



AGENDA

Ordinary Meeting of the
Buller District Council

Commencing at 3:30PM
Wednesday 30 July 2025

To be held at the
Clocktower Chambers
Palmerston Street
Westport



CORE COUNCILLOR ROLE AND RESPONSIBILITIES

The Governance role entails:

- Strategic planning and decision-making;
- Policy and strategy review;
- Community leadership and engagement, and stewardship;
- Setting appropriate levels of service;
- Maintaining a financially sustainable organisation; and
- Oversight/scrutiny of Council's performance as one team.

The governance role focusses on the big picture of 'steering the boat' - management's role focusses on 'rowing the boat'

Our commitments to best support each other and meet the challenges and opportunities of 2025 include:

CLEAR AND RESPECTFUL COMMUNICATION

We are committed to:

Actively listening and not interrupting;

Remaining conscious of 'tone', body language, and amount of time speaking (allowing time for others);

Responding/answering in a timely manner; and

Being honest, reasonable, and transparent.

TRUST AND RESPECT

We recognise that trust and respect must be earned and that a team without trust isn't really a team. Trust can be built by:

Valuing long-term relationships; being honest; honouring commitments; admitting when you're wrong; communicating effectively; being transparent; standing up for what's right; showing people that you care; being helpful; and being vulnerable.

CONTINUOUS LEARNING AND IMPROVEMENT

Continuous learning and improvement are critical for growing together as a team.

We are committed to constantly reviewing what is going well and what needs to improve in relation to the way we work together, the processes we follow, and the outcomes we deliver.

NONE OF US IS AS SMART AS ALL OF US

Council

| | |
|---------------------------|---|
| Chairperson: | Mayor |
| Membership: | The Mayor and all Councillors |
| Meeting Frequency: | Monthly – or as required. |
| Quorum: | A majority of members (including vacancies) |

Purpose

The Council is responsible for:

1. Providing leadership to, and advocacy on behalf of, the people of Buller district.
2. Ensuring that all functions and powers required of a local authority under legislation, and all decisions required by legislation to be made by local authority resolution, are carried out effectively and efficiently, either by the Council or through delegation.

Terms of Reference

1. To exercise those powers and responsibilities which cannot legally be delegated by Council:
 - a) The power to set district rates.
 - b) The power to create, adopt and implement a bylaw.
 - c) The power to borrow money, or purchase or dispose of assets, other than in accordance with the Long Term Plan.
 - d) The power to adopt a Long Term Plan or Annual Plan, or Annual Report.
 - e) The power to appoint a Chief Executive Officer.
 - f) The power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the Long Term Plan, or developed for the purpose of the Council's governance statement, including the Infrastructure Strategy.
 - g) The power to adopt a remuneration and employment policy for Chief Executive Officer.
 - h) The power to approve or change the District Plan, or any part of that Plan, in accordance with the Resource Management Act 1991.
 - i) The power to approve or amend the Council's Standing Orders.
 - j) The power to approve or amend the Code of Conduct for Elected Members.
 - k) The power to appoint and discharge members of committees.
 - l) The power to establish a joint committee with another local authority or other public body.
 - m) The power to make the final decision on a recommendation from the Parliamentary Ombudsman, where it is proposed that Council not accept the recommendation.
 - n) Health & Safety obligations and legislative requirements are met.
-

2. To exercise the following powers and responsibilities of Council, which the Council chooses to retain:
- a) Resolutions required to be made by a local authority under the Local Electoral Act 2001, including the appointment of an electoral officer and reviewing representation arrangements.
 - b) Approval of any changes to Council's vision, and oversight of that vision by providing direction on strategic priorities and receiving regular reports on its overall achievement.
 - c) Adoption of governance level strategies, plans and policies which advance Council's vision and strategic goals.
 - d) Approval of the Triennial Agreement.
 - e) Approval of the local governance statement required under the Local Government Act 2002.
 - f) Approval of a proposal to the Remuneration Authority for the remuneration of Members.
 - g) Approval of any changes to the nature and delegations of the Committees.
 - h) Approval of funding to benefit the social, cultural, arts and environmental wellbeing of communities in Buller District
 - i) Ensuring Buller is performing to the highest standard in the area of civil defence and emergency management through:
 - i) Implementation of Government requirements
 - ii) Contractual service delivery arrangements with the West Coast Regional Group Emergency Management Office
 - j) All other powers and responsibilities not specifically delegated to the Risk and Audit Committee, subcommittees, independent hearing panels or Inangahua Community Board.

Buller District Council

Venue: Clock Tower Chambers, Westport. Live streamed on Buller District Council YouTube Channel



30 July 2025 03:30 PM

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BULLER DISTRICT COUNCIL

30 JULY 2025

AGENDA ITEM: 1

Prepared by Simon Pickford
Chief Executive Officer

APOLOGIES

1. **REPORT PURPOSE**

That Buller District Council receive any apologies or requests for leave of absence from elected members.

DRAFT RECOMMENDATION

2. **That there are no apologies to be received and no requests for leave of absence.**

OR

3. **That Buller District Council receives apologies from (insert councillor name) and accepts councillor (insert name) request for leave of absence.**

BULLER DISTRICT COUNCIL

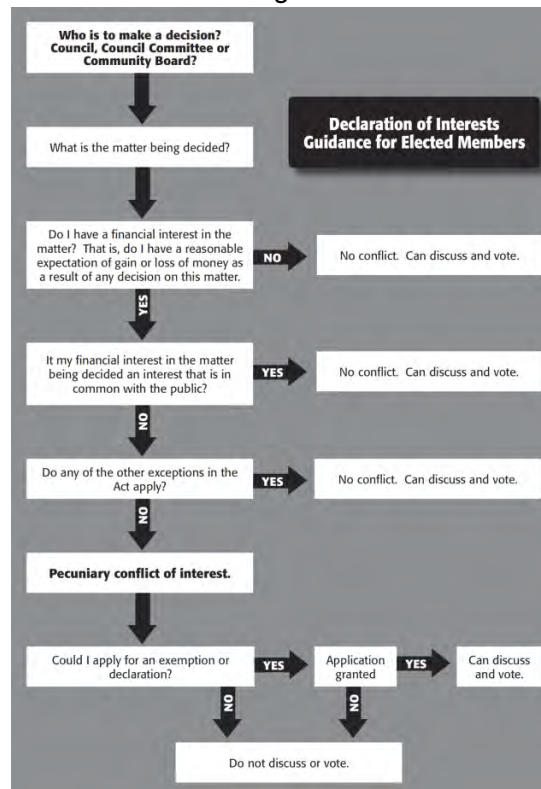
30 JULY 2025

AGENDA ITEM: 2

Prepared by Simon Pickford
Chief Executive Officer

MEMBERS INTEREST

1. Members are encouraged to consider the items on the agenda and disclose whether they believe they have a financial or non-financial interest in any of the items in terms of Council's Code of Conduct.
2. Councillors are encouraged to advise the Governance Secretary, of any changes required to their declared Members Interest Register.
3. The attached flowchart may assist members in making that determination (Appendix A from Code of Conduct).



4. DRAFT RECOMMENDATION:

That Members disclose any financial or non-financial interest in any of the agenda items.

BULLER DISTRICT COUNCIL

30 JULY 2025

AGENDA ITEM: 3

Prepared by Simon Pickford
Chief Executive Officer

Attachments

1. Council Meeting Public Minutes 25 June 2025
2. Council Extraordinary Meeting Public Minutes 30 June 2025
(Local Water Done Well – Hearings and Deliberations)
3. Council Extraordinary Meeting Public Minutes 30 June 2025
(Long-Term Plan)

CONFIRMATION OF MINUTES

1. DRAFT RECOMMENDATION

That Council receive and confirm the Public Minutes from:

- **Council Meeting Public Minutes 25 June 2025**
- **Council Extraordinary Meeting Public Minutes 30 June 2025
(Local Water Done Well – Hearings and Deliberations)**
- **Council Extraordinary Meeting Public Minutes 30 June 2025
(Long-Term Plan)**



**ORDINARY MEETING OF THE BULLER DISTRICT COUNCIL, HELD AT 3:30PM
ON WEDNESDAY 25 JUNE 2025 AT CLOCKTOWER CHAMBERS, PALMERSTON
STREET, WESTPORT.**

PRESENT: Mayor J Cleine, Cr P Grafton, Cr J Howard, Cr C Reidy, Cr G Neylon, Cr R Sampson, Deputy Mayor A Basher, Cr A Pfahlert, Cr G Weston, Cr T O'Keefe

PRESENT VIA ELECTRONIC LINK: Cr L Webb

IN ATTENDANCE: S Pickford (CEO), A Blom (Group Manager Infrastructure Services), K Trigg (Group Manager Community Services), D Budhathoki (Operations Manager Infrastructure Services), B Little (Senior Policy Advisor), S Bastion (Group Manager Regulatory Services), P Numan (Group Manager Corporate Services), C McDonald (Governance Secretary)

IN ATTENDANCE VIA ELECTRONIC LINK: Nil.

MEDIA: E Curnow (Westport News)

PUBLIC FORUM:

Ray Curnow – Speaking to protocols for disallowing speakers in public forum (specifically Risk and Audit Committee)

Kevin Smith – Speaking to the comments made at the previous week's Risk and Audit Committee Meeting regarding the Dredge.

Chairs Note : Paul Reynolds – did not submit a request to speak within the notice period required of standing orders so was not allocated a speaking time and was reminded of the appropriate process.

MEETING DECLARED OPEN: 3:46pm

1. APOLOGIES (Page 7)

Discussion:

N Tauwhare (Iwi Representative)

RESOLVED That Buller District Council receives apologies from N Tauwhare (Iwi Representative) and accepts councillor (insert name) request for leave of absence.

Mayor J Cleine/Deputy Mayor A Basher

11/0

CARRIED UNANIMOUSLY



2. MEMBERS INTERESTS (Page 8)

Discussion:

Nil.

RESOLVED That Members disclose any financial or non-financial interest in any of the agenda items.

Mayor J Cleine/Cr G Weston

11/0

CARRIED UNANIMOUSLY

3. CONFIRMATION OF PREVIOUS MINUTES (Page 9)

Discussion:

Minutes of 9-12 June 2025:

Page 41 – Waimangaroa Community Garden. One off request in year one of LTP not a multi-year request – *noted and amended*.

Page 25 – Submission 107, it was Mike Simon that spoke – *noted and amended*

Page 28 – The wording ‘Targeted Rate’ to be replaced by ‘General Rate’ – *noted and amended*

Page 18/19 – votes needs to be amended to reflect correct for and against – *noted and amended*

Page 33 – The wording is the be changed to read: Ngakawau-Hector water supply was discussed but the status quo remained. No motions were proposed to provide direction. *Noted and amended*.

RESOLVED That Council receive and confirm the Public Minutes from:

- Council Meeting Public Minutes 28 May 2025
- Council Extraordinary Meeting Public Minutes 9-12 June 2025

Mayor J Cleine/Cr J Howard

11/0

CARRIED UNANIMOUSLY

4. ACTION POINTS REPORT (Page 42)

Discussion:

A new Action Point is to be added: 27. District Wide Public Toilet Plan to come to Council with a target date of September 2025.

Cr L Webb departed the meeting at 3:54pm

RESOLVED That Council receive the Council Action Point List for information.

Deputy Mayor A Basher/Cr A Pfahlert

10/0

Cr L Webb not present for the vote

CARRIED UNANIMOUSLY



5. CONTINUATION OF SUBCOMMITTEES (Page 44)

Discussion:

K Trigg spoke to the report and answered questions.

Cr L Webb returned to the meeting at 3:59pm

RESOLVED That Council:

1. Receives this report;
2. Resolves to not discharge the eleven Reserves and Halls Subcommittees, and the Creative Communities Subcommittee, following, the triennial general election of members on 11 October 2025 under Clause 30(7), Schedule 7 Local Government Act 2002.

Cr C Reidy/Cr R Sampson

10/1

MOTION CARRIED

6. APPOINTMENTS TO DISTRICT LICENSING COMMITTEE LIST (Page 50)

Discussion:

S Bastion spoke to the report and answered questions.

RESOLVED That Council:

1. Receives this report;
2. Notes that in total seven applications were received for two positions on the District Licensing Committee list and that the Appointment Panel interviewed three applicants;
3. Notes that the Appointment Panel recommends the appointment of David Sanders and Dean van Mierlo to the District Licensing Committee list; and
4. Appoints David Sanders and Dean van Mierlo to the Buller District Licensing Committee list for the period of 1 July 2025 to 30 June 2030.

Mayor J Cleine/Cr G Neylon

11/0

CARRIED UNANIMOUSLY

7. STATEMENT OF INTENT – BULLER HOLDINGS LTD GROUP FOR THE YEAR ENDED 30 JUNE 2026 (Page 56)

Discussion:

P Numan spoke to the report and answered questions.



A correction to the report was noted – the draft SOI went to Risk and Audit Committee not Council *noted and amended*

RESOLVED That Council

1. Receive the final Statement of Intent for the Buller Holdings Group, which incorporates Buller Holdings Limited, WestReef Services Limited and Buller Recreation Limited for the year ended 30 June 2026.
2. Adopts the Final Statement of Intent for Buller Holdings Limited, WestReef Services Limited, and Buller Recreation Limited which are combined into one document named the Buller Holdings Group Statement of Intent for the year ending 30 June 2026

Deputy Mayor A Basher/Cr P Grafton
10/1
MOTION CARRIED

8. STATEMENT OF INTENT: WESTPORT AIRPORT AUTHORITY (Page 78)

Discussion:

P Numan spoke to the report and answered questions.

RESOLVED That Council:

1. Receive the report.
2. Adopts the Statement of Intent for the Westport Airport Authority for the year ending 30 June 2026.

Mayor J Cleine/Cr G Weston
10/1
MOTION CARRIED

9. WESTPORT RATING DISTRICT JOINT COMMITTEE – CHANGES TO JOINT COMMITTEE AGREEMENT (Page 87)

Discussion:

S Pickford answered questions.

It was suggested that going forward, a mark up copy can be provided to Council so that all amendments can be compared.

RESOLVED That Council:

1. Receive the report, and
2. Approve the amendments to the Westport Rating District Joint Committee Agreement for submitting to the West Coast Regional Council.

Cr C Reidy/Cr T O'Keefe
11/0

**CARRIED UNANIMOUSLY****10. ADOPTION OF THE WEST COAST REGIONAL WASTE MANAGEMENT AND MINIMISATION PLAN 2024-2030 (Page 99)****Discussion:**

D Budhathoki spoke to the report and answered questions

RESOLVED That Council

1. Receives the report;
2. Adopts the West Coast Regional Waste Management and Minimisation Plan WMMP2024, including the changes proposed.
3. Approves the CEO to start the joint implementation of the West Coast Regional Waste Management and Minimisation Plan WMMP2024 along with the Grey and Westland District Councils.

Cr C Reidy/Deputy Mayor A Basher

10/1

MOTION CARRIED

11. MAYOR'S REPORT (Page 150)**Discussion:**

The Mayor has attended the Reefton Volunteer awards, the local Matariki celebrations and the Gravity Night Markets.

Like to acknowledge Buller High School for their production of Singin' in the Rain.

LGNZ Remits to be considered:

| Proposed Remit | For/Against | Priority Ranking |
|--|--------------------|---------------------------|
| 1. Security System Payment | - | - |
| 2. Improving Joint Management Agreements | For | delegated to mayor |
| 3. Alcohol Licensing Fees | For | <u>delegated to mayor</u> |
| 4. Aligning public and school bus services | For | <u>delegated to mayor</u> |
| 5. Review of local government arrangements to achieve better balance | For | <u>delegated to mayor</u> |
| Other AGM Topic on Rates Capping | For | <u>delegated to mayor</u> |

RESOLVED That the Council:

1. Receives the Mayors Monthly Update Report dated 25 June 2025 for information and discussion.



2. Notes Inwards and Outwards Correspondence and provide direction for any responses required.

3. Notes the proposed LGNZ remits to be considered at national conference and provides direction on how these votes are cast.

Cr C Reidy/Deputy Mayor A Basher

11/0

CARRIED UNANIMOUSLY

12. CEO REPORT (Page 175)

Discussion:

S Pickford spoke to the report.

Cr A Pfahlert departed the meeting at 5:06pm

RESOLVED That the Chief Executive Officer's Report dated 25 June 2025 be received.

Cr G Weston/Cr P Grafton

10/0

Cr A Pfahlert not present for the vote

CARRIED UNANIMOUSLY

13. PORTFOLIO LEADS VERBAL UPDATES (Page 190)

Discussion:

Cr R Sampson to be removed from the Corporate Policy and Corporate Planning Portfolio

Cr A Pfahlert returned to the meeting at 5:08pm

RESOLVED That Council receive verbal updates from the following Chairs and Council Representatives, for information:

a) Inangahua Community Board – Councillor Webb

Next meeting is 8 July at Women's Institute Rooms in Reefton. The submission from the LTP around the Fairlie Train is to be added to the Inangahua Community Board Agenda.

b) Regulatory Environment & Planning - Councillors Neylon and Basher

Normally following the election, there is a DLC training component.

c) Community Services - Councillors Howard and Pfahlert

Good information around elections on the Buller District Council website. Discussion around one round of contestable grants this year. Stafford street – hoping to have the units tenanted as soon as possible.

d) Infrastructure - Councillors Grafton and Weston

Nothing to update.

e) Corporate Policy and Corporate Planning - Councillor Reidy

Nothing to update.

f) Smaller and Rural Communities - Councillors O'Keefe and Webb



Acknowledged and thanked all those who put in submissions to the LTP
g) Iwi Relationships - Ngāti Waewae Representative Ned Tauwhare and Mayor Cleine

Working with Francois Tumahai around improving Iwi Relations.

h) Te Tai o Poutini Plan – Mayor Cleine and Councillor Neylon

Meeting 26 June 2025, Clocktower Chambers, Westport.

i) Joint Committee Westport Rating District – Mayor Cleine, Councillor Howard and Councillor Reidy

Nothing to add. Ongoing process.

j) Regional Transport Committee – Councillor Grafton

Nothing to update

Mayor J Cleine/Cr P Grafton

11/0

CARRIED UNANIMOUSLY

PUBLIC FORUM RESPONSE:

Cr G Weston departed the meeting at 5:18pm

Cr G Weston returned at 5:20pm

Deputy Mayor A Basher departed the meeting at 5:30pm

Deputy Mayor A Basher returned to the meeting 5:32pm

Ray Curnow – Refer the matter to the Chair of the Risk and Audit Committee.

Kevin Smith – The cost information to be attached to the reply and his questions are to be answered with the response to be circulated to the Elected Members also.

14. PUBLIC EXCLUDED REPORT (Page 191)

Discussion:

Nil.

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

| Item No. | Minutes/ Report of: | General Subject | Reason For Passing Resolution under LGOIMA |
|----------|---|--|---|
| PE 1 | Simon Pickford Chief Executive Officer | Confirmation of Previous Public Excluded Minutes | (s 7(2)(i)) - enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or (s 7(2)(j)) - prevent the disclosure or use of official information for improper gain or improper advantage. (s 7(2)(b)) - protect information where the making available of the information would i. Disclose a trade secret |



| | | | |
|-------------|--|-------------------------|---|
| | | | ii. Be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information. |
| PE 2 | Simon Pickford Chief Executive Officer | Water Catchment Reserve | (s7(2)(g)) - maintain legal professional privilege |
| PE 3 | Krissy Trigg – Group Manager Community Services | Property and Land Use | (s7(2)(i)) - enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); |

Mayor J Cleine/Cr P Grafton

11/0

CARRIED UNANIMOUSLY

MOVED INTO PUBLIC EXCLUDED AT 5:34pm

Meeting adjourned at 5:34pm

**EXTRAORDINARY MEETING OF THE BULLER DISTRICT COUNCIL, HELD
11:00am – 3:00pm 30 JUNE 2025 AT CLOCKTOWER CHAMBERS, PALMERSTON
STREET, WESTPORT.**

PRESENT: Cr G Neylon, Cr P Grafton, Cr J Howard, Cr C Reidy, Cr R Sampson, Cr G Weston

PRESENT VIA ELECTRONIC LINK: Cr L Webb, Cr T O'Keefe, Mayor J Cleine.

IN ATTENDANCE: S Pickford (CEO), A Blom (Group Manager Infrastructure Services), J Salmond (Corporate and Strategic Planning Manager), P Numan (Group Manager Corporate Services), C McDonald (Governance Secretary)

IN ATTENDANCE VIA ELECTRONIC LINK: Nil.

MEDIA: E Curnow (Westport News)

MEETING DECLARED OPEN: 11:01am

CEO S Pickford chaired the meeting for agenda items one and two in the absence of the Mayor and Deputy Mayor.

1. APOLOGIES (Page 6)

Discussion:

N Tauwhare (Iwi Representative)
Deputy Mayor A Basher
Cr A Pfahlert

Mayor J Cleine – leave of absence 11:30am – 1:30pm.

