improvement Task	Priority	Resources	Timeframe
Replacement of smoke alarms	Medium	GHM Maintenance Officer	2025
Kitchen renovation/ replacement	Medium	** <i>project above \$25,000</i>	2026
Bathroom renovation/ replacement	Medium	** <i>project above \$25,000</i>	2028
Roof replacement or major maintenance	Medium	** <i>project above \$25,000</i>	2027
Boundary fence replacement	Low	External contractor	2028
Asbestos fence removal	Low	** <i>project above \$25,000</i>	2028
Air conditioning replacement	Low	External contractor	2029 onwards
Full external repaint	Low	GHM Maintenance Officer	2030
Utilities and Services Upgrade	Low	External contractor	2031

- ▷ Asset: Barwick Place
- ▷ Number of units: 6
- ▷ Year of construction: 1972;
Refurbished 2000 to extend bedroom and lounge floor areas to meet the eaves edge and installed new custom wood cabinetry in bathroom

Improvement Task	Priority	Resources	Timeframe
Garden bulk landscaping to front yards and new signage & gate along frontage	Medium	External contractor	2022-2024
Replacement of smoke alarms	Medium	GHM Maintenance Officer	2025
Kitchen renovation/ replacement	Medium	** <i>project above \$25,000</i>	2026
Bathroom renovation/ replacement	Low	** <i>project above \$25,000</i>	2028

Roof replacement or major maintenance	Medium	** <i>project above \$25,000</i>	2027
Full external repaint	Medium	GHL Maintenance Officer	2027
Boundary fence replacement	Low	External contractor	2028
Asbestos fence removal	Low	External contractor	2028
Air conditioning replacement	Low	External contractor	2029 onwards
Utilities and Services Upgrade	Low	External contractor	2031

- ▷ Asset: Craig Court
- ▷ Number of units: 8
- ▷ Year of construction: 1985

Improvement Task	Priority	Resources	Timeframe
Replacement of smoke alarms	Medium	GHL Maintenance Officer	2025
Security cameras due to ongoing security concerns raised by tenants – option to be reviewed	Medium	External contractor	To be reviewed
Kitchen renovation/ replacement	Low	** <i>project above \$25,000</i>	2028
Bathroom renovation/ replacement	Low	** <i>project above \$25,000</i>	2029
Air conditioning replacement	Low	External contractor	2029 onwards
Full external repaint	Low	GHL Maintenance Officer	2030
Utilities and Services Upgrade	Low	External contractor	2031

- ▷ Asset: Elgin Court
- ▷ Number of units: 8
- ▷ Year of construction: 1992

Improvement Task	Priority	Resources	Timeframe
Downpipe spouting slow draining issue (under investigation)	High	** <i>project above \$25,000</i>	2023-2024
Replacement of smoke alarms	Medium	GHL Maintenance Officer	2025

Driveway resurfacing for entire complex – option to be assessed	Medium	External contractor	2026 onwards
Kitchen renovation/ replacement	Medium	** <i>project above \$25,000</i>	2025
Bathroom renovation/ replacement	Medium	** <i>project above \$25,000</i>	2026
Roof repainting or major maintenance	Medium	GHL Maintenance Officer	2027
Air conditioning replacement	Low	External contractor	2029 onwards
Full external repaint	Low	GHL Maintenance Officer	2030
Fencing replacement or significant repairs	Low	** <i>project above \$25,000</i>	2030
Utilities and Services Upgrade	Low	External contractor	2031

- ▷ Asset: Frances Gregory Court
- ▷ Number of units: 11
- ▷ Year of construction: 1975

Improvement Task	Priority	Resources	Timeframe
Roof replacement (in progress)	Medium	Quotes available ** <i>project above \$25,000</i>	2022 to 2025
Optional landscaping to improve outdoor living space	Medium	External contractor	2023 to 2025
Replacement of smoke alarms	Medium	GHL Maintenance Officer	2025
Full external repaint	Medium	GHL Maintenance Officer	2027
Kitchen renovation/ replacement	Medium	** <i>project above \$25,000</i>	2025
Bathroom renovation/ replacement	Medium	** <i>project above \$25,000</i>	2027
Air conditioning replacement	Low	External contractor	2029 onwards
Utilities and Services Upgrade	Low	External contractor	2031

- ▷ Asset: Lytton Court
- ▷ Number of units: 24
- ▷ Year of construction: 1970;
Refurbished 1999 to extend bedroom and lounge floor areas to meet the eaves edge and installed new custom wood cabinetry in bathroom

Improvement Task	Priority	Resources	Timeframe
Double Glazing to all existing windows & repair leaky community library	High	Quotes awaiting GDC approval ** project above \$25,000	2022 to 2024
Underfloor moisture barrier replacement	Medium	** project above \$25,000	2024 to 2025
Boundary fence replacement (Brought forward from 2028 due to neighbour's feedback)	Medium	** project above \$25,000	2023 to 2025
Replacement of smoke alarms	Medium	GHL Maintenance Officer	2025
Painting to all roofs or investigate replacement option	Medium	** project above \$25,000	2026 onwards
Kitchen renovation/ replacement	Medium	** project above \$25,000	2025
Bathroom renovation/ replacement	Medium	** project above \$25,000	2027
Full external repaint	Medium	** project above \$25,000	2027
Double glazing to all doors	Low	** project above \$25,000	2029 onwards
Air conditioning replacement	Low	External contractor	2029 onwards
Driveway resurfacing for entire complex	Low	** project above \$25,000	2030 onwards
Utilities and Services Upgrade	Low	External contractor	2031

- ▷ Asset: Rangimarie Court
- ▷ Number of units: 13
- ▷ Year of construction: 1976

Improvement Task	Priority	Resources	Timeframe
All units have significantly overdue kitchen cabinet replacement work. The uneven and cracked surface of countertops creates cleaning challenges, hygiene risks and negative visual impact. Full replacement is recommended.	Medium	** project above \$25,000	2024 to 2026

Complaints from 2 out of 13 units this year (regarding car tyres being punctured by unknown person while parked in the resident parking bay. Options to be investigated for improving security of the complex including the potential to install security cameras.	Medium	External contractor	2023 to 2025
Replacement of smoke alarms	Medium	GHL Maintenance Officer	2025
Bathroom renovation/ replacement	Medium	** <i>project above \$25,000</i>	2026
Roof replacement or major maintenance	Medium	** <i>project above \$25,000</i>	2027
Full external repaint	Medium	GHL Maintenance Officer	2027
Air conditioning replacement	Low	External contractor	2029
Boundary fence replacement	Low	External contractor	2029 onwards
Reseal driveway and carparks	Low	External contractor	2030
Utilities and Services Upgrade	Low	External contractor	2031

- ▷ Asset: Te Karaka Court
- ▷ Number of units: 7
- ▷ Year of construction: 1989

Improvement Task	Priority	Resources	Timeframe
Decks and ramps require pressure wash and paint touch-up to certain areas	High	GHL Maintenance Officer	2024
Replace all 4 water tanks (completed)	High	** <i>project above \$25,000</i>	2023 to 2024
Driveway and ground contour requires engineer assessment for recommendations on resolving water flooding issue due to lack of drainage on existing site	Medium	** <i>project above \$25,000</i>	2024 to 2026
Underfloor moisture barrier replacement	Medium	External contractor	2024
Replacement of smoke alarms	Medium	GHL Maintenance Officer	2025
Roof repainting or major maintenance	Medium	GHL Maintenance Officer	2026 onwards

Bathroom renovation/ replacement	Low	External contractor	2029
Full external repaint	Low	** <i>project above \$25,000</i>	2028
Air conditioning replacement	Low	External contractor	2029 onwards
Kitchen renovation/ replacement	Low	** <i>project above \$25,000</i>	2030
Boundary fence replacement	Low	** <i>project above \$25,000</i>	2031
Utilities and Services Upgrade	Low	External contractor	2031

- ▷ Asset: Wildish Court
- ▷ Number of units: 24
- ▷ Year of construction: 1963;
Refurbished 1997 to extend bedroom and lounge floor areas to meet the eaves edge and installed new custom wood cabinetry in bathroom

Improvement Task	Priority	Resources	Timeframe
Potential to install a signpost with unit number directions to indicate village layout near entrance – option to be assessed	Medium	External contractor	2024 to 2026
Underfloor moisture barrier replacement	Medium	** <i>project above \$25,000</i>	2024
Partial external repainting	Medium	** <i>project above \$25,000</i>	2023-2025
Replacement of smoke alarms	Medium	GHL Maintenance Officer	2025
Double glazing	Medium	** <i>project above \$25,000</i>	2025
Kitchen renovation/ replacement	Low	** <i>project above \$25,000</i>	2028
Bathroom renovation/ replacement	Low	** <i>project above \$25,000</i>	2029
Air conditioning replacement	Low	External contractor	2029 onwards
Reseal carparks	Low	** <i>project above \$25,000</i>	2027-2029
Boundary fence replacement	Low	** <i>project above \$25,000</i>	2031
Utilities and Services Upgrade	Low	External contractor	2031

HHS & double-glazing status - Staff Housing

All assets comply with HHS except Motu house. The GDC Staff Housing Insulation & Moisture Barrier Record is available in Appendix.

Only 156 Awapuni Rd has completed double-glazing upgrades. All other assets currently have single-glazing.

Improvement Plan - Staff Housing

The proposed approach involves prioritising houses that are occupied by GDC staff over privately rented houses. Considering that there may be a potential to sell or repurpose houses that are currently rented to the general public, investing capital expenditure on staff-occupied houses are more likely to generate long-term benefits. Across the portfolio, there had been very minimal turn-over of tenants in the past 10 years. The fair wear and tear accumulated require assessment annually following each inspection. Considering economies of scale and the remote location of most staff houses, it is recommended to treat the 3 Waingake houses as one complex and all other houses as separate projects.