RESOLVED That Buller District Council receives apologies from N Tauwhare (Iwi Representative), Cr A Pfahlert and Deputy Mayor A Basher and accepts Mayor J Cleine's request for leave of absence.

Cr P Grafton/Cr G Weston

8/0

CARRIED UNANIMOUSLY

2. MEMBERS INTERESTS (Page 7)

Discussion:

Nil.

RESOLVED That Members disclose any financial or non-financial interest in any of the agenda items.

Cr J Howard/Cr P Grafton

8/0

CARRIED UNANIMOUSLY

A resolution was needed to elect an interim chair for the meeting, as the Mayor and Deputy Mayor are not in attendance.

RESOLVED that Council appoint Cr G Neylon as interim Chair for the duration of this Extraordinary Meeting.

Cr J Howard/Cr R Sampson

8/0

CARRIED UNANIMOUSLY

Cr G Neylon took over as Chair of the meeting.

3. LOCAL WATER DONE WELL HEARINGS, DELIBERATIONS AND DECISIONS REPORT (Page 8)

Discussion:

Meeting adjourned 12:12pm

Meeting reconvened at 12:22pm

J Salmond spoke to the report and answered questions.

A Blom answered questions.

Cr P Grafton departed the meeting at 1:11pm

Cr P Grafton returned to the meeting at 1:12pm

Mayor J Cleine joined the meeting via Zoom at 1:30pm

Meeting adjourned at 1:34pm

Meeting reconvened at 2:01pm

Recommendation five was added and can be read below:

RESOLVED That Council

1. Receives the report and the attachments.

Cr P Grafton/Cr G Neylon

8/0

CARRIED UNANIMOUSLY

2. Hear and consider the written and verbal submissions.

Cr G Neylon/Cr J Howard

8/0

CARRIED UNANIMOUSLY

3. Deliberates on the submissions of Local Water Done Well

4. Following Council deliberations, the Council resolves to:

- A. Create a multi-council-controlled water organisation, with one or both of the West Coast District Councils (Grey District Council and Westland District Council) depending on the decisions made by those Councils.

Or

- ~~B. Create an Internal Business Unit – Water services remain within Council, with ring-fenced revenue and expenditure to meet financial and regulatory requirements.~~

Cr G Weston/Cr J Howard

7/2

**Cr C Reidy and Cr R Sampson against
MOTION CARRIED**

5. Delegate a working group that consists of the Mayor, Chief Executive, and the two infrastructure portfolio leads, Cr Weston and Cr Grafton to start the negotiation process and establish the negotiation principles with the other Councils.

Cr G Neylon/Cr J Howard

8/1

**Cr C Reidy against
MOTION CARRIED**

The Local Water Done Well Submissions were heard on Monday 30 June 2025 and are listed below:

| Time | Submission Number | Name | Organisation | In Person / Remote |
|--------------------|-------------------|---------------------------------|-------------------------|----------------------|
| Group One | | | | |
| 11.00am | 6 | Zack | - | In Person |
| 11.00am | 9 | Christine Carter | Carter Consulting | In Person |
| 11.00am | 13 | Ariel | - | Remote |
| 11.00am | 24 | John Bougen | Retail Solutions Ltd | In Person |
| 11.00am | 26 | Adriana James | | Audio Submission |
| Group Two | | | | |
| 11.30am | 27 | Paul Reynolds | emailed | In Person |
| 11.30am | 28 | Bert Waghorn | | In Person |
| 11.30am | 31 | Kevin Smith | | In Person |
| 11.30am | 32 | Dave Hawes | emailed | In Person |
| 11.30am | 35 | Simon Cameron and Hemi Bedggood | Federated Farmers of NZ | Remote |

MEETING DECLARED CLOSED: 2:39pm

Next Meeting: Wednesday 30 July 2025, 3:30pm, Clocktower Chambers,
Palmerston Street, Westport

UNCONFIRMED



EXTRAORDINARY MEETING OF THE BULLER DISTRICT COUNCIL, HELD 3:30pm 30 JUNE 2025 AT CLOCKTOWER CHAMBERS, PALMERSTON STREET, WESTPORT.

PRESENT: Mayor J Cleine, Cr P Grafton, Cr J Howard, Cr C Reidy, Cr G Neylon, Cr R Sampson, Cr G Weston, Cr A Pfahlert

PRESENT VIA ELECTRONIC LINK: Cr L Webb, Cr T O'Keefe, Deputy Mayor A Basher

IN ATTENDANCE: S Pickford (CEO), A Blom (Group Manager Infrastructure Services), J Salmond (Corporate and Strategic Planning Manager), K Trigg (Group Manager Community Services), P Numan (Group manager Corporate Services), K Phipps (Manager Finance), C McDonald (Governance Secretary)

IN ATTENDANCE VIA ELECTRONIC LINK: J Collins (Revenue Officer), S Mutch (EY), S Firby (Management Accountant – Remote)

MEDIA: E Curnow (Westport News)

MEETING DECLARED OPEN: 3:31pm

1. APOLOGIES (Page 6)

Discussion:

N Tauwhare (Iwi Representative)

RESOLVED That Buller District Council receives apologies from N Tauwhare (Iwi Representative)

Mayor J Cleine/Cr P Grafton

11/0

CARRIED UNANIMOUSLY

2. MEMBERS INTERESTS (Page 7)

Discussion:

Cr R Sampson noted involvement with community groups who are recipients for funding in the Long-Term Plan.

RESOLVED That Members disclose any financial or non-financial interest in any of the agenda items.

Mayor J Cleine/Cr P Grafton

11/0

CARRIED UNANIMOUSLY



3. 2025-2034 LONG-TERM PLAN (LTP) ADOPTION REPORT (Page 8)

Discussion:

J Salmond spoke to the report and answered questions.

S Mutch spoke to the Long-Term Plan from the perspective of the auditors (EY) and answered questions.

Cr T O'Keefe departed the meeting at 3:40pm

Cr T O'Keefe returned to the meeting at 3:40pm

There was discussion around the percentage of rates rise.

RESOLVED That Council

1. Receives the Long-Term Plan 2025-2034 adoption report.

Mayor J Cleine/Cr G Weston

11/0

CARRIED UNANIMOUSLY

2. Approves and adopts the Revenue and Financing Policy, Rates Remission Policy, Financial Strategy, Financial Contributions Policy and the Significance and Engagement Policy, without amendment, as contained within the attached Buller District Council 2025-2034 Long-Term Plan; and

Mayor J Cleine/Cr G Weston

8/2/1

Cr C Reidy abstained

MOTION CARRIED

3. Adopts the 30 Year Infrastructure Strategy; and

Mayor J Cleine/Cr G Weston

9/1/1

Cr C Reidy abstained

MOTION CARRIED

4. Adopts the Fees and Charges Schedule that accompanies Buller District Council's 2025-2034 Long-Term Plan to come into effect from 1 July 2025 for the 2025-2026 financial year; and

Mayor J Cleine/Cr G Weston

10/1

MOTION CARRIED

5. As per Section 93 of the Local Government Act 2002, approves Buller District Council's 2025-2034 Long-Term Plan as refined through the public consultation process; and

Mayor J Cleine/Cr G Weston

8/3



**Cr C Reidy against
MOTION CARRIED**

6. Receives the Audit opinion from EY on the Long-Term Plan that is to be included within the Long-Term Plan; and

**Mayor J Cleine/Cr G Weston
11/0**

CARRIED UNANIMOUSLY

7. Adopt the Council's 2025-2034 Long-Term Plan noting a total rates increase of 6.43% for the next financial year commencing 1 July 2025; and

**Mayor J Cleine/Cr G Weston
8/3**

**Cr C Reidy against
MOTION CARRIED**

8. As per Section 93 of the Local Government Act 2002, adopts the Buller District Councils Long-Term Plan 2025-2034.

**Mayor J Cleine/Cr G Weston
8/3**

**Cr C Reidy against
MOTION CARRIED**

9. Approve the Chief Executive Officer or Mayor to sign off any grammatical or minor amendments to the Final Long-Term Plan document.

**Mayor J Cleine/Cr G Weston
10/1**

**Cr C Reidy against
MOTION CARRIED**

4. SETTING OF RATES FOR THE 2025-2026 FINANCIAL YEAR (Page 432)

Discussion:

P Numan and K Phipps spoke to the report.

RESOLVED That Council resolves the following:

- (a) That the rates listed in the attached Schedule 1 (being those listed in the Funding Impact Statement of the 2025-2026 financial year of the 2025-2034 Long-Term Plan), as adopted at the Council meeting of 30 June 2025 are set under the Local Government (Rating) Act 2002 ("the Act") on rating units in the district for the financial year commencing 1 July 2025 and ending on 30 June 2026.

**Mayor J Cleine/Cr A Pfahlert
10/1**

**Cr C Reidy against
MOTION CARRIED**



(b) That each of the rates for the financial year are set under the following sections of the Act:

1. General Rates
 - 1.1 General (differential) Land Rate – Section 13
 - 1.2 Uniform Annual General Charge – Section 15
2. Water Supply Rates
 - 2.1 Targeted Water Supply Rate(s) – Section 16 & Schedule 3
 - 2.2 Metered water rate – Section 19
3. Sewage Disposal Rates
 - 3.1 Targeted Sewage Disposal Rate(s) – Section 16 & Schedule 3
4. Waste Management Rates
 - 4.1 Targeted Waste Management Rate(s) – Section 16 & Schedule 3

(c) That all rates will be payable in 4 instalments with the due dates being:

1. Instalment 1 – 28 August 2025
2. Instalment 2 – 28 November 2025
3. Instalment 3 – 28 February 2026
4. Instalment 4 – 28 May 2026

(d) That rates for metered water will be payable by the 20th day of the month following the invoice date, sic:

1. July 2025 invoice – 20 August 2025
2. August 2025 invoice – 20 September 2025
3. September 2025 invoice – 20 October 2025
4. October 2025 invoice – 20 November 2025
5. November 2025 invoice – 20 December 2025
6. December 2025 invoice – 20 January 2026
7. January 2026 invoice – 20 February 2026
8. February 2026 invoice – 20 March 2026



9. March 2026 invoice – 20 April 2026

10. April 2026 invoice – 20 May 2026

11. May 2026 invoice – 20 June 2026

12. June 2026 invoice – 20 July 2026

(e) That all unpaid rates will incur penalties on the penalty dates being:

1. Instalment 1 – 28 August 2025

2. Instalment 2 – 28 November 2025

3. Instalment 3 – 28 February 2026

5. Instalment 4 – 28 May 2026

6. Any year's rates struck prior to 1 July 2025 – 1 September 2025

(f) That all unpaid balance of metered water rates will incur penalties on the penalty dates being:

1. July 2024 invoice – 21 August 2025

2. August 2024 invoice – 21 September 2025

3. September 2024 invoice – 21 October 2025

4. October 2024 invoice – 21 November 2025

5. November 2024 invoice – 21 December 2025

6. December 2024 invoice – 21 January 2026

7. January 2026 invoice – 21 February 2026

8. February 2026 invoice – 21 March 2026

9. March 2026 invoice – 21 April 2026

10. April 2026 invoice – 21 May 2026

11. May 2026 invoice – 21 June 2026



12. June 2026 invoice – 21 July 2026

(g) That Council apply the following penalties in terms of Sections 57 & 58 of the Act:

1. On the penalty date a ten percent (10%) charge to be added to the balance of rates (excluding metered water rates) left owing of the instalment due on that date.
2. A charge of five percent (5%) be added on 1 September 2025 to any balance owing from any year's rates struck prior to 1 July 2025.
3. On the 21st day of each month, a charge of 10% to be added to any balance of the metered water rates owing from that total amount invoiced in the previous month (as set out in Section (D) above).
4. That rates shall be payable at Council's main office, Brougham Street, Westport (open 8:30am-4:30pm, Monday to Friday), or the Visitor & Service Centre at 67-69 Broadway, Reefton (open 09:00am- 4:30pm), or by using on-line banking, or through direct credit, direct debit, or credit card.

Mayor J Cleine/Cr A Pfahlert

11/0

CARRIED UNANIMOUSLY

Cr C Reidy departed the meeting at 4:34pm

MEETING DECLARED CLOSED: 4:34pm

Next Meeting: Wednesday 30 July, 3:30pm, Clocktower Chambers,
Palmerston Street, Westport

BULLER DISTRICT COUNCIL

30 JULY 2025

AGENDA ITEM: 4

Prepared by Simon Pickford
Chief Executive Officer

Attachments 1. Council Action Points July 2025

COUNCIL ACTION POINT LIST

1. **REPORT PURPOSE**

A summary of council resolutions requiring actions.

2. **DRAFT RECOMMENDATION**

That Council receive the Council Action Point List for information.

Council Action Points – CURRENT

| No | Meeting Date / Action Point | Responsible | Update | Date Required By |
|----|--|--|---|---|
| 25 | 28 February 2024 Punakaiki Campground Lease D Marshall to bring back reports to April Council regarding proposal from the Leasee Update 25 September 2024 Staff to report on what needs to come back to Council in terms of decision-making regarding modifications and negotiations to the lease. Update 27 November 2025 Staff to also report on what element of Rate Payer money has been invested into the Campground. | D Marshall M Sutherland P Numan | Staff have been focused on achieving the additional funding from TIF during the last month and on preparing the draft enhanced annual plan. Staff will be contacting the leasee over the effluent system installation in the coming month and will engage and report back on their proposal by end of June. <u>Update 26 June 2024</u> Once the TIF Funding Agreement has been received and approved by Council, staff will contact the leasee regarding the effluent system project and report back to the August 2024 meeting. <u>Update 31 July</u> The 28 August Update is to include Camp Development Plans of the Leasee <u>Update 28 August</u> Due to staff illness this will be included in the September update to Council with the update on the Punakaiki Wastewater Treatment Plant <u>Update 19 Sept 2024</u> Commencement of negotiations are being deferred until after the completion of the upgrade of the Punakaiki Wastewater Treatment Plant and due to staff changes in the Property Portfolio. <u>Update 9 October 2024</u> Development of options for leasing and ownership of the Punakaiki Beach Camp will be undertaken following the completion of the Punakaiki Beach Camp Wastewater Disposal System Upgrade (expected completion by end of October 2024) <u>Updated 12 November 2024</u> The Punakaiki Beach Camp Wastewater Disposal System Upgrade was completed by the end of October 2024 and the work is not in its maintenance period that expires in March 2025. This Action Point is now referred to the Group Manager Corporate Services with regards to the lease conditions and an update on this is to be brought to the December Council Meeting. <u>Update 12 December 2024</u> Once all the information requested is gathered, a report outlining this information will be brought back to Council in the new year <u>Update February 2025</u> Punakaiki Campground lease rental review is due November 2025. As part of facilitating the lease rental review - Council needs to update the Asset Management Plan. An Independent Contractor has been engaged to perform this work and once finalised an update will be reported to Council. <u>Update March 2025</u> Asset Management Plan report due for completion 30 June 2025. Rent review due for completion following 16/11/25 review as detailed in Lease terms and conditions. | 26 June 2024 28 August 2024 25 September 2024 30 October 2024 27 November 2024 18 December 2024 26 February 2025 26 March 2025 Ongoing |
| 27 | 25 June 2025 District Wide Public Toilet Plan to come to Council with a target date of September. | A Blom | As discussed during the Long-Term Plan deliberations (funding requests) | 24 September 2025 |

BULLER DISTRICT COUNCIL

30 JULY 2025

AGENDA ITEM: 5

Prepared by Brent Oldham
Manager Infrastructure Planning

Reviewed by Anthony Blom
Group Manager Infrastructure Services

Attachments 1. Draft Policy: Use of Financial Contributions (Reserves)
2. Legal Opinion from Simpson Grierson

Public Excluded: No

USE OF FINANCIAL CONTRIBUTIONS (OPEN SPACE, PUBLIC RECREATION OR OTHER RESERVES)

1. **EXECUTIVE SUMMARY**
Buller District Council requires subdividers to pay Financial Contributions under the District Plan for, amongst other uses, the purposes of upgrading public recreational space and other reserves
2. These contributions are kept in a stand-alone account referred to as the Reserves Contributions Fund (RCF)
3. The use of the fund is limited to the purposes set out in the Resource Management Act 1991 and the District Plan
4. Current practice is to allocate the fund during the Annual Plan and Long-Term Plan process and in addition it has been used for unexpected projects that require funding during the year
5. The RCF has been used sparingly in recent years with improvements to reserves and recreational facilities often being funded from rates
6. A policy and process to allocate RCF each year is proposed which would provide council with an opportunity every 6 months to fund qualifying projects which have been assessed and recommended by staff
7. The benefits of a policy would be allowing Council to deliver a faster, focused response to both planned and unexpected Capital Expenditure, as well as leverage external funding if the process was better defined and accessible with certainty around timeframes for approvals.

8. **DRAFT RECOMMENDATION**

That Council:

1. Receive the report.

2. Adopts the draft 'Use Of Financial Contributions (Open Space, Public Recreation Or Other Reserves)' policy without amendment.

OR

3. Adopts the draft 'Use Of Financial Contributions (Open Space, Public Recreation Or Other Reserves)' policy with amendments as resolved.

9. **ISSUES & DISCUSSION**

10. **BACKGROUND**

11. Financial Contributions:

The Resource Management Act 1991 (RMA) allows local authorities to require financial contributions where this is provided for by rules in their district plans. Part 8 of the Buller District Plan (the District Plan) sets out the circumstances in which financial contributions may be required. The District Plan provides for financial contributions for a variety of purposes as a condition of a resource consent application to compensate for the additional pressure a development can place on public infrastructure and amenities.

12. One of those purposes is for the provision of open space, public recreation and other reserves under clause 8.4.1.14 of the district plan. These financial contributions are required on certain subdivision applications with the amount based on the number of lots created (and therefore the number of houses and additional people living in the area). These contributions from developers are kept in a standalone account within Council's financial system which is commonly referred to as the Reserves Contribution Fund (RCF).

13. Purpose of RCF:

The use of funds received as financial contributions, including those related to open space, public recreation and other reserves, is controlled by the RMA itself. Under the RMA financial contributions can only be spent 'in reasonable accordance with the purposes for which the money was received' (Section 111).

14. The purposes for which financial contributions may be required under the District Plan are generally focussed on covering the costs of capital expenditure associated with new development that might otherwise be incurred by the Council. Additionally, the Council's Revenue and Financing Policy (RFP) and Funding

Impact Statement (FIS) only envisage financial contributions being used in relation to capital expenditure.