To plan for the capital upgrades, the following is analysed for the Staff Housing portfolio in relation to the Rationale themes:

Technical Property Considerations

The records regarding building elements are limited for this portfolio. Information on the roof & subfloor are generally not obtained by property managers until a tradesperson is assigned to work in these special locations with appropriate safety training. The information provided by a builder during Apr 2023 indicates that there is no major replacement expected for the roof within the next 10 years. The subfloor is recommended to be inspected for any deterioration to its structure and underfloor moisture barrier around 2024 to 2026. Sustainability improvement will be considered once specific sustainability goals are published.

Serving the staff community

There has been ongoing feedback from Waingake residents that the houses feel cold during winter months although the heating in main living areas meet the Healthy Home Standards. Possible solutions include:

- Installing double glazing to minimise heat loss through glazing
- Replacing old carpet with darker tones for passive heating via solar absorption.

Need vs want

The interior of Bushmere house is dated with old wallpaper. This is considered a cosmetic issue. Unless the wall finishing deteriorates significantly, it will be upgraded when the house receives kitchen or bathroom renovation so that the wall finishing matches the contour of new appliances & fittings.

Staff Housing Improvement Plan

▷ Asset: 156 Awapuni Road

Improvement Task	Priority	Resources	Timeframe
Kitchen upgrade	Low	** project above \$25,000	2031-2032
New fence	Low	External contractor	2031-2032
Utilities and Services Upgrade	Low	External contractor	2031

▷ Asset: 19 Main Road Makaraka

Improvement Task	Priority	Resources	Timeframe
Double Glazing	High	** project above \$25,000	2023-2024
Air Conditioning	Medium	External Contractor	2024-2025
New fence	Low	External contractor	2031-2032
Utilities and Services Upgrade	Low	External contractor	2031

▷ Asset: 1913B Waingake Road

Improvement Task	Priority	Resources	Timeframe
Double Glazing	Medium	** project above \$25,000	2024-2025
Subtrades for full house renovation to be assessed and scheduled at same time as other Waingake houses	Medium	** project above \$25,000	2023-2026
Utilities and Services Upgrade	Low	External contractor	2031

▷ Asset: 1913C Waingake Road

Improvement Task	Priority	Resources	Timeframe
Double Glazing	Medium	** project above \$25,000	2024-2025
Subtrades for full house renovation to be assessed and scheduled at same time as other Waingake houses	Medium	** project above \$25,000	2023-2026
Utilities and Services Upgrade	Low	External contractor	2031

▷ Asset: 1913D Waingake Road

Improvement Task	Priority	Resources	Timeframe
Double Glazing	Medium	** project above \$25,000	2024-2025
Subtrades for full house renovation to be assessed and scheduled at same time as other Waingake houses	Medium	** project above \$25,000	2023-2026
Utilities and Services Upgrade	Low	External contractor	2031

▷ Asset: 429 Bushmere Road

Improvement Task	Priority	Resources	Timeframe
Full renovation	Medium	** project above \$25,000	2026-2028
Utilities and Services Upgrade	Low	External contractor	2031

▷ Asset: 1294 Motu Road

Improvement Task	Priority	Resources	Timeframe
Nil; house will be repurposed and no spending forecasted	n/a	n/a	n/a
Utilities and Services Upgrade	Low	External contractor	2031

Expenditure Forecasts

Operations and Maintenance

Operational and maintenance activities are summarised below.

Table 1: Operations and Maintenance Activities

Activity	Description
Annual inspections	GHL staff inspect the units annually to check for maintenance requirements and any tenant issues.
External maintenance	Ground maintenance.
Reactive maintenance	Response to RFS for electrical, plumbing, repainting, etc. typically, one to two per day.

During year 2022-2023, the operational budgets for this activity have been \$7,712 for staff housing and \$149,230 for community housing.

Operations and Maintenance Forecasts

The forecast budgets for operations are expected to increase from July 2023 to account for escalated increase in labour and material costs excluding known effects of inflation. Aging buildings require more work for maintenance and the replacement of fixtures/ chattels that are beyond that expected lifespan.

Below is a summary table of long-term maintenance items with estimated lifespan for the purpose of budget planning. It is not a depreciation lifespan list for tax purposes. The lifespans are estimates with considerations made to possible coastal corrosion, seismic activities, solar zone, manufacturer information and their intended use in a residential setting. It is recommended to review the lifespan estimate at least once every 5 years to ensure they stay relevant to the material and construction methods of the properties.

Table 2: Lifespan of Building Elements, Fixtures and Chattels

Item	Lifespan	
Air Con	15	years
HWC	10	years
Carpet	25	years
Vinyl flooring	20	years
Roofs		
<i>Long-run metal</i>	30 to 40	years with potential to extend life via repainting every 10-18 years
<i>Decramastic tiles</i>	40	years
Water tank	20	years before significant repairs are required
Stove/oven	varies	maybe best to replace one at a time when not working and estimated to last 12 to 15 years
Bathroom/ laundry and kitchen cabinetry	15	years
Bathroom/ laundry and kitchen hardware fittings	20	years
Driveways		
<i>Concrete</i>	30	years (or less if in earthquake zone)
<i>Asphalt</i>	20	years (or less if in earthquake zone)
Rewire electricity	25	years
Underfloor moisture barrier	10	years
Wall & ceiling insulation	20	years

Pile foundation replacement	varies	not required if concrete base; to be assessed by licensed building practitioner
External paint	10 to 15	years
Pine fence	5 to 12	years
Coloursteel fence	10 to 15	years
Spouting & downpipe replacement	20 to 40	years

The lifespan information mentioned in Table 2 applies to works managed via the R&M budget and the Capital Improvement budget.

Long Term Forecasts

Previous assumption from long-term model published 2020 are:

CAPEX Forecast - Community Housing

Year	Uninflated Forecast (2021\$)
2021/2022	200,000
2022/2023	200,000
2023/2024	200,000
2024/2025	200,000
2025/2026	200,000
2026/2027	200,000
2027/2028	200,000
2028/2029	200,000
2029/2030	200,000
2030/2031	200,000

CAPEX Forecast - Staff Housing

Year	Uninflated Forecast (2021\$)
2021/2022	67,436
2022/2023	75,000
2023/2024	70,000
2024/2025	70,000
2025/2026	70,000
2026/2027	9,000
2027/2028	9,000
2028/2029	9,000
2029/2030	9,000
2030/2031	9,000

The latest GHM modelling from 8-year forecast proposed March 2024 (rounded to the nearest thousand) are:

CAPEX Forecast - Community Housing

Year	Uninflated Forecast excl GST
2024/2025	879,000
2025/2026	956,000
2026/2027	991,000
2027/2028	919,000
2028/2029	882,000
2029/2030	560,000
2030/2031	229,000
2031/2032	79,000

CAPEX Forecast - Staff Housing

Year	Uninflated Forecast excl GST
2024/2025	60,000
2025/2026	60,000
2026/2027	60,000
2027/2028	90,000
2028/2029	20,000
2029/2030	20,000
2030/2031	40,000
2031/2032	8,000

CAPEX is expected to peak around 2025 to 2029 as multiple sites are due for major upgrades such as roofing, double glazing, kitchen replacement and bathroom replacement. To control the risk of underbudgeting, it is assumed that all roofs will be replaced when reaching or exceeding their

expected lifespan. However, there is a potential in securing lower cost options such as patch repair or repainting an existing metal roof to extend its life if the risk of keeping an old roof is deemed acceptable by the asset owner. Given that watertightness is a priority in Health Homes Standards and associated landlord responsibility under the tenancy legislations, this forecast is based on full roof replacement assumption to ensure that the maximum warranty will be available when the roof is new. This reduces the uncertainty associated with an ageing asset in meeting its watertightness requirement.

Based on observations of asset conditions and Improvement Task Planning for the next 8 years, the forecast budgets above will need to be reviewed 2025 once comprehensive assessment has been completed for staff housing that includes information regarding subfloor.

Title: 24-124 Earthquake Prone Buildings – Current Status of Strengthening Requirements

Section: Building Services

Prepared by: Ian Petty – Building Services Manager

Meeting Date: Thursday 18 April 2024

Legal: No

Financial: No

Significance: **Medium**

Report to OPERATIONS - ENVIRONMENT & COMMUNITIES/NGĀ WHAKAMAHI - TE TAI AO ME NGĀ HAPORI Committee for information

PURPOSE - TE TAKE

The purpose of this report is to update the Committee on the strengthening of earthquake prone buildings on the Gisborne District Council Earthquake Prone Building Register.

SUMMARY – HE WHAKARĀPOPOTOTANGA

Council has had an active Earthquake Prone Building Policy since 1989 under various legislation.

There is now a national approach and methodology. The existing council timeframes were absorbed into the national framework with the potential of five year extensions for individual buildings.

Those timeframes will all become final by September 2027.

The central business area of the city is well on track to have all buildings strengthened by the end of 2027. There are a very few buildings where the costs may be prohibitive and ownership to convoluted for work to occur in that timeframe. Decisions will then need to be made on the future of these buildings if that occurs.

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

RECOMMENDATIONS - NGĀ TŪTOHUNGA

That the Operations - Environment & Communities/Ngā Whakamahi - Te Taiao me Ngā Hapori Committee:

- 1. Notes the contents of this report.**

Authorised by:

Joanna Noble - Director Sustainable Futures

Keywords: earthquake prone, heritage building, strengthening timeframes.