15. The purpose of clause 8.4.1.14 in the District Plan is as follows (emphasis in bold added):
*Purpose and circumstances: **To upgrade public recreational space and other reserves with facilities for public recreation and enjoyment or the protection of conservation values** where the subdivision results, or will result, in an increase or an intensification of the use of land, whether by increased resident population or by commercial or industrial activities.*
16. As noted above financial contributions collected under the above clause must be dealt with 'in reasonable accordance with the purposes for which the money was received.' Clause 8.4.1.14 permits expenditure on upgrading public recreational space and other reserves (i.e. capital expenditure), but not maintenance of public recreational space and other reserves. Legal advice (**Attachment 2**) has confirmed that the funds can be spent on existing reserves, so long as they are funding 'upgrades' to those reserves, in the sense of improving them. Expenditure on those "upgrades" is also consistent with the intended uses of financial contributions as set out in the RFP and FIS. This is because those "upgrades" are likely to be considered capital, rather than operating, expenditure.
17. The District Plan does not define the term 'upgrade' and so it can be given its ordinary meaning of 'to improve or update' (Collins English Dictionary, 2018). Examples of 'upgrades' included in the legal advice were replacing old playground equipment, planting out native trees and fencing off rugby fields.
18. Current RCF Balance:
The RCF balance as at 1 June 2025:
Reserve Contributions GL 21019307 \$1,610,082
19. Commitments were made, by BDC, to co-fund Tourism Infrastructure Fund (TIF) projects from this fund in late 2023. As per the table below, \$853,228 had been committed to co-funding but construction savings have now reduced this to \$673,204.04

| Project Name | TIF Ref# | Total Budget | Actual Cost | BDC Share | Status |
|--------------------------------------|-------------|-----------------|---------------|---------------|-----------|
| Tauranga Bay Toilet | TIF-R7-031a | \$ 50,000.00 | \$ 36,161.48 | \$ 18,080.74 | Completed |
| Carters Beach Carpark | TIF-R7-029 | \$ 64,000.00 | \$ 48,466.40 | \$ 24,233.20 | Completed |
| Punakaiki Campground Effluent System | TIF-R7-031 | \$ 792,456.00 | \$ 461,780.20 | \$ 230,890.10 | Completed |
| Mokihinui Campground Effluent System | TIF-R7-031 | \$ 800,000.00 | | \$ 400,000.00 | Underway |
| Totals: | | \$ 1,706,456.00 | | \$ 673,204.04 | |

20. Subdivision applications currently being processed by Council will boost the RCF significantly in the coming year.
21. Allocation of RCF:
During one of the Long-Term Plan workshops both councillors sought clarification on what purposes and projects the RCF can be used for and how it is allocated. What it can be used for has been clarified, see above. There is currently no particular process for allocating/using the RCF under any legislation or existing process/policy.
22. Currently expenditure from the RCF is largely allocated during the annual plan and long-term plan processes. During the year it can also be accessed if required, as was the case with the TIF co-funded projects referred to above.
23. The RCF has remained generally unused and static over the last few years with the exception of the larger co-funded TIF projects. Capital projects on reserves have often been undertaken using ratepayer funding or not been undertaken at all. It also means that the funds have not been actively used for the purpose they were collected under the District Plan. The public and developers should be able to see that developments which increase the population and pressure on recreational areas and facilities have in fact contributed to the upgrade of these assets to take account of the consequences.
24. It should be noted that there are currently no Reserve Management Plans (RMP) adopted by Council for reserves in the District. The plans are under development and will be ready for public consultation in the coming months. These RMPs will become the basis for Operational Plans for reserves in the District for the coming years and will assist in planning for the expenditure of the RCF.
25. Other Financial Contributions – Development Contributions:
For completeness it should be noted that financial contributions may also be required as a condition of a resource consent application in the District Plan include

'Development Contributions' for non-residential developments with a value over \$500,000 as follows:

26. *8.4.1.16.1. Purpose and circumstances: Activities which involve considerable financing have the potential to greatly benefit the District but also lead to a strain on resources. Where a development (as defined in 8.2*) occurs, additional contribution over and above that provided for any of the purposes in 8.4.1.1 to 8.4.1.15 above may be required to provide for the social and recreational needs of the area around which the development is located.*
27. *8.4.1.16.2. Maximum amount of contribution: Developments of a value of over \$500,000 shall be subject to a financial contribution of up to 0.5% of the value of the development. **The financial contribution shall only be spent by Council on the provision and development of reserves, recreational facilities and community facilities within the District.** The value of other financial contributions conditional on the development will be considered with regard to the amount of development contribution required.*
**Section 8.2 defines 'development' as being non-residential only.*
28. Again, the terms used are not defined however the sentence suggests that funds can be used on the expansion or enhancement of reserves and recreational or community facilities that are already in existence. Furthermore Clause 8.4.1.16 does not envisage these contributions being used for maintenance of reserves, recreational or community facilities.
29. *n.b. The term 'development contribution' should not be considered in terms of the LGA. It is not calculated using the methodology required under the LGA for development contributions but appears to have been used to simply describe large non-residential projects.*
30. Current DCF Balance:
The DCF balance as at 1 June 2025 :

| | | |
|---------------------------|-------------|-----------|
| Development Contributions | GL 21019327 | \$118,232 |
|---------------------------|-------------|-----------|
31. Council may wish to incorporate this fund in a policy such as the one outlined in the options below.

32. **OPTIONS**

33. **Option 1 – Status Quo**

Continue to allocate limited funding through the Annual Plan and Long Term Plan processes with some ad hoc funding throughout the year in response to unexpected upgrades on reserves being required.

34. **Advantages**

- Staff and Councillors working together at the planning stage
- Submissions to the Annual Plan and Long-Term Plan processes inform the final allocations

35. **Disadvantages**

- No clear plan of how to expend or access the RCF
- Limited use of funding putting a burden on ratepayers which could be avoided
- RCF not being used for the purpose for which it was collected from developers i.e. to provide for upgrading reserves to consider increased use and demand.

36. **Option 2 – Policy for allocation of RCF (Council)**

Develop a policy which guides the allocation of the RCF, in accordance with the provisions of the District Plan, every 6 months.

- Set a percentage of the RCF to be allocated each year (calculated at 1 July) e.g. 30% as an annual amount available for projects.
- Set a radius within which the RCF from a particular development can be expended e.g. within 25km of the subdivision for the expenditure of 20% of the annual amount.
- Allow for 10% of the allocated annual amount to be allocated for use district wide
- Officers would consider capital projects for reserves, taking into consideration RMPs, other information from reserve subcommittees and projects identified by staff, that fit the purpose set out in the District Plan.
- List of projects and estimated, or quoted, costs are supplied to Council twice per financial year for approval.
- Decision made by councillors, from the list presented as amended after discussion with staff and councillors e.g. a new project a councillor is aware of from the community
- Retention of at least \$100,000 in the RCF every financial year

37. **Advantages**

- Set percentage each financial year allows for planning and distribution while ensuring the fund is not exhausted under any given council term.
- Expending the majority of the annual amount allows for the impact of the increased residents in the area to be mitigated
- Allowing for some to be expended in the wider district can cater for those areas of the District which are not experiencing subdivision growth

- Both staff and councillors would be working together to ensure use of the RCF within the provisions of the District Plan, RFP and FIS with councillors having the final decision
- Some unplanned Capital Expenditure requirements (new hall roofs, playground equipment) will be able to be funded quickly, without waiting for Annual or Long Term Plans to be developed and approved
- Developers see that BDC is clearly using the funds collected in an appropriate way

38. **Disadvantages**

- BDC cash reserves will be affected by the likely increase in the spending of funds
- The community are used to submitting proposals for projects on reserves in the Annual Plan and Long Term Plan processes
- The location component of the process will have to be worked through carefully

39. **Option 3 – Policy for allocation of RCF (part contestable process)**

- Set a percentage of the RCF to be allocated each year (calculated at 1 July) e.g. 30%
- Set a radius within which the RCF from a particular project can be expended e.g. within 25km of the subdivision for the expenditure of 90% of the annual amount.
- Same process as Option 2 for allocation for the 90%
- Allow for 10% to be allocated for use district wide in the form of grants
- Allow for community groups and not for profit organisations to put in proposals for projects on reserves not already funded
- Staff prepare reports and recommendations on each proposal for final council decisions

40. **Advantages**

- As for Option 2
- Direct community involvement for projects which may not be known to council

41. **Disadvantages**

- Considerable administration resources and costs needed to provide another fair and equitable grants process within Council
- These administration costs would not be able to be funded from the RCF itself and would require ratepayer funding
- Twice yearly process will need to be advertised well and communicated with the community
- Community groups who are more established and know the grant application process will likely dominate the applications
- May be some cross over with this process and other community grants administered by Council

42. **PREFERRED OPTION**

The preferred option is Option 2 for the following reasons:

- It provides a clear process for the expenditure of RCF
- The RCF will be used for the purpose it is collected and both developers and the community will see the results in a timely manner
- It provides for both staff input and councillor decision making
- Community initiatives can be picked up by Councillors
- Less administrative resource and funding required than a contestable fund process

43. **NEXT STEPS**

Attached to this report is a draft policy which reflects the process outlined for Option 2. Staff are seeking this Council's adoption of the policy, including any directed amendments.

44. **CONSIDERATIONS**

45. **Strategic Impact**

Accessing and using the RCF appropriately will deliver outcomes that align with the BDC Vision and Mission Statement:

46. *Our vision is for the Buller district to grow and for the district to become a thriving community where families enjoy a great quality of life and the distinctive nature, cultural and historical environment are treasured.*

47. *Our Mission: To serve the residents of the Buller district, conscious of their needs, by providing facilities and services and creating an appropriate environment for progress and development while preserving the distinctive natural environment, as well as the cultural and historical environments.*

48. **Significance Assessment**

This report is assessed as being low significance. The draft policy outlines a process for the expenditure of 30% of the RCF each financial year. The process does not preclude those who wish to make submissions for funding through the Annual Plan or Long Term Plan.

49. **Risk Management Implications / Opportunities**

The following risks or opportunities should be considered with the issues identified in this report.

50. **Current Practice Risks**

- Current Practice for use of the RCF risks ad hoc decisions being made with little long term planning or prioritising of projects to be funded
- Developers and the public see little outcome for the funding collected under the District Plan provisions

- The RCF is intended to be used to mitigate the impacts of additional residents and workers in the District on recreational opportunities on Council reserves.
 - Currently projects and upgrades on reserves are more likely to use ratepayer funds rather than the RCF which is intended for this specific use.
51. Draft Policy opportunities
- Use of the RCF as required under various legislation and Council policies
 - Clear process for expenditure of the RCF
 - Reduced burden on ratepayer funding
 - Limited increase in workload and resources to administer the process
52. Engagement - external
- Given the low significance of the adoption of a policy for administering the RCF it is not considered that external engagement is required.
53. Engagement – internal
- Infrastructure Services Group have initiated this proposal through the Infrastructure Planning Team.
 - Discussions with, and input from, the Corporate Services Group Manager, Regulatory Group Manager and Senior Policy Advisor.
54. **Policy & Legislative Considerations**
- As noted above the provision for setting Financial Contributions in general and the manner in which those funds are expended is set out in the RMA 1991. The District Plan provides the mechanism for collecting Financial Contributions as part of a subdivision application and also sets out the purposes for which the fund can be used. The draft policy will ensure these provisions are complied with by fully assessing projects being considered by Council.
55. In addition, the provisions in the Development and Financial Contributions Policy (adopted during the Long Term Plan process under section 106 of the Local Government Act 2002), the Revenue and Financing Policy and the Financial Impact Statement have been taken into consideration. All these policies support the provisions in the District Plan and reiterate the purposes that the Financial Contributions can be used for i.e. capital expenditure on reserves. The draft policy ensures that use of the RCF is limited to this type of expenditure after a thorough assessment by Council staff. Council has sought legal advice, and this can be viewed in **Attachment 2.**
56. **Māori Impact Statement**
- The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Tangata Whenua, their culture and traditions.

57. **Financial Considerations**

The use of the RCF for eligible projects as envisioned in the attached draft policy will have some impact on the cash reserve held by Council. It is considered however that Council has an obligation to make use of the RCF for the purpose for which it has been collected.

58. It is expected that some submissions from community groups will still be received for funding from the RCF during the annual plan and long-term plan processes. It will be for councillors to decide how those submissions would be dealt with at the time e.g. held over for assessment in the next round of RCF project or funded through rates.

59. **Communication Internal / External**

Communication within Council has taken place and the outcomes have been included in this report and the draft policy



Use of Reserves Contributions Fund POLICY

| | | | |
|-----------------|--|------------------|--|
| Creation Date: | 30-June-2025 | Consulted on: | N/A |
| Approved Date: | | Date for Review: | 31-July-2030 |
| Author: | Brent Oldham Manager Infrastructure Planning | Authorised by: | Anthony Blom GM Infrastructure Services |
| Version: | 1.0 | | |
| Also, Refer to: | | | |

1. INTRODUCTION

1.1 PURPOSE

The Resource Management Act 1991 (the Act) allows Council to require financial contributions for reserves under Section 108(10)(a). In accordance with this provision the Buller District Plan (the District Plan) allows for the collection of Financial Contributions in Part 8.4.1.14.1 for the provision of Open Space, Public Recreation or other Reserves and sets out the purposes, circumstances and maximum amount of these contributions. Buller District Council (BDC) sets these Financial Contributions aside in the Reserves Contribution Fund (RCF).

This policy outlines the objectives and process for the use of the RCF in accordance with the provisions of the Act and the District Plan.

1.2 OBJECTIVES

The objectives of this Policy are:

- a) For Council to define the priorities it has for the use of Financial Contributions collected for open space and reserve purposes (Reserve Contribution Funds) under the District Plan;
- b) To use these priorities to determine projects of greatest benefit to the community; and
- c) To allocate funding based on a) and b) above

1.3 SCOPE

The Resource Management Act 1991 (the Act) allows Council to require financial contributions for reserves, where necessary, to achieve one or more of the following purposes:

Section 108(10)(a):

- a) Creating open space (including recreation areas, visual buffers and amenity areas) through reserve contributions.
- b) Adding capacity to or otherwise enhancing existing open spaces (including recreation areas, visual buffers and amenity areas) through reserve contributions.
- c) Giving public access to coastal areas, reserves, bush areas or areas of special character through reserve contributions.

The Buller District Plan (the District Plan) provides for the collection of Financial Contributions from developers in the district for a variety of purposes to address the impacts

of development. Under Part 8 of the District Plan Financial Contributions can be required as conditions of land use or subdivision consents.

In accordance with the Act under Part 8.4.1.14.1 the purposes, circumstances and maximum amount of the contributions are set out for the provision of Open Space, Public Recreation or other Reserves.

The Financial Contributions collected for this purpose are commonly referred to as the Reserve Contribution Fund (RCF) and are set aside in Council's financial system in a stand-alone account. This account can be used only for the purposes set out in the Act and in the District Plan.

2. DEFINITIONS

Co-Funding: financial collaboration between the council and external partners, including central government agencies and charitable organisations. Each party contributes a portion of the overall project cost, thereby sharing both the financial commitment and the anticipated community benefits.

Financial Contributions: This is a payment intended to help cover the cost of infrastructure and services made necessary by a development. Financial contributions are used to manage the effects of development and ensure that growth is supported by adequate infrastructure.

Open space: recreational areas, visual buffers and amenity areas (as described in the Act).

Reserve Contribution Fund – Financial Contributions intended to allow Council to develop or upgrade reserves, other public open spaces and undertake Capital Works on new or existing recreational assets.

3. POLICY

3.1 Annual Distribution of Reserves Contribution Fund

Up to **30%** of the uncommitted Reserves Contributions Fund balance may be allocated to projects that meet the eligibility criteria in any financial year.

The balance of the Reserves Contributions Fund must be maintained at a minimum availability of \$100,000. Availability will be calculated as the fund balance less the committed, but as yet unspent, funding for approved projects

Council will then allocate:

- 90% of the annually available funds within a 25 kilometre radius of the development/property from which they were generated; and
- 10% of the annual available funds to other parts of the district.

All expenditure must meet the criteria set out in section 3.2 below.

3.2 Process for distribution of Reserves Fund Contribution Fund

The Infrastructure Services Group will co-ordinate and compile a list of projects for each six month period.

Each project list will take into consideration:

- Reserve Management Plans
- Asset Management and Operations Plans
- Reserve and Halls subcommittees – requests for projects not included in the plans above
- Information from the community
- Co-funding opportunities
- Previous or current projects in the vicinity

The list of projects, each with costing estimates, eligibility assessments and background will then be presented to council for consideration and approval.

The project lists will be presented to Council in March and September of each year along with:

- Background
- Estimated costings
- Eligibility assessment
- Co-funding opportunities

A financial analysis of the Reserves Contribution Fund balance along with the committed and uncommitted balance of the fund will be included every six months. In addition, Council will be given a six monthly summary of completed or in progress projects from the last allocation decisions.

Council will consider the projects presented and make decisions on which projects should be funded from the Reserves Contribution Fund.

Projects that are reliant on co-funding will be prohibited from incurring any expense until a co-funding agreement has been signed by both BDC and the funding agency.

3.2 Eligibility criteria

When assessing proposals for the use of the Reserves Contribution Fund, Council will have regard to the following criteria:

- a) Creating public open spaces (including recreation areas, visual buffers and amenity areas);
- b) Adding capacity to or otherwise enhancing existing public open spaces (including recreation areas, visual buffers and amenity areas).

This can include, but is not limited to:

- bringing existing reserves up to a minimum standard for public use e.g. providing public toilets in recreation reserves if needed;
- landscaping and planting;
- Playground equipment

- Other equipment e.g. seats, barbecues, signage
 - providing access to recreational areas or for public wellbeing and safety such as walkways, trails and footbridges;
- c) Projects that add amenity to under-equipped parks and reserves to increase usability, accessibility and community value.

5 POLICY REVIEW

This policy will be reviewed every 5 years.

Our advice

Prepared for Michael Aitken and Bronwyn Little, Buller District Council

Prepared by Pdraig McNamara and Chris Ryan

Date 17 October 2024

PRIVILEGED AND CONFIDENTIAL

Permitted uses of financial contributions

- | | |
|-------------------|--|
| Background | <ol style="list-style-type: none"> 1. The Resource Management Act 1991 (RMA) allows councils to require financial contributions where this is provided for by rules in their district plan. Part 8 of the Buller District Plan (District Plan) sets out the circumstances in which financial contributions may be required. 2. The Council currently limits the use of income received from financial contributions to capital expenditure. |
| Question | <ol style="list-style-type: none"> 3. You have asked for our advice on how financial contributions income may be used, and in particular: <ol style="list-style-type: none"> (a) whether contributions required under clause 8.4.1.14 of the District Plan can be used for maintenance of, as well as upgrades to, existing reserves; and (b) the meaning of “provision and development of reserves, recreational facilities and community facilities” for the purposes of clause 8.4.1.16 of the District Plan. |
| Answer | <ol style="list-style-type: none"> 4. The use of funds received as financial contributions is controlled by the RMA itself: financial contributions may only be “imposed in accordance with the purposes specified” in a district plan¹ and may only be spent “in reasonable accordance with the purposes for which the money was received”². The relevant purposes are those specified in the district plan. 5. The funding and financial policies which are prepared under the Local Government Act 2002 (LGA) provide further context for how financial contributions are intended to be spent. Those policies require the |

¹ Resource Management Act 1991 (**RMA**), section 108(10)(a).

² RMA, section 111.

identification of “each activity or group of activities” on which financial contributions will be spent.

6. The purposes for which financial contributions may be required under the District Plan are, with one exception in clause 8.4.1.4 relating to private ways and accessways, focussed on covering the costs of capital expenditure associated with new development that might otherwise be incurred by the Council. Additionally, the Council’s Revenue and Financing Policy (**RFP**) and Funding Impact Statement (**FIS**) only envisage financial contributions being used in relation to capital expenditure.
 7. Any expenditure of financial contributions received under clause 8.4.1.14 of the District Plan is limited to upgrading “public recreational space and other reserves with facilities for public recreation and enjoyment or the protection of conservation values”. Maintenance of open space/reserves is not identified in that clause as a purpose for which financial contributions may be required. However, in our view, replacing old playground equipment, planting out native trees, and fencing off rugby fields are “upgrades” rather than maintenance, and therefore may be used for those purposes.
 8. The phrase “provision and development of reserves, recreational facilities and community facilities” in clause 8.4.1.16 allows financial contributions required under this clause³ to be used to provide new reserves, recreational facilities and community facilities or to develop existing ones.
-

³ Notwithstanding that clause 8.4.1.16 is headed “development contributions”, legally contributions under this clause are financial contributions under the RMA rather than development contributions under the Local Government Act 2002 (**LGA**).

Reasoning explained

Financial contributions are required under the District Plan, the purpose for which they are required must be identified in the District Plan, and they may only be spent in reasonable accordance with those purposes

-
9. Financial contributions are a contribution made by a person undertaking an activity under the RMA to a Council of:⁴
- (a) money; or
 - (b) land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993 unless that Act provides otherwise; or
 - (c) a combination of money and land.⁵
10. Section 108 of the RMA provides that a resource consent can include a condition requiring that a financial contribution be made,⁶ so long as:⁷
- (a) the condition is imposed in accordance with the purposes specified in the plan or proposed plan (including the purpose of ensuring positive effects on the environment to offset any adverse effect); and
 - (b) the level of contribution is determined in the manner described in the plan or proposed plan.
11. Amendments to the RMA made in 2021 allow a district plan to include rules requiring a financial contribution “for any class of activity other than a prohibited activity”, therefore including permitted activities. Rules to that effect must specify:⁸
- (a) the purpose for which the financial contribution is required (which may include the purpose of ensuring positive effects on the environment to offset any adverse effect); and
 - (b) how the level of the financial contribution will be determined; and
 - (c) when the financial contribution will be required.
12. In terms of how financial contributions required in accordance with those district plan provisions may be spent, section 111 of the RMA provides that:
- Where a consent authority has received a cash contribution under section 108(2)(a), the authority shall deal with that money in reasonable accordance with the purposes for which the money was received.
-

4 RMA, section 108(9).

5 In this respect, clause 8.3.1 of the District Plan is inaccurate insofar as it identifies works and services as a type of financial contribution. The legal basis for a consent condition requiring the provision of works and services is section 108(2)(c), not section 108(2)(a).

6 RMA, section 108(2)(a).

7 RMA, section 108(10).

8 RMA, section 77E(2).

The intended use of those funds received as financial contributions must also be addressed in the Council's funding and financing policies

-
13. We consider that the “purposes for which the money was received” are the purposes specified in the District Plan, because a condition requiring a financial contribution can only be “imposed in accordance with the purposes specified” in the District Plan.
-

14. Those provisions in the RMA need to be read alongside those in the LGA, which require local authorities to adopt “a policy on development contributions or financial contributions”.⁹ The requirements of that policy are set out in section 106 of the LGA as follows:

- (2) A policy adopted under section 102(1) must, in relation to the purposes for which development contributions or financial contributions may be required,-
- (a) summarise and explain the total cost of capital expenditure identified in the long-term plan, or identified under clause 1(2) of Schedule 13 that that local authority expects to incur to meet the increased demand for community facilities resulting from growth; and
 - (b) state the proportion of that total cost of capital expenditure that will be funded by-
 - (i) development contributions:
 - (ii) financial contributions:
 - (iii) other sources of funding; and
 - (c) explain, in terms of the matters required to be considered under section 101(3), why the local authority has determined to use these funding sources to meet the expected total cost of capital expenditure referred to in paragraph (a); and
 - (d) identify separately each activity or group of activities for which a development contribution or a financial contribution will be required and, in relation to each activity or group of activities, specify the total amount of funding to be sought by development contributions or financial contributions; and

15. The Council's Development and Financial Contributions Policy (**Policy**) has been adopted for the purposes of section 106(2).¹⁰ Notwithstanding those requirements, the RMA rather than the LGA is the legislation that sets the parameters for financial contributions and places limits on their use. This is reflected by section 106:

- (a) providing that “financial contribution” has the meaning given to it by section 108(9) of the RMA;¹¹ and
-

⁹ LGA, section 102(1).