BACKGROUND - HE WHAKAMĀRAMA

1. Council has had an active Earthquake Prone Building Policy since a survey in 1983 identified 140 potential earthquake risk buildings in the city. This was subsequent to the 1966 M6 earthquake.
2. In March 1989, Council invoked the full powers of section 624 of the Local Government Act to remove the danger by demolition or strengthening.
3. The 1991 Building Act changed the criteria from earthquake risk building to earthquake prone. It was a higher test and some buildings dropped off the register at that time.
4. The Building Act 2004 again changed the criteria. The buildings that had dropped off once again became earthquake prone. Each local authority had to develop an Earthquake Prone Building Policy at that time.
5. There were two types of policy – a Passive Policy; essentially do nothing, and an Active Policy with definitive timeframes.
6. Gisborne had always had, and therefore retained, an Active Policy.
7. Buildings that had been strengthened under these policies were mostly undamaged in the 2007 M6.8 earthquake.
8. The Building Act was amended in 2017 to extinguish local Earthquake Prone Building Policies and establish a national approach. Essentially to get rid of passive policies. The legislation divides New Zealand into three seismic risk zones with different timeframe requirements for each zone. Gisborne is in the high seismic risk zone.
9. Councils in the high-risk zone were required to identify potentially earthquake prone buildings within five years and then any identified building would have 15 years to strengthen.
10. The Gisborne District Council had already identified the at-risk buildings from assessment work that commenced in 1993.
11. The Earthquake Prone Building provisions of the Building Act also stated that any building that had already had a legally issued section 124 Building Act notice issued under the old provisions was deemed to have a notice issued under the new provisions. The timeframe of the deemed notice was to commence when the original 124 notice was issued.
12. The timeframe was to be the timeframe of the original notice but could be extended by the council to the 15 years in the Amendment Act. This extension was at the discretion of the council. Any timeframe still commenced from the date of the issue of the s124 notice.
13. Given that most building owners have been aware that their buildings have been either earthquake risk or earthquake prone since the early 1990s, the 10 year requirement has been retained with extensions being given on a case-by-case basis.

14. There have been no extensions granted without a sound and definitive work program. The granting of an extension on a 'just because I want it basis' could lead to buildings being in exactly the unstrengthened state in September 2027 as they are now. Pressure should be kept on the strengthening process to continue the work towards a seismic resilient region that was started so proactively back in the 1990s.
15. Besides the earthquake prone buildings on our register, we have a number of buildings in the Central Business District (CBD) and the associated close commercial area that have been strengthened to around 80% NBS on the sole initiative of the building owner. Three examples are the Farmers Trading Building, the ex-Guthrie Bowron building in Palmerston Road, and the pending work on Pak n Save.
16. The table below outlines the contact with the building owners and the current status of buildings on the earthquake prone building register.

LIGHT BLUE HEADER – 2018 Buildings

Lows Caterers (all Building) - DEMOLISHED	86 Derby Street
This building has been purchased by Gisborne Motors and demolished to be used as an operational vehicle storage area.	
Mum's Sushi - STRENGTHENED	68 Gladstone Road
The building owners have stated that an Initial Seismic Assessment (ISA) has been carried out that shows the building to be under the required 33% NBS and therefore earthquake prone. Subsequent correspondence from the owner has requested an extension " <i>within reason, will allow cost to be spread over time or for the Trustees to obtain finance for the necessary work.</i> " However it was sold and strengthened.	
Noodle Canteen - STRENGTHENED	181 Gladstone Road
The building owners had requested a nine year extension. Council may not extend the period for this long as it would essentially be a timeframe of 17 years from the date of the section 124 Building Act notice which exceeds the 15 year span for high seismic risk areas in the current legislation. The building was sold and strengthened.	
Friends Indian Restaurant - STRENGTHENED	59-61 Gladstone Road
The property has two buildings. A front brick part which contains the restaurant and adjacent dairy and a rear reinforced concrete building. The rear building is at 40% NBS and not earthquake prone and the front building is under 33% and therefore is earthquake prone. The building has been strengthened.	
Kingpin – IN PROGRESS	73 Gladstone Road
The building is due to be strengthened along with what is termed the Odeon front shops. We are expecting a building consent shortly. These buildings have been delayed due to ownership issues which are now resolved.	
Vitality Foods Building – STRENGTHENED.	63 Gladstone Road
This building has been sold and strengthened.	
Ex Whitcoulls - STRENGTHENED AND UPGRADED	182 Gladstone Road
This building has been strengthened and upgraded for a new tenant.	

H Lowe & Co – now The Little Hair Shop – Final Date – February 2025	217 Gladstone Road
The owner of this building is also a resident. Staff will work with the owner to facilitate strengthening without the building becoming another empty building in Gladstone Road.	
Ex Midway Furnishers – now Mr Bo Jumbles - DEMOLISHED	293 Gladstone Road
The building has been purchased by the owner of the neighbouring property. They have demolished the building to provide additional car parking for their tenant.	
Verve Cafe - STRENGTHENED	119 Gladstone Road
This building has been strengthened.	
Old National Bank – now Kingfisher Bar & Pizza	31–35 Gladstone Road
<p>Background</p> <p>The original owner obtained a Detailed Seismic Assessment (DSA) with an indicative costing for the required seismic upgrading work. The owner's preferred course of action was to sell the building on an as is basis. The building was sold to a local developer.</p> <p>This building is one of the most aesthetically pleasing of any of the buildings discussed in this report and it would be a shame to see it demolished if the strengthening work cannot proceed for any reason. However it is still earthquake prone.</p> <p>Advice from the current owner's structural engineer is that the building is difficult to strengthen as it has a large glass dome in the middle of the bar area. The structural engineer has advised that they are seeking advice on strengthening options from one of the leading experts on strengthening unreinforced masonry buildings (brick) in New Zealand at the University of Auckland. The final date for strengthening is February 2025.</p>	
Engine Rebuilders - ASSESSED - NOT EARTHQUAKE PRONE	275 Palmerston Road
A report has been provided from a Structural Engineer that the building is 50% NBS in both directions. Therefore it is not earthquake prone and no extension is required. The building will be removed from the register.	