¹⁰ As it is beyond the scope of your instructions, we have not considered the Council's Development and Financial Contributions Policy in any detail. A quick assessment of that policy suggests that it does not meet all of the requirements of section 106(2). That said, because the provisions that empower the Council to collect financial contributions are in the RMA rather than the LGA, we do not consider that any non-compliance of the Policy with the requirements of section 106 affects the Council's ability to require financial contributions.

¹¹ LGA, section 106(1).

With one exception the District Plan requires financial contributions to be spent on capital projects, rather than on maintenance

(b) requiring the policy to simply summarise the district plan provisions that relate to financial contributions, with the provisions themselves being kept available for inspection.¹²

16. Although section 106(2)(a) refers to development and financial contributions both funding “the total cost of capital expenditure”, we consider that financial contributions can be used for wider purposes that potentially include operating expenditure, so long as:

- (a) those purposes are specified in the District Plan; and
 - (b) the activities on which financial contributions will be spent are identified in the policy on development contributions or financial contributions.
-

17. The Council does not levy development contributions, and its Policy provides as follows (emphasis added):

In the interests of achieving financial equity between existing ratepayers and developers/ subdividers, **Council requires developers/subdividers to pay the growth-related capital expenditure costs of providing infrastructure and community facilities** (network infrastructure, community infrastructure and reserves). To achieve this equity, Council charges financial contributions as specified in its District Plan prepared under the RMA.

18. The Policy’s focus on financial contributions as a means of funding growth-related capital expenditure is reflected in the Council’s RFP, which under the heading “Sources of funding for capital expenditure” states as follows (emphasis added):

Reserve Contributions may be used to fund capital expenditure on Council reserves in cases where provision of that funding complies with the Resource Management Act 1991 permitted use of financial contributions.

19. The RFP does not address financial contributions under the heading “Sources of funding for operating expenditure”. Similarly, the FIS identifies “Development and financial contributions” as a source of funding only in relation to “capital funding”.

20. Except as noted below, we do not consider that the spending of funds received as financial contributions on operating expenditure would be in “reasonable accordance” with the purposes for which those contributions could be required, as set out in clauses 8.4.1.1 to 8.4.4.16 of the District Plan.

21. The exception is financial contributions required under clause 8.4.1.4 for private ways and access ways. The purpose for which a financial

¹² LGA, section 106(2)(f) and (4).

Changes to the District Plan in the future might permit financial contributions to fund operating expenditure

contribution may be required under that clause explicitly includes ensuring that private ways and accessways “are properly constructed and maintained so as to minimise any adverse effects that may arise from unsealed or poorly constructed private ways and accessways”. However, because maintenance is operating rather than capital expenditure, amendments to the Long-Term Plan (**LTP**) (ie the RFP and FIS) may need to be made if the Council intends to use funds received as financial contributions for this purpose.

22. The District Plan is going to be replaced by the Te Tai o Poutini Plan (**Proposed Plan**), a combined district plan for the Buller, Grey and Westland District Councils. The Proposed Plan includes provisions requiring financial contributions. When the Proposed Plan has legal effect following recommendations by the Te Tai o Poutini Plan Committee, those new financial contributions provisions will take effect.
23. The provisions in the Proposed Plan as notified that provide for financial contributions are different from those in the District Plan. For example, they provide for the use of financial contributions for the maintenance of roads.¹³ If there are no changes to those provisions through the decision-making process for the Proposed Plan, the Council may wish to ensure that its future LTPs are consistent with purposes provided for in the Proposed Plan, for example, by specifying that financial contributions may be spent on operating expenditure such as road maintenance.

Financial contributions required under clause 8.4.1.14 can be used for “upgrades” to existing reserves but not maintenance

24. You have asked for our advice as to whether contributions required under clause 8.4.1.14 of the District Plan can be used for upgrading and maintaining existing reserves. The purpose of that clause in the District Plan is as follows (emphasis in bold added):¹⁴

Purpose and circumstances: **To upgrade public recreational space and other reserves with facilities for public recreation and enjoyment or the protection of conservation values** where the subdivision results, or will result, in an increase or an intensification of the use of land, whether by increased resident population or by commercial or industrial activities.

25. As explained in paragraphs [12](#) and [13](#) above, financial contributions collected in reliance on that clause must be dealt with “in reasonable accordance with the purposes for which the money was received”. In our view, the purpose in clause 8.4.1.14 permits expenditure on upgrading public recreational space and other reserves (ie capital expenditure), but not maintenance of public recreational space and other reserves.

¹³ Rule FC-R6.

¹⁴ District Plan, clause 8.4.1.14.1.

Financial contributions required under clause 8.4.1.16 can be spent on developing existing reserves, recreational or community facilities, but not on maintenance

26. "Upgrade" is not defined in the District Plan, and so we consider that term should be given its ordinary meaning of "to improve or update (something, such as an electronic device)".¹⁵ That notion of improvement, can be contrasted with the ordinary meaning of "maintenance" as "the act of maintaining or the state of being maintained". The underlying meaning of "maintain" is "to continue or retain; keep in existence" and "to keep in proper or good condition".¹⁶
27. We therefore consider that use of funds received under clause 8.4.1.14 of the District Plan could be spent on existing reserves, so long as they were funding "upgrades" to those reserves, in the sense of improving them. The examples that you referred to, such as replacing old playground equipment, planting out native trees, fencing off rugby fields, are in the nature of "upgrades" and therefore are permitted uses of charges required under clause 8.4.1.14. Expenditure on those "upgrades" is also consistent with the intended uses of financial contributions as set out in the RFP and FIS. This is because those "upgrades" are likely to be considered capital, rather than operating, expenditure.
28. Under the heading "Development Contributions" clause 8.4.1.16 of the District Plan provides as follows (emphasis in bold added):¹⁷
- 8.4.1.16.1. *Purpose and circumstances:* Activities which involve considerable financing have the potential to greatly benefit the District, but also lead to a strain on resources. Where a development (as defined in 8.2) occurs, additional contribution over and above that provided for any of the purposes in 8.4.1.1 to 8.4.1.15 above may be required to provide for the social and recreational needs of the area around which the development is located.
- 8.4.1.16.2. *Maximum amount of contribution:* Developments of a value of over \$500,000 shall be subject to a financial contribution of up to 0.5% of the value of the development. **The financial contribution shall only be spent by Council on the provision and development of reserves, recreational facilities and community facilities within the District.** The value of other financial contributions conditional on the development will be considered with regard to the amount of development contribution required.
29. You have asked for our advice as to the meaning of "provision and development". Neither term is defined in the District Plan,¹⁸ and

¹⁵ *Collins English Dictionary* (13th ed, HarperCollins, Glasgow, 2018) at 2179.

¹⁶ *Collins English Dictionary* (13th ed, HarperCollins, Glasgow, 2018) at 1184.

¹⁷ We do not consider this clause to provide for "development contributions" in the way that term is used in the LGA. In particular, contributions under this clause are not calculated using the methodology required under the LGA for development contributions.

¹⁸ "Development" is defined but only in relation to clause 8.2 (Development Contributions on Permitted Activities).

therefore we consider that in clause 8.4.1.16 those terms should have their ordinary definitions, which are:¹⁹

Development the act or process of growing, progressing or developing...

Provision ...something that is supplied or provided...

30. In our view the ordinary meaning of “development”, and the context in which the word appears in clause 8.4.1.6, i.e. coming after the word “provision”, suggest the expansion or enhancement of reserves and recreational or community facilities that are already in existence. Clause 8.4.1.16 does not envisage financial contributions under that clause being used for maintenance of reserves, recreational or community facilities.
31. We expect that such expenditure would inherently be in the nature of capital expenditure for the purposes of the RFP and FIS.
-

**Please call or email
to discuss any
aspect of this
advice**

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¹⁹ *Collins English Dictionary* (13th ed, HarperCollins, Glasgow, 2018) at 546 and 1603.

Appendix

Summary of District Plan provisions under which a financial contribution may be required

| PROVISION | SUMMARY OF PURPOSE FOR WHICH CONTRIBUTION REQUIRED | MAXIMUM CONTRIBUTION AMOUNT |
|---|--|--|
| 8.2 Development Contributions on Permitted Activities | To provide for the provision and development of reserves, recreational facilities and community facilities for substantial activities (as defined by value) | Up to 0.5% of the value of the development, where the development is greater than \$500,000 in value. |
| 8.4.1.1. New Roads | To provide access where access for existing roads not possible, or capacity of existing roads exceeded. | Full actual cost of constructing the new road |
| 8.4.1.2. Upgrading / Widening Existing Roads | Upgrading roads to provide for suitable access to new developments. | Full actual cost of constructing the road |
| 8.4.1.3. Off-Street Parking | Provision of carparking in the vicinity of the Urban Character Area where the off-street parking requirements of the District Plan cannot be met. | Market value of 35m ² of land per parking or loading space required by the District Plan. |
| 8.4.1.4. Private Ways / Accessways | Ensure the proper construction of private ways and accessways. | Full actual cost of constructing and maintaining private ways and accessways to the appropriate standard. |
| 8.4.1.5. Earthworks | Ensure that earthworks do not compromise development potential, or adversely affect significant natural habitats, ecosystems, landscapes and natural features. | Full actual cost of carrying out the earthworks to the appropriate standards. |
| 8.4.1.6. Landscaping or Planting | Reduce the adverse effects of land clearance and/or recontouring, enhance amenities and improve land stability. | Full actual cost of carrying out the landscaping. |
| 8.4.1.7. Fencing or Screening | Minimise adverse effects where a subdivision or land use may impact on views. | Full actual cost of carrying out the fencing or screening. |
| 8.4.1.8. Water Supply | Ensure adequate potable water supply. | Full actual costs of any extension or upgrade to the reticulated network, or of providing a reticulated network. |
| 8.4.1.9. Disposal of Sewage | Ensure adequate disposal of sewage. | |
| 8.4.1.10. Stormwater | Management of run-off created by development. | |

| | | |
|---|---|---|
| 8.4.1.11. Electricity Supply | Ensure supply of electricity. | Full actual cost of providing the supply underground to and within the subdivision or buildings. |
| 8.4.1.12. Street Lighting | Provision of lighting on new or upgraded roads or private ways. | Full actual cost of providing the street lighting. |
| 8.4.1.13. Telephone Links | Ensure ability to connect to the telephone network. | Full actual cost of providing telephone links to and within the subdivision or buildings. |
| 8.4.1.14. Provision of Open Space, Public Recreation or other Reserves | Providing for upgrades to public spaces and reserves where subdivision increases intensification of development. | Where over 10 allotments proposed, and area of land suitable for reserve, or a proportion of land value depending on lot size of additional allotments. |
| 8.4.1.15. Esplanade Reserves and Esplanade Strips | Protect conservation values on riparian and coastal margins, and to maintain and improve public access to, and recreational opportunities along, the same. | Full actual cost of vesting or contributing a reserve or strip of not greater than 20 metres wide. |
| 8.4.1.16. Development Contributions | Additional contribution beyond that provided in the purposes in clauses 8.4.1.1 to 8.4.1.15. The contribution be spent only on the provision and development of reserves, recreational facilities and community facilities within the District. | Up to 0.5% of the value of the development, where the development is greater than \$500,000 in value. |

BULLER DISTRICT COUNCIL

30 JULY 2025

AGENDA ITEM: 6

Prepared by Bronwyn Little
Senior Policy Advisor

Reviewed by Krissy Trigg
Group Manager Community Services

Attachments 1. Senior Housing Financials

Public Excluded: No

SENIOR HOUSING – FUTURE MANAGEMENT

1. EXECUTIVE SUMMARY

- The 2025-34 Long Term Plan (LTP) includes Council continuing to provide for senior housing and also for looking at alternative viable options.
- In June 2025 the Senior Housing Working Group considered options for managing senior housing in the future.
- Viable management options include continuing to manage within Council and outsourcing day to day management.
- Financial options, either maintaining current low/subsidised rental or increasing to market rentals, have also been considered.
- This report asks Council to make a decision on the future management of senior housing taking into account the manner in which the portfolio will be managed on a day to day basis and the weekly rents charged to the tenants.

2. DRAFT RECOMMENDATION

That Council:

- 1. Notes the work undertaken by the Senior Housing Steering Group in considering the various options for the future management of the Senior Housing portfolio.**
- 2. Notes the intention in the 2025-2034 Long Term Plan for Council to continue to provide housing for seniors in the community while considering viable alternative options for providing this service.**

3. **Notes the various options considered by the Senior Housing Steering Group and staff.**
4. **Resolve the day to day management of the units, either:**
 - (a) **Retains the Status Quo for the Senior Housing Portfolio – day-to-day management by staff; or**
 - (b) **Outsource the day-to-day management of the Senior Housing Portfolio to an external property management company**
5. **Resolve the rental charge of the units, either;**
 - (a) **Remains the status quo of subsidised rental charges as set out in the 2025-2034 Long Term Plan: or**
 - (b) **Increases the rental charges to market rates to be determined in the 2026-2027 Annual Plan process**

3. **ISSUES & DISCUSSION**

4. **BACKGROUND**

5. Senior Housing Working Group

In February 2020 Council set up a working group to look at the role of Council in providing housing for the elderly. The group was tasked with looking at demand and the current housing stock before considering options for expanding, continuing transferring or divesting of Council's interest in senior housing.

6. Since that time the working group has looked at many different options for the future involvement and/or management of the senior housing portfolio. A number of reports to Council outlined the options being considered.
7. In the meantime, the 2021-2031 LTP made an assumption that Council would continue to operate its existing senior housing units for the first three years of the plan after which an alternative operating model would be put into place. In May 2023 a report to Council outlined 7 options for future management and involvement. Council resolved that each of the options should be further explored by way of a high-level financial analysis.
8. Steering Group considerations:
Before financial analysis was undertaken, staff looked into the feasibility and likelihood of the options. The outcome of this high level analysis was presented to the steering group. It was agreed by the Steering Group that the following options were not going to practically work in Buller:

- Council continues to own the senior housing but leases the housing units to an accredited community housing provider or government agency – discussions with both providers and agencies made it clear that neither type of entity considered it viable to take on a lease due to the high costs of resourcing for such a small number of units spread across a wide geographic area.
 - Transfer ownership of senior housing portfolio to an accredited community housing provider or government agency or a Community Trust – as above resourcing services for the relatively small number of units does not make this viable.
 - Divestment of the Senior Housing Portfolio. Sell current portfolio on the open market or through a tender process – it was considered that this approach could not guarantee that senior housing would be retained in the district at the same level.
9. This leaves the following options for consideration:
- Council continues to own senior housing and maintains current level of rental noting fixed incomes of tenants;
 - Council continues to own senior housing and maintains current level of rental noting fixed incomes of tenants with additional support – pastoral care and property management;
 - Council continues to own senior housing but increases rents to cover costs for upgrading and refurbishment.
 - Add the previously held Temporary Accommodation Service (TAS) housing stock in Stafford Street along with Paparoa Way and Queen Street (if they become available) to a new housing portfolio to support senior housing
10. The last option above relates to adding stock to the portfolio through the purchase and/or utilisation of houses moved to Westport to provide accommodation for flood affected residents. In the last year Council has made several decisions which have directly affected this matter:
- Sale of 32 Russell Street (four senior housing units) to adjoining property owner and use of the proceeds to purchase the houses at 177 Queen Street (five two- and three-bedroom houses). Tenants from Russell Street moved into the new houses at 177 Queen Street.
 - The five houses in Stafford Street have been subleased, as staff accommodation for a local employer, to 31-Dec-2026.
 - The future of the houses at Paparoa Way has not been decided however the location would have implications for use by elderly tenants due to current lack of transportation options into Westport town centre.
11. Final Options:
In summary the options which the Steering Group have put forward for consideration by Council are therefore;

12. Day-to-day management:
- In-house (status quo)
 - Outsourced to property management company
13. Financial:
- Rate payer subsidised rental rates (status quo)
 - Market rental rates, staff to work with individual tenants to apply for Accommodation Supplement from Work and Income.
14. Accommodation Supplement:
Work and Income manage the Accommodation Supplement as set out on their website as follows:
<https://www.workandincome.govt.nz/products/a-z-benefits/accommodation-supplement.html>:
15. *You may get an Accommodation Supplement if you:*
- *have accommodation costs (you must be paying a minimum amount)*
 - *are 16 or older*
 - *are a New Zealand citizen or permanent resident*
 - *normally live in New Zealand and intend to stay here*
 - *are not paying rent for a public (social) housing property. *Public housing properties are provided by:*
 - *Kāinga Ora (used to be Housing New Zealand), and*
 - *approved community housing providers.*
- It also depends on:*
- *how much you and your partner earn*
 - *any money or assets you and your partner have.*
- Asset limits*
Your assets are no more than:
Single \$8,100
Couple (with or without children) or sole parent \$16,200
16. Councils are not defined as community housing providers and in discussions with other Councils it appears that council tenants are eligible to apply for and get the accommodation supplement.
17. There are entry thresholds that must be met before the Accommodation Supplement becomes applicable.
(<https://www.workandincome.govt.nz/products/benefit-rates/benefit-rates-april-2025.html#ASentry>).

18. Due to the low senior housing rental that Council has charged in the past these thresholds for pensioners (NZ Super or Veteran's Pension) have barely been met. However, it should be noted that the current rentals for the Queen Street houses would make applying for the supplement feasible.
19. Council staff have been in discussion with the Ministry of Social Development (MSD), who have confirmed that the types of accommodation provided by Council meet the criteria for support. MSD invites individual tenants to test their eligibility based on their personal circumstances. In addition to the Accommodation Supplement, other forms of assistance may also be available to eligible tenants.

20. **OPTIONS**

MANAGEMENT

21. **Option 1 – Status Quo**

Council continues to own senior housing, and all management is undertaken by staff including tenancies and routine maintenance e.g. arranging for repairs. There would be no direct staffing savings associated with this work, as it is currently undertaken as a minor part of other roles. Staff from both the Customer Services and Property teams contribute to these tasks, despite the responsibilities not being formally included in their job descriptions. Much of this work is carried out within the scope of other duties or, at times, outside of regular hours, driven by the personal commitment and care of individual staff members rather than by formal role requirements.

22. **Advantages**

- Tenants and those on the waiting list experience no change in day-to-day tenancy or expectations of tenancy
- Staff are already trained up in the process and know the tenants, their needs and the condition of each unit

23. **Disadvantages**

- Continued low cost to Council in terms of time and resources, usually additional to their work e.g. customer services and property team
- All costs, including internal overhead costs, continue
- Current level of service to tenants remains

24. **Option 2 – Property Management Company**

Engage a local property management company to oversee the tenancies and day-day running of the senior housing units. An indicative cost of 9% of gross rent received would be deducted from the rent received – around \$20,000 at current rental rates noting this amount would increase if market rentals were to be adopted.

25. **Advantages**

- Regular routine inspections to identify any problems with the units
- Regular contact with tenants by one designated property manager
- After hours contact on an 0800 number service
- Professional experienced residential property management

26. **Disadvantages**

- New system and new people for tenants to adjust to may cause some unease and anxiety which would need to be carefully and thoughtfully managed.
- Additional operating cost to Council

RENTAL RATES

27. **Option 1 – Status Quo**

Council continues to charge subsidised rental for the senior housing units as per the Long-Term Plan 2025-2034 (adjusted annually in line with the cost of living). See Attachment 1 for breakdown of income, operating expenditure, capital expenditure, loan repayments and overhead costs.

28. **Advantages**

- Tenants can pay full rental amount to Council without the need to apply to Work and Income for the accommodation supplement.
- Staff trained up in the process and know the tenants, their needs and the condition of each unit

29. **Disadvantages**

- The senior housing portfolio continues to run at a significant financial loss e.g. 2025/2026LTP net loss \$225,003, 2029/2030LTP net loss \$235,617 (Attachment 1)
- The impact on rate payers also continues for the on-going operation and capital costs of providing senior housing

30. **Option 2 – Market rentals**

Council charges rental for the senior housing units which is close to or at market rental. See Attachment 1 for breakdown of income at a nominal market rental, operating expenditure, capital expenditure, loan repayments and overhead costs. Tenants are supported by staff to apply for the Work and Income Accommodation Supplement.

31. Please note the figures used in Attachment 1 are based on an indicative only rental charge of \$250/week for the older one-bedroom units and \$350/week for the Queen Street houses.

32. It is proposed that the increase in base rental rates would be brought in from 1 July 2026 to allow time for tenants to apply for / be assisted by BDC staff in applying for the accommodation supplement.
33. **Advantages**
- Council receives a better return on the senior housing portfolio albeit still at a financial loss e.g. 2025/2026LTP net loss \$45,903, 2029/2030LTP net loss \$82,386.
 - Decreased pressure on ratepayers to contribute to the operational and capital costs of supporting senior housing
34. **Disadvantages**
- Initial set up costs related to staff time and resources to assist tenants making applications for the Accommodation Supplement
 - Disruption and unease amongst tenants while undergoing the change in rental arrangements would need to be carefully managed
35. It should be noted that if the option of managing the portfolio through a property management company the figures outlined in Attachment 1 would vary accordingly i.e. costs would increase by at least \$20,000/year.

| Options | Financial Year 26/27 | Average subsidy per ratepayer (\$) |
|-------------------------------------|-------------------------|---------------------------------------|
| 1. <u>Day-to-day management</u> | | |
| a. Status Quo - BDC Manage in House | -163,000 | -24.15 |
| b. Property Management * | -184,939 | -27.40 |
| | | |
| 2. <u>Rental Charge</u> | | |
| a. Status Quo: Subsidised Rent | -163,000 | -24.15 |
| b. Market Rent** | 9,230 * | 1.37 |

(* Market rent charge is an estimate)

(** Although showing a profit in this FY, there is only 2 projected profitable years in the next 9)

36. **PREFERRED OPTIONS**

It is recommended by staff that Council:

- Continues to manage the portfolio from within the Council's Customer Service and Property Teams; and
- Sets rental charges at market rates from 1 July 2026, with staff assisting tenants to apply for the Accommodation Supplement from Work and Income.

37. Council staff currently manage waiting lists, interview new tenants and arrange, or undertake themselves, day to day maintenance and repair. This level of service would continue and as the Property Team gets back to full staffing later this year. Market rentals will provide an increased return to Council which will decrease the reliance on rate payer support for operational and capital expenses. It is to be expected that both these changes could cause some anxiety amongst existing tenants and their families. Staff will need to manage the transition with support and care to ensure this anxiety is reduced as much as possible.

38. It is recommended that any changes do not take place until 1 July 2026 after the increase in rental charges is considered during the 2026/2027 Annual Plan process.

39. **NEXT STEPS**

- Meet with individual tenants to outline proposed rental arrangements and timeframes
- Staff assist with initial enquiries regarding support from Work and Income and the Ministry of Social Development
- Implementation of new rental charges in 2026/2027 Annual Plan process

40. **CONSIDERATIONS**

41. **Strategic Impact**

Under the 2025-2034 LTP Council has noted that viable options for managing the senior housing portfolio will be considered as they become available during the term of the plan. This report outlines what the viable options at this point in time.

42. **Significance Assessment**

The Significance and Engagement Policy in the Long-Term Plan 2025-2034 includes Council's housing portfolio as a strategic asset. As such the transfer of ownership or control of the portfolio would be a proposal of high significance. Accordingly greater regard for the decision-making provisions set out in the Local Government Act 2002 (refer s76 to s82) must be followed by Council.

43. In addition, Threshold Criteria for measuring significance are outlined as follows:

- Equates to more than 5% of Council's asset base or 5% of Council's budgeted turnover.

- Significantly alters the intended level of service provision for any significant activity.
 - Reduces Council income or increases rates.
 - Transfers ownership or control of a strategic asset to and from Council.
44. The decisions in this report do not pass these thresholds. In particular, ownership and control of the asset is to remain within Council regardless of the option put forward in this report. Levels of Service would be expected to remain the same and the tenants are a small group of individuals who will be cared for throughout the transition period. This report is therefore assessed as being low to medium significance.
45. **Risk Management Implications / Opportunities**
The following risks or opportunities are identified with the issues identified in this report.
46. Engagement - external
Staff have been in discussions with other councils regarding their on-going senior housing programmes. There has also been discussion with Community Housing Providers, Housing and Urban Development and Kainga Ora regarding possible transfer of the portfolio but there was no interest from these groups in the proposal. As noted above the small number of units in the portfolio and the wide geographic spread of the units seemed to be the main issues of concern.
47. The intention to retain the status quo while looking at alternative options was set out in the draft 2025-2034 LTP however there was no feedback in the submissions around issue.
48. Engagement – internal
Infrastructure Services have been involved in all discussions as the asset manager and portfolio holder. They have reported back to the Working Group with the financial forecasts and analysis included in Attachment 1.
49. **Policy & Legislative Considerations**
- Local Government Act 2002
 - Building Act 2004
 - Buller District Council Housing for the Elderly Policy
 - Buller District Council Long Term Plan 2025-2034
50. **Māori Impact Statement**
The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Tangata Whenua, their culture and traditions.

51. **Financial Considerations**

The financial considerations related to the future of the senior housing portfolio are discussed above for each option. Attachment 1 includes an outline of income and expenditure for both the status quo and the option of charging market rentals for the units.

52. The work involved in managing this portfolio is a very small part of the overall workload for the existing customer services and property teams. Some of it, such as small repair jobs, is carried out outside of work hours due to the commitment of current staff to the welfare of the elderly tenants. Outsourcing management to a property management company would not result in any significant decrease in workload.

53. **Communication Internal / External**

The Steering Group recommends that communications with tenants be proactive. To this end tenants have been notified that the report was being considered at this meeting. Any decision will be swiftly communicated with the tenants in an appropriate way and staff will be available for face-to-face discussions. It will be important to emphasise that any changes to rent amounts will not take effect until 1 July 2026 and that staff will be available to assist with applications for the Accommodation Supplement from Work and Income.

54. A media release will be made available outlining the resolutions from this meeting.

SENIOR HOUSING ANALYSIS
Projections using Market Rentals

| ACTIVITY | 2024/25 AP | 2025/26 LTP | 2026/27 LTP | 2027/28 LTP | 2028/29 LTP | 2029/30 LTP | 2030/31 LTP | 2031/32 LTP | 2032/33 LTP | 2033/34 LTP |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|-----------------|------------------|------------------|-----------------|
| | | Dec-25 | Dec-26 | Dec-27 | Dec-28 | Dec-29 | Dec-30 | Dec-31 | Dec-32 | Dec-33 |
| | | Jun-26 | Jun-27 | Jun-28 | Jun-29 | Jun-30 | Jun-31 | Jun-32 | Jun-33 | Jun-34 |
| SENIOR HOUSING ANALYSIS | | | | | | | | | | |
| Opening Balance | 29,100 | -199,081 | -447,371 | -634,623 | -868,560 | -1,053,355 | -1,315,740 | -1,506,031 | -1,758,391 | -1,969,923 |
| Total Income | -216,500 | -236,900 | -416,000 | -416,000 | -416,000 | -416,000 | -416,000 | -416,000 | -416,000 | -416,000 |
| % Rental Increase (CPI adjustment) | 0.0% | 2.0% | 2.9% | 2.7% | 2.5% | 2.4% | 2.3% | 2.2% | 2.1% | 2.0% |
| TOTAL: OPERATING EXPENSES | 266,903 | 260,156 | 271,608 | 280,055 | 287,355 | 293,575 | 299,046 | 306,113 | 313,369 | 320,204 |
| GROSS PROFIT | -50,403 | -23,256 | 144,392 | 135,945 | 128,645 | 122,425 | 116,954 | 109,887 | 102,631 | 95,796 |
| Total Capital Expenditure | 99,726 | 123,561 | 55,067 | 98,825 | 46,578 | 122,126 | 48,793 | 107,270 | 91,762 | 93,597 |
| Total Loan Repayments | 26,966 | 28,193 | 29,476 | 30,817 | 32,220 | 33,686 | 35,219 | 36,821 | 38,497 | 0 |
| TOTAL OVERHEADS | 48,586 | 49,993 | 50,619 | 49,347 | 49,180 | 48,999 | 48,615 | 48,728 | 49,235 | 49,129 |
| Net Profit/(Loss) | | | 9,230 | -43,044 | 667 | -82,386 | -15,672 | -82,932 | -76,864 | -46,931 |
| | | | Profit | Loss | Profit | Loss | Loss | Loss | Loss | Loss |
| Ratepayer impact (%) | 0.00 | 0.00 | 0.07 | -0.34 | 0.01 | -0.64 | -0.12 | -0.65 | -0.60 | -0.37 |
| Per ratepayer per annum | \$0.00 | \$0.00 | \$1.37 | -\$6.38 | \$0.10 | -\$12.21 | -\$2.32 | -\$12.29 | -\$11.39 | -\$6.95 |
| If changing to a Property Management Company | | | | | | | | | | |
| Indicative Cost only: | | | - 37,440 | - 37,440 | - 37,440 | - 37,440 | - 37,440 | - 37,440 | - 37,440 | - 37,440 |
| Net Profit / Loss | | | - 28,210 | - 80,484 | - 36,773 | - 119,826 | - 53,112 | - 120,372 | - 114,304 | - 84,371 |

SENIOR HOUSING ANALYSIS

Projections using **Current** (subsidised) Rentals

| ACTIVITY | 2024/25 AP | 2025/26 LTP | 2026/27 LTP | 2027/28 LTP | 2028/29 LTP | 2029/30 LTP | 2030/31 LTP | 2031/32 LTP | 2032/33 LTP | 2033/34 LTP |
|---|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| | | Dec-25 | Dec-26 | Dec-27 | Dec-28 | Dec-29 | Dec-30 | Dec-31 | Dec-32 | Dec-33 |
| | | Jun-26 | Jun-27 | Jun-28 | Jun-29 | Jun-30 | Jun-31 | Jun-32 | Jun-33 | Jun-34 |
| SENIOR HOUSING ANALYSIS | | | | | | | | | | |
| Opening Balance | 29,100 | -199,081 | -447,371 | -634,623 | -868,560 | -1,053,355 | -1,315,740 | -1,506,031 | -1,758,391 | -1,969,923 |
| Total Income | -214,000 | -236,900 | -243,770 | -250,352 | -256,611 | -262,769 | -268,813 | -274,727 | -280,496 | -286,106 |
| % Rental Increase (CPI adjustment) | 0.0% | 2.0% | 2.9% | 2.7% | 2.5% | 2.4% | 2.3% | 2.2% | 2.1% | 2.0% |
| TOTAL: OPERATING EXPENSES | 266,903 | 260,156 | 271,608 | 280,055 | 287,355 | 293,575 | 299,046 | 306,113 | 313,369 | 320,204 |
| GROSS PROFIT | -52,903 | -23,256 | -27,838 | -29,703 | -30,744 | -30,805 | -30,233 | -31,386 | -32,873 | -34,098 |
| Total Capital Expenditure | 99,726 | 123,561 | 55,067 | 98,825 | 46,578 | 122,126 | 48,793 | 107,270 | 91,762 | 93,597 |
| Total Loan Repayments | 26,966 | 28,193 | 29,476 | 30,817 | 32,220 | 33,686 | 35,219 | 36,821 | 38,497 | 0 |
| Total Overheads | 48,586 | 49,993 | 50,619 | 49,347 | 49,180 | 48,999 | 48,615 | 48,728 | 49,235 | 49,129 |
| Net Profit/(Loss) | -228,181 | -225,003 | -163,000 | -208,692 | -158,722 | -235,617 | -162,859 | -224,205 | -212,368 | -176,825 |
| | Loss | Loss | Loss | Loss | Loss | Loss | Loss | Loss | Loss | Loss |
| Ratepayer impact (%) | -1.78 | -1.76 | -1.27 | -1.63 | -1.24 | -1.84 | -1.27 | -1.75 | -1.66 | -1.38 |
| Per ratepayer per annum | -\$33.80 | -\$33.33 | -\$24.15 | -\$30.92 | -\$23.51 | -\$34.91 | -\$24.13 | -\$33.22 | -\$31.46 | -\$26.20 |
| If changing to a Property Management Company | | | | | | | | | | |
| Indicative Cost only: | | | - 21,939 | - 22,532 | - 23,095 | - 23,649 | - 24,193 | - 24,725 | - 25,245 | - 25,750 |
| Net Profit / Loss | | | - 184,939 | - 231,224 | - 181,817 | - 259,266 | - 187,053 | - 248,931 | - 237,612 | - 202,574 |

BULLER DISTRICT COUNCIL

30 JULY 2025

AGENDA ITEM: 7

Prepared by Bronwyn Little
Senior Policy Advisor

Reviewed by Simon Pickford
Chief Executive Officer

Attachments 1. Proposed extent of Buller District Council jurisdiction

Public Excluded: No

WEST COAST REGIONAL COUNCIL DELEGATION TO BULLER DISTRICT COUNCIL UNDER MARITIME TRANSPORT ACT 1994

1. **REPORT PURPOSE**

The purpose of this report is to inform Council of the intention to request, of the West Coast Regional Council (WCRC), a re-transfer of its powers under the Maritime Transport Act 1994 (MTA) to regulate the ports, harbours, waters and maritime-related activities in the Buller District and the adjacent seas to the Buller District Council (BDC).

2. **EXECUTIVE SUMMARY**

- In 2001 WCRC transferred its powers, functions and duties in relation to the Westport Harbour to BDC.
- Staff have identified the current geographical area of the harbour limits effective regulation of the area outside the current boundaries
- BDC staff have also been reviewing the Navigation and Safety Bylaw in preparation for presenting a new bylaw to Council
- A re-transfer of the WCRC's powers under the Maritime Transport Act 1994, with the WCRC's agreement, could assist the effective management of the Harbour and beyond.
- The Chief Executive Officer will be seeking the views of WCRC as the next step in the process

3. **DISCUSSION**

4. Process:

In 2001, WCRC transferred all its powers, functions, and duties in relation to the Westport Harbour to BDC under the Local Government Act 1974 and an agreement between the two parties. BDC would like to continue this arrangement and provide for the transfer of powers to apply to the entire Buller District and adjacent territorial seas. Particularly, BDC intend to make a new navigation and safety bylaw for the district, including Westport Harbour. That bylaw making power rests with the WCRC under section 33M MTA but can be transferred by WCRC to BDC, as has been done in the past.

5. Once BDC and WCRC agree in principle to a transfer of powers it will be necessary to work through the requirements in the MTA and relevant parts of the Local Government Act 2002 (LGA). A decision on the transfer cannot be made until that happens.

6. The transfer process requires both parties to the deed of transfer to undertake consultation on the draft proposal, prior to finalising any agreement to transfer. Both BDC and WCRC must separately decide how to appropriately observe the principles of consultation in the LGA, along with the specific consultation requirements in s 33X MTA.

7. Once consultation is complete, to approve the transfer each council must be satisfied that the benefits of the proposed transfer outweigh any negative impacts of the proposal, agree to the terms of the transfer and notify the Director of Maritime New Zealand (s 33X(4A) MTA).

8. Terms:

Staff at BDC have reviewed the geographical jurisdiction of the current Transfer agreement being:

9. *'All that area of water bounded by a line commencing at the waters edge at high water ordinary spring tide, 3 nautical miles northeast of the true left bank of the mouth of the Ngakawau River, thence on a bearing 310° true distance 3 nautical miles, thence by a line to Cape Foulwind Lighthouse and having an inner limit being the seaward side of the State Highway 67 bridge.'*

10. BDC staff would prefer to have this area extended to all the territorial seas (12 nautical miles from mean high water springs) adjacent to Buller District's boundary together with the rivers within the District.

11. Some of the reasons for this are:

- WCRC has no harbour master or port authority so any vessel outside either the Westport Harbour and Port of Greymouth boundaries cannot be dealt with by WCRC or either of the territorial authorities.

- In practice WCRC notifies MNZ which is likely to make a request to BDC in the case of matters beyond BDC's territorial boundaries
- Offshore shipping outside the Westport Harbour boundaries cannot be directly dealt with by BDC which can cause problems if vessels need to be assisted or are acting in an inappropriate or unusual manner.
- Problems related to rivers such as oil spills cannot be dealt with by BDC even if they have a down stream effect on the harbour
- In terms of health and safety the behaviour of boats on the Buller River or any other rivers cannot be addressed or regulated.

12. Next Steps:

The Chief Executive Officer will make an initial written approach to the WCRC Chief Executive Officer seeking their comments on the proposal. If a re-transfer of the powers is acceptable staff will work together to prepare a draft agreement and take it back to each respective council. A decision from each Council will then be made on the most appropriate way to engage with the public and seek submissions on the proposal.

13. **DRAFT RECOMMENDATION**

That the report West Coast Regional Council Delegation To Buller District Council Under Maritime Transport Act 1994 dated 30 July 2025 be received.



BULLER DISTRICT COUNCIL

30 JULY 2025

AGENDA ITEM: 8

Prepared by Jamie Cleine
Mayor

Reviewed by Simon Pickford
CEO

Attachments 1. LGNZ Four Monthly Report to Members
2. Mayors Correspondence

Public Excluded: No

MAYORS MONTHLY UPDATE REPORT

1. **REPORT PURPOSE**

This report is to provide commentary and updates on significant events, meetings and workstreams attended by or involving the mayor. The Mayoral inwards and outwards correspondence is provided for information, discussion and direction on any responses required.

2. **DRAFT RECOMMENDATION**

That Council:

1. Receives the Mayors Monthly Update Report dated 25 June 2025 for information and discussion.

2. Notes Inwards and Outwards Correspondence and provides directions for any responses required.

3. **DISCUSSION**

4. **MAYORS TASKFORCE FOR JOBS (MTFJ)**

5. The Buller MTFJ contract for 2024/25 concluded successfully on 30 June. I wish to acknowledge the excellent work of Julie Moore (MTFJ Co-ordinator and Ruby Erikson, MTFJ Pastoral care). This team worked for Buller REAP who was contracted to Council to deliver the programme. The relationship between Buller

REAP and Council was critical to the success of the scheme over successive years.

6. I recently added my signature to a letter to Minister Social Development Louise Upston from the MTFJ Core Group to highlight concerns with changes to the contract scope that Mayors have. This change of scope and associated budget reduction was the key reason we did not commit to a contract for 2025/26.
7. It is important to draw a distinction between the Community Employment Programme aspect of MTFJ and the other benefits BDC continues to have access to. As members of MTFJ we continue to have access to the TUIA mentor Kaupapa, outward bound scholarships and any other network opportunities that arise if or when other funded contracts become available.

8. **LOCAL GOVERNMENT NEW ZEALAND -SUPER LOCAL CONFERENCE**

9. This was held in Christchurch at the Te Pae conference centre. There was significant media coverage of the event, mostly relating to proposed new government legislation to overhaul some aspects of the local government system. The conference also included the Super Local excellence awards which are independently judged national awards. Buller won the Super Idea award category with our entry “cutting our own track” the Westport Master planning work. This level of recognition was a great acknowledgment of the proactive and forward thinking that began shortly after the 2021 floods. It is timely that this work is in alignment with current signals from central government about a need to better plan development areas away from natural hazards and the government signals that “buy outs” of flood affected properties will not be a feature of policy into the future.

10. The main political speeches and the key points were:

11. **Rt Hon Christopher Luxon – Prime Minister**

- Government Priorities: Prioritising essential services like infrastructure over less important projects.
- Local Government Focus: Emphasising the importance of local government in delivering essential services effectively.
- Collaboration for Progress: Highlighting the need for central and local governments to work together for the benefit of New Zealanders.

12. **Hon Chris Bishop – Minister for RMA Reform, Housing, Infrastructure**

- Restrictive planning rules are hindering housing development and contributing to the housing crisis, despite evidence that they lead to higher housing costs.
- The central government acknowledges its past shortcomings as a partner to local governments, citing difficulties in coordination across ministries and committing to addressing systemic issues.
- The government aims to address the housing crisis by improving affordability, reducing subsidies, and stimulating economic growth.
- Housing Growth Policy, a three-pillar policy focusing on freeing up land, improving infrastructure, and supporting communities to facilitate urban growth.
- Addressing planning restrictions, particularly on urban land supply, is crucial for improving housing affordability.
- Expanding urban limits through new planning regulations and national directives to enable outward and upward growth of cities.
- Transitioning from inflexible development contributions to a new development levy system and overhauling the Infrastructure Financing Act for a more responsive and commercially viable infrastructure supply.
- Two bills will be introduced by November: one to implement the new development levy and another to simplify the Infrastructure Financing Act.
- The government is committed to implementing major reforms including new funding and financing tools.
- The government is providing support for stakeholders to utilise new tools, including workshops and resources from the National Infrastructure Funding and Finance Company.
- Government's Focus on Efficiency: The government is moving towards modular and standardised designs for public facilities to reduce costs and increase efficiency.
- Planning System Reform: The government is reforming the planning system to make it more enabling of growth, housing, and businesses.
- Economic Growth and Housing: Local government will be judged on their commitment to growing their economies and addressing the housing crisis.
- RMA Reform: The Resource Management Act (RMA) is being reformed because it has failed to deliver better outcomes for development and the natural environment.
- Economic Growth Strategy: Focus on increasing growth through infrastructure development, including roads, farms, housing, and electrification.
- Reform Program Objectives: Streamline development processes for housing and businesses while safeguarding the environment and adapting to climate change.
- Reform Progress and Plans: Completion of phase one (abolishing the Natural Environment Act), passage of the Fast Track Approvals Act in phase two, and ongoing work on national regulations in phase three, with plans to transition these into a new system.