J S Allan & Son (Sheet metal Shop) – NOT EARTHQUAKE PRONE	158 Grey Street
A report has been provided from Structural Engineers that the building is not earthquake prone under the Building Act 2004 as the current NBS rating is at 40%. The building will be removed from the register.	
J S Allan & Son (Store) NOT EARTHQUAKE PRONE	188 Grey Street
A report has been provided from Structural Engineers that the building is not earthquake prone under the Building Act 2004 as the current NBS rating is at 39%. The building will be removed from the register.	
J S Allan & Son (Spa & Pool Warehouse) - DEMOLISHED	186 Grey Street
This building was earthquake prone. The owners decided to demolish	
GDC Service Centre (Front Only) DEMOLISHED	4746 4746A Waiapu Road, Te Puia Springs
The Gisborne District Council determined to demolish this building	
Waipiro Bay Church - EXEMPTED	12 Marae Road, Waipiro Bay
<p>The Council has received the following information from the church committee.</p> <p><i>On behalf of Waipiro Bay Church Committee we like to apply for an exemption from carrying out seismic work.</i></p> <p><i>The Church is an icon of the bay.</i></p> <p><i>The Church is not being used for any services.</i></p> <p><i>Tourists visit for scenic photos, visitors pass by to visit loved ones in the cemetery.</i></p> <p><i>A contractor maintains the grounds of the Church and cemetery two or three times a month.</i></p> <p><i>No people enter the Church building.</i></p> <p><i>An engineering report was carried out a few years ago by James Blackburne but no actual maintenance was done due to lack of funding.</i></p> <p><i>The community has done a few repairs on windows, roof tiles and facer panels two years ago to stop birds getting in.</i></p> <p>There are six tests for a seismic work exemption:</p> <ul style="list-style-type: none"> • has limited current use, and • has limited expected use, and • is expected to cause limited harm, and • is expected to cause limited damage, and • would not affect any strategic transport routes (this is only relevant in high and medium seismic areas), and • Is unlikely to be required in an emergency. <p>The building meets all these tests. The building is in an open area with the nearest building 35 meters away. Exempt buildings still require a notice fixed to a prominent place to warn anyone who may approach or enter the building.</p>	

Snackisfaction – A J Cox Building – URM part - STRENGTHENED	51 Lowe Street
<p>This building is predominately wooden with a rear portion being of brick construction. Brick construction is referred to in the earthquake prone building legislation as unreinforced masonry (URM). Wooden buildings are exempt from seismic assessment but URM buildings are not.</p> <p>Now strengthened.</p>	

Note:

The following four buildings are all owned by the same company. They are a contiguous block that runs between Verve Café to the former Fusion Takeaways building. The buildings have been assessed and only need minor parapet strengthening. The owner intends to revamp the apartments upstairs in these buildings as part of the strengthening/refurbishment work. No building consent has been received to date for the required parapet work.

The former entrance to the Kings Theatre that is now the Flight Centre has been strengthened to 100% NBS. The theatre behind remains earthquake-prone.

Former James Craig Building – Perfect Roast and Trade Aid	105–107 Gladstone Road
<p>The building owner has supplied the following information.</p> <p><i>Trade Aid & Perfect Roast, 105–107 Gladstone Road – a Structural Engineer is working on the assessment for this building, estimated timeline for the DSA is 6 months, this will be followed by Council consent and any building work.</i></p> <p>The building has been assessed as being NOT earthquake prone by a structural engineer with the caveat that the parapets require strengthening. The structural engineer is preparing the design for this work but has been concentrating on 58 Customhouse Street. I have been advised that the structural design is completed, and a building consent will be submitted shortly. The upper floors will be developed into apartments.</p>	
Former James Craig Building – Shoe Envy	107A–109 Gladstone Road
<p>The building owner has supplied the following information.</p> <p><i>Shoe Envy, 107A–109 Gladstone Road – a Structural Engineer is working on the assessment for this building, estimated timeline for the DSA is 6 months, this will be followed by Council consent and any building work.</i></p> <p>The building has been assessed as being NOT earthquake prone by a structural engineer with the caveat that the parapets require strengthening. The structural engineer is preparing the design for this work but has been concentrating on 58 Customhouse Street.</p>	
McKee Building (Adjacent Kings Theatre)	111–113 Gladstone Road
<p>The building has been assessed as being NOT earthquake prone by a structural engineer with the caveat that the parapets require strengthening. The structural engineer is preparing the design for this work but has been concentrating on 58 Customhouse Street. I have been advised that the structural design is completed, and a building consent will be submitted shortly. The upper floors will be developed into apartments.</p>	
Kings Theatre	117 Gladstone Road
<p>No further information. Staff have contacted the property owner for an update.</p>	