- **New Legislation Focus:** Narrowing the scope of the system to focus on managing externalities, excluding effects solely borne by the activity party and financial/competitive matters.
- **Simplified Resource Consent:** Eliminating unnecessary council control over minor property alterations like paint colour or garage additions.
- **Standardised Land Use Zones:** Implementing nationally set standards for land use zones to reduce the number of zones and lower costs for local governments.
- **Planning System Reform Benefits:** Estimated halving of plan-making and implementation costs, with potential savings of \$14.8 billion in council administration and compliance costs over 30 years.
- **Planning System Reform Impact:** Resets how New Zealand plans for the future, requiring changes in central and local government roles, new institutions like a national regulator, and potentially impacting regional councils and local government reform.
- **Planning Reform Timeline:** New legislation on track to be introduced by the end of the year. The new planning system is intended to be passed next year and come into force in 2027.
- **Government Support for Transition:** The government is providing new tools to local governments to help them prepare for the transition and make the most of the new system.
- **Suspension of Unnecessary RMA Plan Changes:** The government will stop unnecessary plan changes under the RMA, except for those deemed important, to avoid wasting resources on plans that will soon be replaced.
- **New plan or policy statements, changes to existing ones, and those in progress will be halted unless exempt.**
- **Exemptions to Plan Stop:** Streamlined planning processes, private plan changes, and those related to treaty settlements or natural hazards are exempt.
- **Temporary Regulation Making Power:** The government will have the power to modify or remove provisions in council plans that negatively impact economic growth, development capacity, or employment.

13. **Hon Simon Watts – Minister for Local Government**

- **Systems Improvement Legislation:** Announcing the introduction of systems improvement legislation aimed at getting councils back to basics.
- **Core Services Definition:** The government is outlining five key areas of core services for local governments: network infrastructure, public transport, waste management, civil defence, and parks, recreation, and museums.
- **Rate Setting Alignment:** Fiscal considerations for setting rates will be aligned with the defined core services.
- **Transparency and Accountability Measures:** The government is implementing mandatory reporting and a code of conduct to enhance transparency and accountability in local government.
- **Legislation Goals:** Provide transparency in spending, reduce bureaucracy for local governments, and focus on core activities.

- **Government Recognition:** Acknowledges the cost burden of legislation and regulation on local governments.
- **Local Government Support:** Aims to reduce workload and allow prioritisation of resources for core services and community engagement.
- **Local Water Governance Progress:** expresses satisfaction with the progress made on local water governance, highlighting the collaborative efforts of councils and the government.
- **Focus on Delivery and Funding:** emphasises the need for rapid delivery of water infrastructure projects, acknowledging the importance of funding and financing for these initiatives.
- **Regional Infrastructure Deal Progress:** Three memorandums of understanding (Auckland, Western Bay, and Queenstown Lakes) are in place, with the goal of signing at least one by Christmas and the others soon after.
- **Collaboration for Infrastructure Development:** Collaboration between council, local government, central government, iwi, and the private sector is crucial for executing infrastructure projects that drive economic growth, productivity, and job creation.

14. **Hon David Seymour – Deputy Prime Minister**

- **Public Perception of Councils:** Acknowledges the negative public perception of councils, particularly regarding rate rises, but notes that challenges are often due to statutory obligations passed through from central government.
- **Need for Re-evaluation of Council Services:** Highlights the need for councils to reconsider their role and focus on services that cannot be provided by the private sector.
- **Government's Focus on Local Government:** The government is narrowing the focus of local government by removing the four well-beings and allowing councils to concentrate on providing essential public goods, network infrastructure, and regulatory services.
- **Resource Management Law Reform:** The government is reforming the resource management law, aiming to address the housing affordability crisis and ensure that young people have the opportunity to own homes.
- **Housing Affordability Crisis:** highlights the housing affordability crisis as a major issue, emphasising that young people face significant challenges in owning homes due to high housing costs and student debt.
- **Property Ownership Concerns:** People are concerned about the lack of pathways to home ownership, particularly for younger generations.
- **Impact on Communities:** The new RMA will benefit communities by addressing concerns about property ownership and consent processes.
- **Resource Management Reform Benefits:** Resource management reform will help local governments meet expectations for lower costs in horizontal infrastructure.

- Temporary Traffic Management Cost Reduction: New guidance from the NZTA is reducing temporary traffic management costs nationally, an opportunity for councils to lower their own operational costs.
- City and Regional Deals for Coordination: City and regional deals are needed to address the miscoordination between local planning objectives and central government funding.
- GST Sharing Implementation: The government is expected to implement GST sharing; however, this is delayed due to financial challenges.
- Infrastructure Project Certainty: Coordinating agreements will provide certainty and end the inconsistency in infrastructure projects.
- Political Inertia and Efficiency: Collaboration between central and local governments will create political inertia, leading to more efficient infrastructure planning and investment.

15. **LOCAL EVENTS & STAKEHOLDER ENGAGEMENT**

16. I continue to take opportunities to promote and advocate for Buller. This includes providing ad hoc media comment, attending various meetings with stakeholders and attending events across the District. Some of these include:

- Climate Action Panel Discussion, I participated in a panel discussion event at Carters Beach Hall. This discussion explored the merits of expansion of Bathurst Resources coal mining operation onto the Denniston Plateau. Panellists included representation from Forest & Bird, anti-coal activists, Minerals West Coast. My advocacy centred on the value Bathurst bring to our community in sponsorship, wages and emergency management support. I also commented that transition to a post-carbon economy will take time and is best run in parallel whilst we have a stronger baseline economy supported by key employers such as Bathurst Resources.
- Reefton Mayors Chats and ICB, I had a good turnout for Mayors chats with some relatively easy issues resolved in short order.
- Three Mayors catchup, I met in Punakaiki with Mayor Lash of Westland and Mayor Gibson of Grey for an informal catchup to discuss our shared issues. All Mayors are grappling with social media abuse and mis/dis information that is very difficult to balance. We also discussed the potential risks and opportunities of the now developing Multi Council CCO for water services.
- Federation Mining Visit, I led a contingent of staff and councillors to visit the Snowy River project at Ikamatua. This was an opportunity to see progress on site and the planned processing plant due to begin construction in the next few months. Accommodation remains a key limiting factor to enable and support growth, both in the mine workforce and the opportunity to develop permanent residents in Reefton. Federation are very clear their preference is for staff to live permanently in Reefton. The BDC team are now working directly with Federation Mining Vice Chairman Simon Delander on what co-ordination

council could provide to encourage greater private sector investment into residential housing in Reefton.

- O’Conor Home Management Committee, I and fellow trustee, Archbishop Paul Martin met on site with chair Garry Howard to provide insight and background to Trustees on the current aged care facilities and the planned developments at OCH.
- Kawatiri Coastal Trail Trust, met with the trustees for an update on the trail and efforts to ensure operational sustainability.
- Buller Emergency Management – EOC. This was the monthly planning session which this time covered the draft Westport evacuation plan that is close to completion. This was funded via the Resilient Westport Package and is intended to provide a framework for developing much needed evacuation plans across other parts of the West Coast. This is another example of leveraging the work, funding and learnings from the Westport floods to achieve a greater purpose across the emergency management network.

17. The standard considerations have been thoroughly evaluated, and there are no additional comments at this time.

18. **Mayors Correspondence**

For Council consideration – see **Attachment 2**

| Incoming Correspondence 2025 | From | Subject |
|-------------------------------------|------------------------------|---|
| 25 June 2025 | Reefton Business Association | Thank you – Reefton Volunteer of the Year Awards 2025 |
| 14 July 2025 | Min. Shane Jones | Response to Regional Infrastructure Fund Application Letter |
| 22 July 2025 | Min. Chris Bishop | Improving information contributions to the National Infrastructure Pipeline |
| Outgoing Correspondence 2025 | To | Subject |
| 19 June 2025 | Rochelle Crossman | BHL Director Appointment Confirmation |
| 26 June 2025 | Ray Curnow | Public Forum Response |
| 26 June 2025 | Stevenson Mining | Letter of Response – Westport Water Reserve Land |
| 30 June 2025 | Min. Louise Upston - | Collective Letter from MTFJ Core Group re Youth Employment Concerns |
| 30 June 2025 | Stuart Mutch, Ernst & Young | Letter of Representation for the Audit of BDC LTP 2025/2034 |
| 2 July 2025 | Kevin Smith | Public Forum Response |
| 3 July 2025 | David Saunders | List Member, District Licensing Committee - Confirmation |
| 3 July 2025 | Dean van Mierlo | List Member, District Licensing Committee - Confirmation |



LGNZ four-monthly report for member councils

// March - June 2025





Ko Tātou LGNZ.

This report summarises LGNZ’s work on behalf of member councils and is produced three times a year. It’s structured around LGNZ’s purpose: to serve local government by **championing**, **connecting** and **supporting** members.

Please consider putting this report on the agenda for your next council meeting so that all councillors can review it and provide feedback. Sam, Susan or other National Council members are very happy to join council meetings online to discuss the report or any aspect of it – just let us know.

This report complements our regular communication channels, including *Keeping it Local* (our fortnightly e-newsletter), providing a more in-depth look at what we do.

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Introduction

March to June has been intensely busy for LGNZ, as we advocated around reform and other issues like council metrics/profiles, engaged with the Government, and launched new products and services for members.

In early April, LGNZ launched our new *Local Government Quarterly Economic Insights*. This report is exclusive to member councils. It's designed to ensure elected members are the best-informed people on local government economic data. Developed in partnership with Infometrics, *Insights* will be released quarterly, with the second issue published in early July.

Our Ratepayers Assistance Scheme is advancing in leaps and bounds. The RAS would allow ratepayers to borrow cheaply for ratepayer charges like development contributions/levies and rates postponement, and could be used for specific property improvements (like solar panels). It leverages the high credit quality of local government rates to access capital market financing. Minister Watts has written to LGNZ expressing his support and confirming DIA will begin policy work on RAS in August. As well as successfully securing capital commitments from councils and third parties, we are seeing growing media interest in RAS.

Membership was top of mind during this period. Before Easter we sent out invoices alongside our [value of LGNZ membership report](#). This report provided a comprehensive summary of our advocacy wins over the last year, a specific list of how we save councils money, and a summary of all the other work we do for members. While Western Bay of Plenty voted to leave before invoicing started, all other members have since renewed, with the exception of Waikato Regional Council, which is voting again on membership in July.

Other highlights of these four months included:

- We launched pre-elected learning for anyone considering standing for council. This interactive course steps potential candidates through what it means to be an elected member. It's freely available without an Ākona log-in and has proved very popular.
- Our well-attended 1 May All-of-local-government meeting, focused on delivering infrastructure for growth, featuring an engaging q+a with Minister Watts. Other speakers included Minister for Building and Construction Chris Penk and Simplicity's Sam Stubbs, as well as the Infrastructure Commission, S&P Global Ratings and the Treasury.
- In June we secured funding from councils to sustain Policy.nz, which otherwise would have ceased to exist. This platform allows candidates to upload their profiles and policies so that voters have easy access to this information.
- We have had strong media engagement on issues of the day – from electoral reform to rates capping and benchmarking and the safety of elected members, as well as facilitating the Candidates Corner pre-election series with the Sunday Star-Times.

We always welcome your comments and feedback.

Ngā mihi
Sam and Susan



Champion

Government relations

Because our relationships with individual Ministers are now stronger and more mature, we're increasingly able to have robust and constructive discussions with them. For example, on resource management reform and potential implications for local government's functions/structure, rates capping, and ensuring that funding and financing tools announced as part of Pillar 2 of the Going for Housing Growth programme actually deliver the desired outcomes for councils and communities.

We've been staying closely in touch with Minister Watts on benchmarking (including DIA's metrics release) and rates capping through informal discussion and formal meetings, including in late June.

LGNZ met with the Prime Minister in early April and discussed our approach to the rates capping conversation. We all agree that no one wants high rates increases. We all agree that rates rises need to come down. However, we also set out rates capping's potential unintended consequences for councils and ratepayers (see more on rates capping below). We also note that recent rates increases have been driven by the need to fund essential infrastructure and services – and because of the increasing volume of unfunded mandates from central government.

We met again with the Prime Minister for another of regular meetings in early June. We raised cross-portfolio issues such as pressures on growth councils and low voter turnout in local elections.

Voter authorisation of major projects has been floated by several politicians. This refers to running public referenda to make key decisions, like large infrastructure purposes. We will explore with Ministers whether there is any real commitment to this approach from the Government. We'll also have conversations about this idea with members.

We've also begun quarterly meetings with other political parties, which currently in the policy development phase. We met with Labour's local government spokesperson Tangi Utikere and sought cross-party support for our electoral reform work. We also briefed him on LGNZ's funding and financing tools project, and received an update on Labour's "no unfunded mandates" policy work. We had a meeting with the Green Party in June and we are working to lock in dates with NZ First and ACT. We have a date secured with ACT's local government spokesperson for after SuperLocal.

We have requested to meet with the Justice Select Committee to brief them on our electoral reform work after it is launched at SuperLocal

Media

We have had significant engagement with the media on a range of topics – and are proactive or reactive in our approach depending on the issue at hand.

Late February saw Housing Minister Chris Bishop announce some of the new funding and financing tools we've been calling for, at our Metro and Rural & Provincial sector meetings. This resulted



in stories appearing on [1News](#), [ThreeNews](#), [RNZ](#), [Stuff](#), [NZ Herald](#), [Gisborne Herald](#), [The Press](#), [The Post](#) and the [Waikato Times](#).

The All-of-local-government meeting also saw media cover topics LGNZ has been championing, from talking about alternatives to rates capping and four-year terms to a new stalking bill and housing growth. Local Government Minister Simon Watt's speech and [rates capping](#) took centre stage, with stories on [Newsroom](#), [NBR](#), [BusinessDesk](#), [RNZ](#), [The Press](#) and [The Post](#).

[Four-year terms](#) for local government has been a popular discussion point. Sam appeared on [Mike Hosking breakfast](#) on [Newstalk ZB](#) to discuss the issue, with his comments included in [The Post](#) and [Waikato Times](#). Mayors Alex Walker and Hon Dr Nick Smith also publicly addressed the issue via the [NZ Herald](#), [1News](#) and [95bFM](#).

Then in March the release of LGNZ's Electoral Reform Working Group's (ERWG) [draft position paper](#) swiftly become one of local government's biggest stories this year. Media were intrigued by the proposed move to booth voting, with stories appearing in the [Post](#), the [Press](#), [Waikato Times](#), [ODT](#) and [NZ Herald](#), and Mayor Nick speaking with [RNZ](#), [Newstalk ZB](#) (also [here](#)) and on [95bFM](#). The announcement continued to spark debate across [Newstalk ZB](#), the [Post](#) and the [Press](#).

[Rates capping](#) continued to be a topic of discussion, with LGNZ President Sam Broughton speaking to [RNZ](#) and [Newstalk ZB](#) on the recent S&P downgrading decision for 18 councils. Rates capping articles also appeared in the [Press](#), the [Post](#) and [Waikato Times](#), with Mayor Neil Holdom appearing on the [Platform](#).

The stalking and harassment of elected members remains in the spotlight. In February LGNZ Chief Executive Susan Freeman-Greene and Invercargill councillor Alex Crackett spoke with [Stuff/ThreeNews](#) and [Newstalk ZB](#) about the Government's proposed [stalking legislation](#), with [RNZ](#) also running a story on this issue. In recent weeks LGNZ's position has carried in stories on [1News](#) and [Stuff](#). LGNZ CE Susan Freeman-Greene spoke alongside multiple councillors and Mayors on [TVNZ Breakfast](#) about the impact this has on members. There have been a large number of follow-up stories in April, driven by [a University of Otago study](#), setting out disturbing behaviour experienced by elected members.

LGNZ also weighed in on the [RMA reforms](#), expressing cautious support while signalling to the Government it needs to ensure that communities have a voice and regional councils play a key role in the changes going forward.

In other funding and financing coverage, LGNZ President Sam Broughton spoke with [the Press](#) about LGNZ's position on a bed tax, while also covering how [GST sharing on new builds](#) could help bring rates down.

[Stuff news](#) and [RNZ](#) covered the Te Maruata hui in April.



We sent out a media toolkit to Mayors, Chairs and CEs when we released our new Infometrics' quarterly economic insights, with ideas on how councils can use this data to encourage local discussion.

Electoral reform has been a hot topic, with Wellington City Council calling for a [lowering of the voting age](#), Invercargill City Council supporting the report's call for improved [civics education](#), and Ashburton District Council [supporting a shift to four-year terms](#) for local and central government. LGNZ partnered with Infrastructure New Zealand to [urge the Government](#) to include a move to four-year terms for local and central government in the referendum.

Susan's announcement about [moving on from LGNZ](#) in August was covered by [the Post](#), [the Press](#) and [NBR](#).

Ex-Grey Power Vice-President Peter Matcham wrote an [opinion piece](#) in April on why a rates cap should be opposed at all costs. Elected member abuse and harassment also continued to dominate the headlines, with stories appearing on [TVNZ](#), [RNZ](#), the [Press](#) and [ODT](#).

LGNZ waded into the truancy debate, with LGNZ President Sam Broughton saying that the Government asking mayors to help lift school attendance doesn't align with its "back to basics" direction for councils. This was a lead story in the [Post](#), [Press](#) and the [Waikato Times](#). Sam also spoke to [ThreeNews](#) about the Government's new scheme to allow self-assessment for some trade work.

[Elected member safety was in the spotlight](#) following our All-of-local-government meeting in May, where we shared [a new guide for members on how to stay safe](#). This media advocacy led to the Remuneration Authority asking us for the guide, to aid their work towards considering an allowance to support elected members' home safety.

LGNZ's oral submission on congestion charging, led by Transport Forum Chair Mayor Neil Holdom, also resulted in a number of stories across various outlets [calling for more local input](#).

Following the Budget, LGNZ spoke out in support of the Government's [Rates Rebate Scheme](#) expansion to cover all SuperGold card holders, and how increased support for [local journalism](#) will positively impact elections later this year.

We've been working closely with the Sunday Star Times on a "Candidates Corner" series detailing key issues ahead of elections. Recent articles covered [rates capping](#) along with the case for and against [council mergers](#), with Mayor Neil Holdom and Mayor Nick Smith sharing their thoughts.

Rates – and the lack of other revenue-raising options for local government – were the focus of [an article by LGNZ Vice President Campbell Barry](#).

LGNZ's [How to stay safe' guide](#) continued to receive positive press in the [Otago Daily Times](#), [Stuff](#), [The Press](#) and [1News](#), while our submission on congestion charging appeared in the [Herald](#) and [RNZ](#). Mayor's Taskforce for Jobs was also in the spotlight, thanks to an article in the [Otago Daily Times](#).



Local government funding and financing

Ratepayer Assistance Scheme (RAS)

On 21 March, Minister Watts wrote to LGNZ expressing his support for the RAS and confirming DIA will begin policy work on the initiative in August. The Minister has asked LGNZ to update the RAS business case to help the work progress quickly. We are working on this with project partners as well as seeking the necessary council capital commitments. With RM reform meaning a move away from development contributions (more on this below), the RAS could support financing of development levies as an alternative to other structures for this purpose (such as the IFFA). The RAS would be cheaper, more efficient and more flexible than the IFFA.

Since then significant progress has been made towards making a decision to establish the RAS. The RAS Steering group has been meeting with local authorities to affirm support for the RAS and secure establishment funding for the scheme. At the request of the Minister for Local Government, the group has also been meeting with developers to test the scheme's design with them. We have secured preliminary equity pledges from councils, and developers are supportive of the scheme.

We have secured a \$400k repayable grant from the Energy Efficiency & Conservation Authority. We have raised the \$2.5 million to progress to a stop/go decision – and with several councils taking decisions in the next few weeks, we may be a little oversubscribed. This demonstrates the high level of support for the RAS.

DIA continues to engage on the scheme: their substantive policy work is set to begin in August.

Infrastructure funding and financing

The Infrastructure Minister announced changes to New Zealand's infrastructure funding and financing settings at our late February All-of-local-government meeting. The Government will replace development contributions with a development levy system, allowing councils to charge developers a share of long-term infrastructure costs. There will be regulatory oversight of these development levies to ensure charges are fair and appropriate. Councils will also have more flexibility to set targeted rates based on the date of subdivision, allowing them to apply to new developments. Finally, the Infrastructure Funding and Financing (IFF) Act will be improved for developer-led projects and expanded to support major transport projects like those led by NZTA.

LGNZ welcomed these changes, which were in our funding and financing toolkit. We will work with officials to ensure these reforms make sense on the ground for councils.

This legislation likely to be introduced in September. DIA is unlikely to issue a substantive consultation on the changes, although they have engaged with technical experts from high-growth councils, and an early draft may be circulated to some individuals for feedback. While DIA is open to input from councils, given the Government's direction there may be limited scope for changes.

We will continue to engage on the development levy regulation when introduced, and with the regulatory regime. We understand this is likely to be in two stages: initial information disclosure requirements, followed by the creation of a regulator (or empowering an existing regulator with oversight of development levies).

We have raised with Under-secretary Simon Court the importance of balancing local democracy and the needs of communities with changes to the Infrastructure Funding and Financing Act. Potential



changes include limiting councils' ability to withhold endorsements of developer-led special purpose vehicles. We also discussed the need to disentangle the proposed new functions of the IFFA with the RAS, thresholds and legal frameworks for regulatory takings under the forthcoming RMA, and our support for ACT's proposed GST-sharing policy.

Budget 2025

LGNZ was in the Budget lock up so we could [analyse the impact of the Budget on local government](#). There were no significant new local government funding initiatives launched or changes to funding and financing tools. Points of note included the Government:

- Raising the threshold for the rates rebate scheme and increasing the maximum rebate.
- Introducing regionally specific transport funding boosts.
- Announcing new funding for the 2023 North Island weather events recovery.
- Cutting public transport and transport resilience funds.

The Government's accelerated depreciation policy and increases to employer contribution for KiwiSaver will also have impacts for councils.

Local Government Quarterly Economic Insights

On 7 April, LGNZ launched our new Local Government Quarterly Economic Insights report. This report, developed in partnership with Infometrics, will be produced quarterly and provides insights into the economy with specific relevance to local government. The report is exclusive to LGNZ members and is intended to make sure they are the best-informed people on local government economic data. It will also support LGNZ's policy and advocacy work.

The first edition was well received. There were high levels of engagement in the associated zoom, and we received positive and constructive feedback from members. We then worked with Infometrics on the briefing schedule and the next issue, which was released in early July. We are keen to respond to member feedback, and have identified rates capping, contextualising rates against utilities and other charges, and regional sector specific topics as areas to explore in future editions.

DIA metrics release ("council profiles")

These profiles, based on a range of metrics taken from LTPs and annual reports, were originally scheduled to be released on 30 June, although this was later delayed. National Council discussed the profiles and associated issues at a special meeting on 30 May.

In May, LGNZ proactively sought changes from DIA based on a range of concerns. As a result of this advocacy:

- DIA shared group medians and the data of other councils within that council's group.
- Each council profile will now link to that council's website (for example, a page with LTP or other plan data) and councils will be able to specify what page.
- The government metrics website and guide will provide specific context about why some councils might be different from the median; for example, being high growth, high tourism, or recovering from a natural disaster.



While we are pleased that DIA agreed to these changes as a result of our advocacy, we recognise members will remain concerned that there's not enough information about their specific context, including the specific pressures on your council and how you are dealing with them, or what your community gets for this investment.

On 11 June, we released a guide to support councils' communication planning for the launch, which is now expected to be in mid July. We've received positive feedback on the guide from members.

Regional deals

Cabinet announced that the first Regional Deal Memorandum of Understanding will be decided before July (and announcements of the regions selected were subsequently made in early July). These regions will negotiate a final deal, which may require enabling actions to take place. The end of 2025 is the target for signing the deal.

Rates capping

In March, we submitted on a petition before Parliament seeking to limit local authority rates increases to a maximum of the annual inflation rate. We do not expect this petition to progress through Parliament due to its overlap with the Government's local government work programme. However, submitting on the petition was a good opportunity to set out the clear evidence against rates capping and highlight the pressures facing councils to Parliament.

We understand that rates capping was discussed at the Cabinet Economic Policy Committee in the week of 31 March. To support these discussions, LGNZ sent letters to Ministers on this committee highlighting the likely impacts of rates capping on their portfolios and objectives. LGNZ also reiterated concerns about rates capping to the Prime Minister and Minister of Local Government during our regular meetings as discussed above.

In line with direction from the May National Council meeting, we developed a paper on our approach to rates capping, including that a stronger public campaign may be needed, and shared that with members for discussion at this year's AGM. We also held a zoom to help members prepare for the AGM discussion. If the AGM agrees the direction of travel, then we will develop a plan for this campaign and hold an AGM in 2026 to gain a member mandate before launching that campaign.

We have also supported member advocacy against rates capping by developing and distributing a set of messages and a letter template that can be used by elected members.

As part of our advocacy, there needs to be an acknowledgement of the public mood around rates. We also need to clearly set out other approaches to achieving the Government's aims. To take the next step in our advocacy, we want to engage with members on exactly what this response could look like.

Water services reform

During this period, councils were consulting on aspects of their Water Service Delivery Plans with communities. This has included decision making about the future water services delivery model. For many, this has put these reforms (and their implications for councils) in the spotlight. Plans need to be finalised and submitted to the Secretary for Local Government by 3 September 2025. The



Minister has called for councils to consider including other councils in their delivery model – and has made it clear that extensions of time are unlikely to be granted.

LGNZ made its oral submission to the Finance and Expenditure Committee in March on the Local Government (Water Services) Bill. This submission sought a range of improvements to the legislation to provide greater clarity and certainty for councils. The committee reported back to Parliament on 3 July 2025 and adopted several of our suggested changes. These include: adding supporting growth as an objective for water service providers; clarifying the development contribution provisions to ensure a smoother transition of these for councils who set up water organisations; and clarifying the accountability framework to give water organisations greater separation from shareholding councils (as is the case for other CCOs).

Resource management reform

RMA replacement

The Government announced further details of its plan to replace the Resource Management Act, following the reporting back of the Expert Advisory Group tasked with designing a “blueprint” for replacement legislation. This has significant implications for local government in a variety of areas. The current RMA will be replaced with a Planning Act and a Natural Environment Act. Both will be enabling of development.

While there is plenty to support in the reforms, there is a significant move towards standardisation and narrowing of the scope of the resource management, which could mean limiting local input into planning and environmental management decisions.

We developed and shared [an explainer](#) identifying key issues for councils, and held an Ako Hour webinar with Buddle Finlay on 16 May. We’ve recently shared an analysis of [what we think councils need from the new system](#) and are seeking member feedback.

Another particular area of note is the implications for regional councils if the proposal to remove compliance, monitoring, and enforcement functions and shift them to a centralised body goes ahead. The Government has noted that this raises questions about the structure and functions of the local government system as a whole, and it will consider this and what should be done to address it later this year.

We have raised the issues flagged above in our regular meetings with Under Secretary Simon Court and Minister Chris Bishop, and are approaching the Ministry for the Environment on how we can work more closely with them as further policy decisions are made.

We’re also working closely with Taituarā, Te Uru Kahika, and the New Zealand Planning Institute on our response to the reforms, particularly on how we can collaborate together to input constructively into the new spatial planning system.

National direction changes

The Ministry for the Environment has opened consultation on [16 new or changed pieces](#) of National Direction under the RMA. These are in three packages:

- [Package one](#) – infrastructure and development changes (covering electricity generation and network changes, housing changes, and natural hazards)



- [Package two](#) – primary sector changes (covering marine aquaculture, highly productive land, commercial forestry, stock exclusion, and mining and quarrying)
- [Package three](#) – proposals to amend the National Policy Statement for Freshwater Management 2020 and the Resource Management (National Environmental Standards for Freshwater) Regulations 2020. Further consultation will be undertaken later this year through an exposure draft process, which will have more detail.

Consultation for the first three packages is open until 11.59pm, Sunday 27 July. We expect a fourth package looking at how the first pillar of the Going for Housing Growth programme could fit into the new resource management system to be consulted on in early June. We're currently reviewing what all this means for councils and will submit on aspects of these proposals.

Transport

We submitted on the Government's legislation to enable time of use (congestion) charging. While we are highly supportive of time of use charging, we have concerns about the highly centralised model that the Government is proposing, which would see councils having little control of the design or operation of the schemes, and how any revenue from them is spent.

Our Transport Forum met virtually on 12 May. They covered a range of topics: potentially proposing alternatives now that NZTA has halted its proposed emergency works changes; transport perspectives on resource management reform; and an update from the Road Efficiency Group.

Looking ahead, the Government has indicated it will be taking Cabinet decisions on transitioning to Road User Charges for all vehicles this quarter, and we'll be looking closely at the details given the implications it will have for asset management and funding and financing in the transport space.

In April, NZTA announced it would no longer be going ahead with changes to its emergency works funding. These changes would have seen a significant reduction in the additional funding made available to councils to repair transport networks following a natural disaster.

The proposed cuts would have significantly affected local transport networks, particularly in rural areas and other isolated communities, and came at a time where many councils were grappling with the cost of repairing damage caused by the severe weather events of early 2023.

LGNZ advocated strongly on this issue, including through speaking directly with the Minister of Transport and NZTA, submitting on the consultation document, and raising our concerns in the media. NZTA has signalled they will now work on alternative reform options, and we will engage constructively to ensure they land on an option that works for councils.

Climate change

We engaged with the Climate Change Commission on the second National Climate Change Risk Assessment (NCCRA). The assessment will look at all the climate risks the country faces and identify priorities to focus on. This risk assessment is due to be delivered to the Minister of Climate Change by August 2026 and will inform the Government's National Adaptation Plan.

With the Government's climate adaptation framework set to be released later this year, we are planning member engagement to inform our submission. This legislation is expected to have



significant impacts for local government and the topic is politically sensitive. Collating and mediating divergent member views will require care.

Other policy issues

Seismic strengthening

With the work of the Government's review into the seismic strengthening regime progressing at pace, our reference group chaired by Manawātū District deputy mayor Michael Ford met to get an update from the local government representatives on the MBIE steering group, and to start considering LGNZ's submission on the eventual legislation.

Electoral Reform Working Group

We consulted on the Electoral Reform Working Group's draft position paper, with this closing on Monday 28 April. Engagement included all zone meetings, the Local Government Business Forum, and with members of Auckland Council's local boards.

The Electoral Reform Working Group presented its final recommendations for endorsement by National Council at its May meeting. After National Council agreed to the working group's recommendations, we finalised the position paper. This will be launched at SuperLocal by working group chair Mayor Nick Smith. As well as this plenary session, the working group will host a breakout that explores the final recommendations in depth.

We are now planning post-launch actions, in terms of government relations and concepts like a local government week.

In June we secured funding from councils to sustain Policy.nz, which otherwise would have ceased to exist. The Electoral Reform Working Group's recommendations reinforce the importance of voters being able to access information about candidates and their policies.



Connect

Member visits and zone engagement

We continued our member visits, visiting, Waipa District, Waikato Regional, Waitomo District, Tauranga City, Whanganui District, and Manawatu District during this period as well as connecting with a range of Mayors and CEs.

Sam or Campbell and at least one LT member attended in-person all zone meetings between March and June.

Women in Local Government

In late February we emailed all women elected members with an update on our work, including a link to a Whatsapp group where they can chat with each other, our advocacy on the anti-stalking legislation and a link to Australian research. More recently we have facilitated media around the threats some women are experiencing, with Susan also providing comment as discussed in the media section above. Minister for Women Nicola Grigg launched a toolkit targeted at women leaders at our 1 May All-of-local-government meeting, which has been positively received.

We are planning a breakfast event ahead of SuperLocal, which has strong registrations. The keynote speaker will be former Minister Tracey Martin.

All-of-local-government meetings

The 1 May All-of-local-government meeting was the last before the elections. Before the main programme, we held a session on abuse and harassment that elected members are facing. Minister Nicola Grigg will launch her toolkit, and a guest speaker from Reliance Risk covered practical tools and strategies any elected member can use when you're faced with this behaviour in the community. We also launched a toolkit that pulled together all the work we have done on elected member safety and security in the past 18 months, so that it's easy for members to access and use.

The main programme for that meeting focused on delivering infrastructure for growth. Highlights included Minister Watts participating in an engaging q+a with attendees, speakers including Minister for Building and Construction Chris Penk, industry thought leaders such as Infrastructure Commission and Simplicity's Sam Stubbs, as well as speakers from S&P Global Ratings, the Treasury, and the Opposition – alongside a number of high-quality case studies.

We are having early conversations with current sector chairs to plan for the November sector meetings. These sector meetings will be an opportunity to connect as a sector for the first time in the new triennium and vote on sector chairs. There will be time set aside for priority setting, which will feed into subsequent National Council strategy sessions.

The theme for the first All-of-local-government meeting of the new triennium in February will be "Making an impact in our communities – the role of data, collaboration and innovation". We are currently working to secure Sir Brian Roche as our keynote speaker.



SuperLocal25

We launched promotion and registration for SuperLocal 2025 on 10 April. We have a stellar line up of speakers One NZ's Chief Executive Jason Paris, who will provide his reflections on the value of a strong local government sector to the business community; Google Cloud New Zealand's Natalie de Boursac who heads the local government team and will focus on technology's role in driving efficiencies and high performance; and our final key note speaker Mark Di Somma – a strategist behind LGNZ's first localism campaign. Key political speakers include Deputy Prime Minister David Seymour, Minister Chris Bishop, Minister Simon Watts and Minister James Meager (with Minister Louise Upston speaking to MTFJ), along with the Leader of the Opposition. The Prime Minister will be providing a video.

The programme was finalised in June, with speaker briefings and panel meetings underway. We have a comprehensive breakout programme this year to complement a tightened plenary, with a wide range of topics covering current issues and reforms, driving change, tools for success and benchmarking.

Our three key pieces of LGNZ work launching at Superlocal are an economic data piece which quantifies the contribution of local government's investment to the country's economy; the final recommendations from the Electoral Reform Working Group Chaired by Mayor Nick Smith; and a guide spearheaded by CBEC on improving relationships between councils and community boards.

Sponsorship has been strong despite a difficult economic environment. Similarly, exhibitors have been strong, with booths sold out. We have successfully used all our channels to promote attendance and we are also keeping a close eye on conference costs.

Finalists for the SuperLocal Awards have been announced. We saw an excellent quantity and calibre of entries this year, with the largest category receiving over 20 entries. Winners will be announced at the Awards Night, again sponsored this year by Fulton Hogan. Our judges have been very generous with their time – it has not been a small task to review, score and comment on every entry.

2026 events calendar and forward planning

We have developed a draft events calendar for 2026 that has received National Council feedback and will be circulated to members in July.

Vote25

We updated the Candidates Guide and other material on the Taituarā-hosted VoteLocal website – this has launched with the Ākōna pre-elected learning for candidates (discussed further below).

We are rolling out a social media campaign designed to support people to register, stand and vote. This includes a focus on what councils do and why this matters to communities.

We have been engaging with policy.nz, which has struggled to secure funding for its web platform for candidates. We are pleased to report that in June LGNZ coordinated between councils to raise the funding needed to keep the platform in place for the 2025 elections. Policy.nz is the only comprehensive, nationwide source of candidate information that's hosted by a neutral third party. Being able to easily find out information about candidates is an important part of the local



democratic process and policy.nz was identified as a useful tool for voters by our Electoral Reform Working Group.

Regional Sector

The President briefed Chairs, Mayors, and CEs of the Regional Sector in April on his conversation with the PM around potential impacts on local government of RM reform. There was a discussion on the best approach to this issue at the regular LGNZ meeting with Minister Bishop.

The May Regional Sector Meeting focused on the future resource management system, with Secretary for the Environment James Palmer speaking. The meeting also included engagement with the Minister of Conservation, Māori Crown Relations and Māori Development Tama Potaka.

LGNZ has supported planning for Te Uru Kahika's plenary session, which brings together CEs, Chairs and Mayors, and the leaders of the Te Uru Kahika's special interest groups. This will be held on 11 September 2025.

We have been working with the new Chair and co-deputy Chair to help establish them in their new roles. The next Regional Sector meeting will be online on the morning of 8 August. This is likely to focus on the wide range of reforms currently affecting the Regional Sector, including resource management and water.

LGNZ Acting Policy Director Simon Randall will accompany the Regional Sector on their annual pre-conference tour, which will visit the West Coast.

Te Maruata

Te Maruata whānui held an in-person hui in Taupō from 3-4 April with the theme Ngā Maunga Koutuutu. This acknowledges the three tipuna maunga in the rohe and the role they hold in terms of kaitiakitanga. It also references bringing people together to wānanga and share kōrerō and insights to support each other. Over 60 Te Maruata members from across the motu attended the event. Speakers included Tina Porou (Poipoia), Sharon Te Rangi (Tainui Live) and Lauren Fletcher (Tūrāngitukua Chair) covering kaupapa such as Taiao, Partnership and Elections. Members visited key locations in Taupō including He Whare Hono o Tūwharetoa – a building owned by Tūwharetoa that brings together the Iwi, council and other key agencies under one roof; and Pūkawa Marae, a significant landmark in the connection between Tūwharetoa and the Kīngitanga. The final evening was a celebration of all the great mahi the network has seen over the last triennium, with Trevor Maxwell and Peter Moeahu being inducted into the Te Maruata Hall of Fame.

Te Maruata Rōpū Whakahaere met in April and are working on several key kaupapa, including supporting the development of a plan that spans Vote25, elections and induction, to support Te Maruata members and councils holding referendum. Also top of mind is Te Maruata involvement in the development and delivery of SuperLocal.

Te Maruata Rōpū Whakahaere met again at the end of May for an in-person hui. Several key kaupapa were discussed, including preparations for SuperLocal 25. The Te Maruata pre-conference hui will be held on 15 July at the Christchurch Town Hall, with the theme being Te ngana o Tū te pou o Rongo – which speaks to the balance of all things and how this intersects the roles and responsibilities of Māori elected members.



Te Maruata rūpū whakahaere will be supporting several aspects of the SuperLocal programme including the whakatau, poroporoaki, awards and breakout sessions.

Also discussed at the hui were opportunities to guide RM reform submissions, the ongoing workplan and the mahi around support heading into elections (specifically around Māori wards referenda), and induction.

Young Elected Members Network

We are producing an induction document for YEM that includes its history, the purpose of the committee, the programme of events and key achievements so far. We are working with the YEM Committee on a plan to release it.

The Young Elected Member Network committee met in early June to sign off the programme for their pre-Conference hui. Former National Minister Paula Bennett and Former Labour Minister Kelvin Davis will be guest speakers.

The committee agreed a fee would apply for all in-person events in the next triennium, apart from the pre-conference hui for member councils. The committee noted that, to stay true to the network's roots, YEM events need to strike the right balance between a structured agenda with time to network and leveraging the safe space YEM has created over the years.

Community Boards

CBEC met in May to discuss a range of issues including their forthcoming guide launch at SuperLocal. CBEC will have a booth in the exhibition space so that this work has maximum visibility and we are working with them on what that will look like.



Support

Ākona and Induction 2025

The pre-election learning was launched on 14 April. This interactive course steps potential candidates through what it means to be an elected member. It offers three videos, two e-modules and a range of downloadable resources designed to educate potential candidates and offer insight to the general public on the reality of being an elected member. The three animated videos look at: 'Structure of Local Government', 'Roles within a council' and 'How councils are funded'. The two e-modules cover: 'Stepping into Local Leadership: The role of an elected member' and 'Stepping into Local Leadership: The life of an elected member'.

As of mid-June, since the launch of the pre-election learning, the site had received 1,028 views, with 453 people actively accessing the learning. These are very good numbers, especially given registration to run for office did not open until 1 July and interest in elections is only just ramping up. Feedback from councils has been all positive, with those spoken to confirming that they are sharing the links and promoting the learning on their websites.

We have decided to allow non-members to attend Mayors' and Chairs' Schools and elected members induction at a premium rate. We believe this is appropriate from the principle of supporting councils setting themselves up for success at the start of the triennium. Attending helps non-members understand the full breadth of LGNZ's work and makes rejoining more likely. The price differential will be sufficient to avoid disincentivising membership.

Logistics for the Mayor Induction, Chair Induction and EM Induction hui are almost in place with agenda construction nearly finalised.

In other work, development of the Team Builder Toolkit is going well and it's on track for release in August. Development of the 2026 workshop schedule and Ako Hour Academy schedule is also going well, with both due for release in July. Construction of the updated Ākona site and conversion of the Emodules is nearing completion. The Ākona team continues to work with councils to ascertain what local content they want added to the Ākona site.

Te Korowai – CouncilMARK

In April, we launched the new Te Korowai webpage and digital prospectus, making it easier than ever for councils to explore what the new programme offers and how it can support their improvement journey.

We have already completed three assessments under the new programme,:

- Waikato Regional Council
- Otago Regional Council
- Ōtorohanga District Council

In May, we were on the ground with Central Hawke's Bay District Council for their on-site assessment. Next up, we're excited to launch the Integrity Survey with Marlborough District Council



ahead of their July assessment. This will be our first unitary authority to participate under the refreshed Te Korowai banner. Central Otago District Council is also preparing for its assessment in August.

Undertaking an assessment during an election year provides multiple benefits: it supports operational continuity, offers valuable insights for incoming elected members, and gives councils a clear, independent view of how they're tracking—like a 'warrant of fitness' for local government.