LIGHT GREEN HEADER – 2022 Buildings

Trades and Labour Hall	22 Childers Road
The building has received a resource consent that permits its demolition. No building consent is required for the demolition of a building up to 3 storeys. Once a traffic management plan is submitted and approved the demolition could commence. No traffic management plan received to date and no demolition work has commenced.	
Townley Building (China Palace/Westlake Hotel) - FOR SALE	96 Gladstone Road/55-61 Peel Street
An engineering firm has been contracted to provide a detailed seismic assessment (DSA) of this building. This was originally scheduled for the end of May 2022 but has been delayed due to the poor quality of the existing building plans and the consequential requirement to survey the building using concrete penetrating radar to determine the reinforcing steel.	
Times Building (Rear South Building) – FOR SALE	63 Peel Street
The Times Buildings are to the south of and adjacent to the Townley Building and have the same owner. An engineering firm has been contracted to provide a detailed seismic assessment (DSA) of this building. This was originally scheduled for the end of May 2022 but has been delayed due to the poor quality of the existing building plans and the consequential requirement to survey the building using concrete penetrating radar to determine the reinforcing steel.	
Times Building (Rear North building – 2 storey) – FOR SALE	63 Peel Street
The Times Buildings are to the south of and adjacent to the Townley Building and have the same owner. An engineering firm has been contracted to provide a detailed seismic assessment (DSA) of this building. This was originally scheduled for the end of May 2022 but has been delayed due to the poor quality of the existing building plans and the consequential requirement to survey the building using concrete penetrating radar to determine the reinforcing steel.	
Adairs Building – Rear single storey building – STRENGTHENED	Behind 126/128 Gladstone
This building is an obscure rear building primarily used for storage. It is accessed off Bright Street. There is a building consent to strengthen to 68% NBS. Work has been completed.	
James, Harvey, and Norman - STRENGTHENED	83-85 Childers Road
This building has been strengthened – waiting for the final documents from the structural engineer so that a Code Compliance Certificate can be issued.	
Christies Chambers building (Wilson Barber & Co.)	67-71 Lowe Street
No contact from owners.	
Odeon Cinema – ASSESSMENT IN PROGRESS	79 Gladstone Road
This building was extensively strengthened as part of the original multiplex development in 1994/95. It is not clear if this strengthening will be over the current Building Act requirement. The owners have been advised that a report from a structural engineer is required to show that the building is not, or is, earthquake prone. A structural engineering design company is currently working with the owners to assess this building to determine if it meets the earthquake prone strengthening requirements or more work is required.	

Morris Building – Single Storey - STRENGTHENED	110-112 Gladstone Road
Building consent to strengthen to 80% NBS received, and work completed.	
Evans Bacon Company – MAYBE EXEMPT	30 Derby Street
This building has been sold. It is reportedly only being used for storage. If that is correct it is liable for an exemption. Owner has been asked to confirm.	
Tauawhi Men’s Centre - STRENGTHENED	73 Peel Street
This building has been strengthened to 80% NBS. Code Compliance Certificate issued 3 November 2021.	
PB Electric Power Board transformer Room	Behind 73 Peel – access from Bright Street.
This building is potentially one of the most problematic. It is a detached part of the building that houses Rebel Sport. It is our understanding that it houses a significant transformer/switching gear for the CBD. Eastland network state it is not their building. To date, strengthening has not been a priority for the owner.	
Public Trust Building – ASSESSED AS NOT EARTHQUAKE PRONE	40 Childers Road
Recently sold. This building has been purchased by an entity who have carried out a lot of earthquake strengthening work in the city. Removed from register	
Memorial Home – Adjacent to Gisborne Hospital	403 Ormond Road
Also known as Forester House. This is the single-story brick complex on the right immediately before the hospital. The current owner has been advised that strengthening work is required. He has disputed this. Council is aware that this site is being looked at for a social housing development and may be demolished.	
East Manufacturing Co. – TIMEFRAME EXTENDED	109 Main Road, Makaraka
The building owners have decided to rebuild rather than strengthen. They have had plans drawn up and they are in the final stage of concept approval. Once finalised they will be submitting a building consent application to council. They have requested an extension for two years.	
Old Tote Building – Gisborne Racecourse - EXEMPT	76A Main Road, Makaraka
This building has been exempted. The land is owned by Leader Brand. Now that horse racing has ceased in Gisborne the building passes all the tests for exemption from strengthening.	
Museum of Transport and Technology – DESIGN IN PROGRESS	67 Main Road, Makaraka
Email received from the committee requesting an extension until the September 2025. They have engaged structural engineers to prepare a strengthening plan but due to workload that is still 2 to 3 months away. They are moving displays out of the main building in preparation for the strengthening works and this will lessen the onsite risk in a seismic event. They intend to close the building in September 2025 and commence work – subject to funding.	
Waikohu Hall	50 Main Road, Te Karaka
This building meets all the requirements for an exemption. This building is derelict and will be uneconomical to strengthen.	

ESP Design, Wrightsons Properties - STRENGTHENED	58 Customhouse Street
This building has been undergoing earthquake strengthening for the new tenants Oranga Tamariki. Strengthening work is completed and the building is operating under a Certificate of public use. Code of Compliance Certificate not yet issued.	
Gisborne Motors – Middle Building (Showroom)	75 Grey Street
The owners are getting plans drawn up and have a construction firm scheduled to carry out the work mid-2025.	
Hospice Shop – now Office Product Depot - STRENGTHENED	64-66 Peel Street
This building has been fully strengthened for the development of the new site for Office product Depot. Code Compliance Certificate was issued 15 April 2019.	
Former Police Station - DEMOLISHED	100-106 Peel Street
Now demolished.	
Turkish Gallery and Sofra Café – STRENGTHENING IN PROGRESS	204 Gladstone Road
Now sold and strengthening in progress.	
Lunken Building (three storeys)	58-60 Gladstone Road
Extensive timeline received from the building owner. They were looking at initiating their engineering report early 2022 with a plan to start work February 2025.	
Peel Street Public Toilets - STRENGTHENED	50 Peel Street
Strengthened.	
Tower Building	200 Gladstone Road
This building, and three others, were seized by the Police as part of the proceeds of criminal activities process. There were court proceedings to determine the final ownership percentage. The issue went to court and was settled. However, I believe the police appealed and the status remains the same.	
Eastland Trader – NOT EARTHQUAKE PRONE	259 Gladstone Road
Report received from Clark Structural – building not earthquake prone.	
Zambrero and Pita Pit - STRENGTHENED	35-37 Bright Street
This building is a single building in three parts. The two shops nearest Gladstone Road were added to the existing brick shop adjacent to Hardy Lane in the 19080s. Only the brick part was earthquake prone. This part has been strengthened and a part of the wall adjacent to Hardy Lane demolished and rebuilt.	

DISCUSSION and OPTIONS - WHAKAWHITINGA KŌRERO me ngā KŌWHIRINGA

17. Council has had a long history of active earthquake strengthening policies. It is essential that this impetus is maintained but that should be tempered with the preservation of the heritage fabric of the city if at all possible.
18. There were widespread building demolitions in the 1980s throughout New Zealand where a lot of significant heritage buildings were lost. This occurred again in Canterbury after their two earthquakes and the amendment of the Building Act to make demolition of buildings up to three storeys exempt building work. The Resource Management Act rules were often overlooked.
19. This city has some attractive heritage buildings, Council's task is to retain these while making them safe.

ASSESSMENT of SIGNIFICANCE - AROTAKENGA o NGĀ HIRANGA

20. The decisions or matters in this report are considered to be of **Medium** significance in accordance with Council's Significance and Engagement Policy.
21. Strengthening of earthquake prone buildings is an important aspect of ensuring the safety and wellbeing of our community when they are accessing public buildings if there is a seismic event.

TANGATA WHENUA/MĀORI ENGAGEMENT - TŪTAKITANGA TANGATA WHENUA

22. There are no specific Māori Engagement requirements in the earthquake prone building sections of the Building Act.

COMMUNITY ENGAGEMENT - TŪTAKITANGA HAPORI

23. All owners of buildings on the earthquake prone building register are kept abreast of the requirements for their buildings.

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

24. No impacts on climate change.

CONSIDERATIONS - HEI WHAKAARO

Financial/Budget

25. It is the building owner's responsibility to strengthen their buildings. There may be some budget impacts if work was not done, and enforcement action progressed to court.

Legal

26. Discussed in paragraph 16 above. The Building Act requires earthquake prone buildings to 'have the danger removed'. There are three ways of removing the danger. Assessing the building as not earthquake prone; strengthening the building or demolishing the building. If buildings remain earthquake prone notices under the Building Act 2004 can be issued that enforces a remedy.

POLICY and PLANNING IMPLICATIONS - KAUPAPA HERE me ngā RITENGA WHAKAMAHERE

27. This strengthening regime aligns with the Building Act purpose of safe and resilient buildings. It also assists with keeping our communities safer. Strengthening is a balancing act of getting buildings strengthened to the level required by the Act while avoiding demolition wherever possible to preserve the heritage fabric of the city and environs.

RISKS - NGĀ TŪRARU

28. The central business area of the city is well on track to have all buildings strengthened by the end of 2027. There are a very few buildings where the costs may be prohibitive and ownership too convoluted for work to occur in that timeframe. Decisions will then need to be made on the future of these buildings if that occurs.

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 22 February 2024

Public Excluded Business

Item 12.1 Report 24-88 S17a Local Government Act Review of the Parks and Amenities Maintenance Contracts

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:

	7(2)(b)(i)	Protect information where the making available of the information would disclose a trade secret.
Item 4.1	7(2)(g)	Maintain legal professional privilege.
	7(2)(i)	Enable any Council holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).
Item 12.1	7(2)(h)	Enable any Council holding the information to carry out, without prejudice or disadvantage, commercial activities.