For councils not ready to commit to a full assessment, Te Korowai also offers staged entry options. A great starting point is the Integrity Survey. This tool goes beyond traditional engagement surveys by assessing how well strategy and values are aligned across the organisation, including with elected members. It's also an effective early intervention tool for identifying issues before they escalate.

Other staged options allow councils to focus on specific areas—for example, a targeted assessment of financial health.

Te Korowai is presenting at SuperLocal as part of two breakout sessions.

Roading Efficiency Group

The Road Efficiency Group (REG) programme is now in its 10th year of LGNZ involvement, and is coming to the end of this financial year's work plan. We are proud to be a Roothing Efficiency Group (REG) partner and will continue to support the 2024-2027 programme.

We have worked hard to further develop the REG relationship and ensure alignment with our Transport Forum and add value where we can.

Our involvement provides increased support for the sector, and over the past five months we have seen significant increased activity in the REG programme. We are planning to develop an online platform for REG, which involves developing an online learning solution for REG and migrating all the historical content over the course of the next two years to Ākōna.

REG is presenting at Conference as part of two breakout sessions.

Governance support

We are currently supporting several councils to navigate sensitive issues, albeit on the sidelines given we have not formally been asked by the council to intervene. Alongside this work are the numerous calls we receive for general advice and support.

Work continues on updating LGNZ's suite of governance guides. The first products of the shelf were the Standing Orders' templates and the Standing Orders' Guide. The templates and Guide were updated to reflect legislative changes made over the last three years and to incorporate additional guidance where this has been requested, for example, information on workshops following advice from the Ombudsman and clarity on the new quorum rules.

Other guides to be updated include:

- Guidance for new mayors and chairs;



-
- The community boards' governance guide (this will also include the council/community board relationship guide when complete);
 - The tax guide for elected members; and
 - The CE Recruiting Guide.

LGNZ has received a number of queries from councils about whether our Code of Conduct template will be updated. We have plans to streamline the Code of Conduct template, based on feedback from users. However, the Local Government Commission has been charged with developing a model Code of Conduct, and there may be further changes as a result of the LGA amendment bill due to be introduced in the middle of the year. So our template update is on hold until the picture is clearer.

Work is also underway on a Guide to help councils determine governance and decision-making structures. This Guide is intended to assist councils to look at the pros and cons of different governing arrangements, such as the pros and cons of establishing committees, whether committees should have delegated responsibilities, or simply be advisory, and whether they should be committees of the whole, or not.



REEFTON INC – Reefton's Business Association
C/O – 33 Broadway, Reefton, 7830

25 June 2025

The Mayor
Buller District Council
Buller
West Coast
jamie.cleine@bdc.govt.nz

To: The Mayor – Jamie Klein

Re: Reefton Volunteer of the Year Awards.

Dear Jamie,

Thank you for officiating at the annual Reefton Volunteer of the Year Awards 2025 and by doing so, helped make the awards not only possible, but once again an outstanding success. The Awards are now firmly embedded in the Reefton Annual Event calendar.

The support of Reefton Inc and the Reefton Community by you and your Council, makes it possible for Reefton Inc to host events such as the Volunteer of the Year Awards and by doing so, thank all those who contribute tirelessly and largely without recognition, to making Reefton the go ahead, all-encompassing town that it has become.

Of special note on the night, were the new awards which celebrated not only those at the start of a life of Volunteering, but those who have been giving of themselves for the benefit of the Community their whole lives.

We look forward to doing it all again next year.

John Bougen
Chair

A handwritten signature in black ink, appearing to read "John Bougen", written over a light blue horizontal line.

John Bougen

Chair

Reefton Inc – Reefton's Business Association

Ph: 021 983 480

Email: john@reefton.nz

Cc Ronnie Buckman – Secretary – Reefton Inc. ronnie@reefton.nz

Hon Shane Jones

Minister for Oceans and Fisheries
 Minister for Regional Development
 Minister for Resources
 Associate Minister of Finance
 Associate Minister for Energy



15 July 2025

SJC1857

Jamie Cleine
 Mayor, Buller District
jamie.cleine@bdc.govt.nz

Dear Mayor Cleine

Thank you for your letter dated 17 June 2025 regarding your application to the Regional Infrastructure Fund (RIF) for the Westport Stormwater Integration with Structural Flood Protection project. I understand you have concerns regarding the status of your application.

As you are aware, Kānoa – Regional Economic Development & Investment Unit, which administers the RIF, received your application for the Westport Stormwater Integration with Structural Flood Protection project on 27 November 2024. An assessment was completed, and the project was initially recommended as 'not supported' on the basis it did not meet eligibility under the RIF criteria and had no element of co-investment. However, it was noted the application could be reconsidered as a 'resilience' project given its critical role in enabling the success of the broader flood resilience programme.

Since then, I understand Kānoa officials Warren Gilbertson, Regional Lead – West Coast and Mark Aliprantis, Commercial Advisor – Investment Management met you and the Buller District Council's leadership team to discuss rescoping the project. You then submitted a revised application on 13 June 2025 which has not yet been considered for funding.

I am informed Kānoa officials are currently preparing a Tranche 2 'Before the Deluge' flood resilience package which will be presented to the Regional Development Ministerial Group over the coming months. I anticipate your revised application will be included as part of this package.

Information on the stages applications move through in accessing financial support from the RIF, and estimated timeframes, can be found on the Grow Regions website: www.growregions.govt.nz/new-funding/regional-infrastructure-fund/.

Warren Gilbertson will contact you following the RDMG meeting to update you with the outcome of the funding decision.

Yours sincerely

Hon Shane Jones
Minister for Regional Development

cc Hon Simon Watts
Minister for Local Government
S.Watts@ministers.govt.nz

22 July 2025

Dear Mayor/Chair,

Improving information contributions to the National Infrastructure Pipeline

We are writing to request your council's continued input into the National Infrastructure Pipeline administered by the New Zealand Infrastructure Commission.

Last month, the Government welcomed the draft of the National Infrastructure Plan, which was produced by the Infrastructure Commission. The Plan is an important milestone that will help us improve the way we plan, fund, maintain and build our infrastructure.

A key evidence base informing the Plan is the National Infrastructure Pipeline, New Zealand's national dataset of infrastructure initiatives. We wrote to all councils last year requesting information contributions to the Pipeline about their activities to maintain, renew, and improve infrastructure. We have included a summary of councils' Pipeline submissions from the previous quarter below.

We strongly encourage you to make continued updates to and improvements in the quality and completeness of your submitted data. Pipeline information received by the end September 2025 (covering a 10-year view of infrastructure projects and maintenance programmes) is particularly important, because it will inform the final version of the National Infrastructure Plan.

Ongoing contributions to the Pipeline are essential to support decision-making across sectors, regions, and the construction market and it's important that your region's activity and needs are accurately represented. For example, data and insights from the Pipeline helped inform the Government's response to, and recovery planning for extreme weather events, such as Cyclone Gabrielle. As Government, we are especially keen to have full visibility of projects entering into procurement and construction to give industry better certainty about upcoming work.

We also encourage your council to submit on the draft National Infrastructure Plan, which provides a strategic overview and recommendations for New Zealand's infrastructure system settings and spending. The draft Plan has now been released for public consultation on the Infrastructure Commission's website here: <https://tewaihang.govt.nz/national-infrastructure-plan>.

Please forward this letter to any council-controlled or council-owned organisations with a role in planning and commissioning infrastructure, requesting that these organisations regularly contribute information to the Pipeline.

To discuss Pipeline information requirements, please email the Infrastructure Commission on pipeline@tewaihangagovt.nz. More information on the Pipeline is also available on the Commission's website: <https://tewaihangagovt.nz/the-pipeline>.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Chris Bishop'.

Hon Chris Bishop
Minister for Infrastructure

A handwritten signature in blue ink, appearing to read 'Simon Watts'.

Hon Simon Watts
Minister of Local Government

Council contributions to the National Infrastructure Pipeline

Councils continue working to improve the quality of their Pipeline submissions and include information on all anticipated infrastructure investment and activities. The following tables highlight the latest submission quarter that councils updated their initiatives in the Pipeline. The total value is recorded in millions of dollars based on information as at 30 June 2025 and includes committed and uncommitted initiatives. Total value for councils with three or less initiatives in the Pipeline is withheld. The tables split councils into groups of metro, provincial, rural, and regional councils. The red shading indicates councils that are yet to submit information on infrastructure initiatives they have underway and in planning to the Pipeline.

Table 1: Metro council Pipeline contributions

| Organisation | Latest submission quarter | Total value of initiatives (\$M) | Notes and indications |
|-----------------------------------|---------------------------|----------------------------------|-------------------------------|
| Auckland Council | 30 Jun 2025 | \$ 3,398 | |
| Auckland Transport | 30 Jun 2025 | \$ 3,934 | |
| Watercare | 31 Dec 2023 | \$ 11,098 | Committed to update Sept 2025 |
| Christchurch City Council | 30 Jun 2025 | \$ 4,018 | |
| Dunedin City Council | 30 Jun 2025 | \$ 378 | |
| Hamilton City Council | 30 Jun 2025 | \$ 3,316 | |
| Hutt City Council† | 30 Jun 2025 | \$ 618 | |
| Palmerston North City Council | 30 Jun 2025 | \$ 855 | |
| Porirua City Council† | 30 Jun 2025 | \$ 296 | |
| Queenstown Lakes District Council | 30 Jun 2025 | \$ 3,804 | |
| Tauranga City Council | 30 Jun 2025 | \$ 2,706 | |
| Upper Hutt City Council† | 30 Jun 2025 | \$ 2,463 | |
| Wellington City Council† | 30 Jun 2025 | \$ 1,211 | |
| Wellington Water | 30 Jun 2025 | \$ 657 | |
| Whangarei District Council | 31 Mar 2025 | \$ 704 | |
| Total | | \$ 39,456 | |

† Wellington Water is joint owned by Hutt, Porirua, Upper Hutt and Wellington city councils, South Wairarapa District Council and Greater Wellington Regional Council.

Table 2: Provincial council Pipeline contributions

| Organisation | Latest submission quarter | Total value of initiatives (\$M) | Notes and indications |
|--|---------------------------|----------------------------------|-----------------------------|
| Ashburton District Council | 30 Jun 2025 | \$ 65 | |
| Central Otago District Council | 30 Jun 2025 | \$ 101 | |
| Far North District Council | 30 Jun 2025 | \$ 229 | |
| Gisborne District Council | 30 Jun 2025 | \$ 494 | |
| Hastings District Council | 30 Jun 2025 | \$ 463 | |
| Horowhenua District Council | 30 Jun 2025 | \$ 49 | |
| Invercargill City Council | 30 Jun 2025 | \$ 537 | |
| Kaipara District Council | 30 Jun 2025 | \$ 167 | |
| Kapiti Coast District Council | 30 Jun 2025 | \$ 232 | |
| Manawatu District Council | 30 Jun 2025 | \$ 72 | |
| Marlborough District Council | 31 Mar 2025 | \$ 360 | |
| Masterton District Council | 30 Jun 2025 | \$ 319 | |
| Matamata-Piako District Council | 30 Jun 2025 | \$ 342 | |
| Napier City Council | | | Committed to submit in 2026 |
| Nelson City Council | 30 Jun 2025 | \$ 219 | |
| New Plymouth District Council | 30 Jun 2025 | \$ 1,166 | |
| Rotorua District Council | 30 Jun 2025 | \$ 604 | |
| Selwyn District Council | 30 Jun 2025 | \$ 251 | |
| South Taranaki District Council | 30 Jun 2025 | \$ 129 | |
| South Waikato District Council | 30 Jun 2025 | \$ 245 | |
| Southland District Council | | | |
| Tasman District Council | 31 Dec 2024 | \$ 717 | |
| Taupo District Council | | | |
| Thames-Coromandel District Council | 30 Jun 2025 | \$ 603 | |
| Timaru District Council | 30 Jun 2025 | \$ 63 | |
| Waikato District Council | 30 Jun 2025 | \$ 165 | |
| Waimakariri District Council | 30 Jun 2025 | \$ 378 | |
| Waipa District Council | 30 Jun 2025 | \$ 177 | |
| Waitaki District Council | 30 Jun 2025 | \$ 206 | |
| Western Bay of Plenty District Council | 30 Jun 2025 | \$ 539 | |
| Whakatane District Council | 30 Jun 2025 | \$ 340 | |
| Whanganui District Council | 30 Jun 2025 | \$ 381 | |
| Total | | \$ 9,615 | |

Table 3: Rural council Pipeline contributions

| Organisation | Latest submission quarter | Total value of initiatives (\$M) | Notes and indications |
|-------------------------------------|---------------------------|----------------------------------|-----------------------|
| Buller District Council | 30 Jun 2025 | \$ 40 | |
| Carterton District Council | 30 Jun 2025 | \$ 64 | |
| Central Hawkes Bay District Council | 31 Mar 2025 | TBC | |
| Chatham Islands Council | | | |
| Clutha District Council | 30 Jun 2025 | \$ 234 | |
| Gore District Council | 30 Jun 2025 | \$ 488 | |
| Grey District Council | | | |
| Hauraki District Council | 30 Jun 2025 | \$ 390 | |
| Hurunui District Council | 30 Jun 2025 | \$ 242 | |
| Kaikoura District Council | 30 Jun 2025 | \$ 49 | |
| Kawerau District Council | | | |
| Mackenzie District Council | | | |
| Opotiki District Council | 30 Jun 2025 | \$ 17 | |
| Otorohanga District Council | 30 Jun 2025 | \$ 18 | |
| Rangitikei District Council | | | |
| Ruapehu District Council | | | |
| South Wairarapa District Council† | | | |
| Stratford District Council | 30 Jun 2025 | \$ 50 | |
| Tararua District Council | 30 Jun 2025 | \$ 277 | |
| Waimate District Council | 30 Jun 2025 | \$ 76 | |
| Wairoa District Council | 30 Jun 2025 | \$ 221 | |
| Waitomo District Council | 30 Jun 2025 | \$ 159 | |
| Westland District Council | 30 Jun 2025 | \$ 479 | |
| Total | | \$ 2,803 | |

Table 4: Regional council Pipeline contributions

| Organisation | Latest submission quarter | Total value of initiatives (\$M) | Notes and indications |
|--------------------------------------|---------------------------|----------------------------------|-----------------------|
| Greater Wellington Regional Council† | 30 Jun 2025 | Witheld | |
| Canterbury Regional Council | 31 Mar 2025 | \$ 64 | |
| Waikato Regional Council | 30 Jun 2025 | \$ 26 | |
| Southland Regional Council | 31 Mar 2025 | Witheld | |
| Manawatu-Wanganui Regional Council | | | |
| Northland Regional Council | 30 Jun 2025 | \$ 24 | |
| Otago Regional Council | 30 Jun 2025 | \$ 32 | |
| Hawkes Bay Regional Council | 30 Jun 2025 | \$ 1,022 | |
| Taranaki Regional Council | 30 Jun 2025 | Witheld | |
| Bay of Plenty Regional Council | 30 Jun 2025 | \$ 76 | |
| West Coast Regional Council | 30 Jun 2025 | \$ 71 | |
| Total | | \$ 1,315 | |



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6-8 Brougham Street, PO Box 21
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Freephone 0800 807 239
Phone 03 788 9111

Attachment 2
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Reefton 7851, New Zealand
Phone 03 732 8821
Phone 03 732 8391

OFFICE OF THE MAYOR

19 June 2025

Director Appointment Confirmation – Rochelle Crossman

Sent via email: [REDACTED]

Dear Rochelle,

I am pleased to advise that your further appointment as Director, Buller Holdings Ltd has been formally approved by Council's Risk and Audit Committee at a meeting held 18 June 2025.

This appointment is for a three year term, commencing at the 2025 AGM of Buller Holdings Ltd and concluding at the 2028 BHL AGM.

Council wishes to convey our congratulations for your successful appointment and look forward to working closely with you and your board colleagues over the term of your directorship.

The success of the BHL group is vital to our community in both the direct and indirect benefits this provides and your skill and commitment is important to achieve this.

Best Regards

Jamie Cleine | Mayor
Mobile 027 423 2629 | Email jamie.cleine@bdc.govt.nz



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OFFICE OF THE MAYOR

26 June 2025

RAY CURNOW- PUBLIC FORUM RESPONSE

Via email: [REDACTED]

Dear Mr Curnow,

Thank you for speaking at public forum on 25 June where you raised your on-going desire to seek a public forum opportunity for the Risk and Audit Committee.

Council has asked me to refer you to the current RAC chair, Deputy Mayor Andrew Basher who is the appropriate person to determine any request to speak at RAC.

Please note earlier decisions made in regard to this matter were in consideration of councils standing orders, in particular, that public forum at a committee of council can only address matters that fall within the terms of reference for that committee.

With that in mind, please feel free to register for a speaking slot at RAC at least 24hrs before the next meeting which is currently scheduled for 13 August. Deputy Mayor Basher will consider your request and advise his decision.

If the RAC request is unsuccessful, you are of course always welcome to the public forum of full council which has an identical membership to RAC. The notice requirements are the same, however there is an ability to discuss a more diverse range of topics at council.

Best Regards

Jamie Cleine | Mayor
Mobile 027 423 2629 | Email jamie.cleine@bdc.govt.nz



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OFFICE OF THE MAYOR

26 June 2025

Anne Brewster - Rangitira Developments – Te Kuha Project

Via email: [REDACTED]

Dear Anne,

Thank you for your letter dated 29 May 2025 seeking consideration of matters pertaining to the Westport Water Reserve land under the Reserves Act 1977.

This was discussed by Councillors in our meeting of 25 June 2025. Council appreciates your approach and considers it appropriate for our staff to further engage with you and your team to understand the proposal in greater detail and any implications or options to consider in subsequent decision making by Council.

Councillors wish to advise our view that public input should be sought on any decisions Council may ultimately consider in relation to the status or scope of the reserve land. We wanted to signal this view up front so all parties can be mindful of this if or when further decisions are required.

Council also appreciates your offer to cover our actual and reasonable costs of obtaining satisfactory advice in order to inform both council and our community on any future decisions.

We look forward to discussing your approach further in due course.

Best Regards

Jamie Cleine | Mayor
Mobile 027 423 2629 | Email jamie.cleine@bdc.govt.nz



MTFJ Mayors Taskforce for Jobs
175 Victoria Street
Wellington 6011

30 June 2025

Hon. Louise Upston
Minister of Social Development
Via email: L.Upston@ministers.govt.nz

Subject: Request for Ministerial Engagement regarding Youth Employment Initiatives

Tēnā koe Minister,

Thank you again for our recent conversation and for your consideration of our earlier letter dated 4 April. We acknowledge that this is a fast-moving environment with a lot of change—but growing concern across our Mayoral network compels us to follow up.

The implications of the changes to the MSD Industry Partnerships, MTFJ Community Employment contracting model for the 2025 financial year are now becoming more fully understood at the local level and the sense of unease is deepening.

We write in good faith. We want to be very clear: Mayors and Councils are signing new contracts with MTFJ to work with MSD and remain committed to delivering to the best of our ability with this partnership. Our focus remains on supporting rangatahi into decent work. We are not walking away from our young people—many of whom we know by name and who turn to us because there is nowhere else to go. We will still be here. But we must also be honest: *government policy, not community reluctance, is opening up a dangerous gap.*

This is not a resistance to accountability or to delivering outcomes. It is our concern in this *substantive shift in policy focus*—away from early intervention and place-based enablement, toward a tightly prescribed programme focus of a benefit-status referral model.

We think that this undermines the youth in our communities and restricts their access to opportunities. In 2025, our youth are in a complex and ever-changing world. Our experience is that the transition from education to employment and economic self-determination is overwhelming, and increasingly so. Especially in today's economic environment where there are significant job constraints in many parts of the country.

We are very concerned about the change in policy approach. We respectfully highlight three core areas of concern:

1. Curtailment of Early Intervention Approaches

The narrowing of scope away from NEETs reduces our ability to engage young people before they disengage entirely. This shift from proactive to reactive programming increases the likelihood of deeper and more costly long-term disengagement of youth from employment and cost to the whole system of government, and of community and economy.

2. Reduced Local Autonomy and Innovation

The new operating conditions centralise oversight and reduce councils' ability to tailor solutions to local needs. MTFJ's strength lies in trusted local relationships—with employers, iwi, and youth—and this shift risks weakening those bonds by limiting the flexibility that



makes our work responsive and effective. Councils are not case managers; our role is as economic enablers. Iwi partners, in particular, are expressing concern that the duplication and encroachment in this new model blurs roles and responsibilities. The strength of MTFJ has always been in its ability to respond to context, culture, and place—with trusted relationships and kaupapa-based engagement. That relational capital is now at risk.

3. **Overlap with other funding reductions**

At a local level reduced frontline government funding support across a number of areas are starting to amplify, particularly in Rural and Provincial areas. In some communities, that means that with the move of MTFJ CEP interventions away from NEETs, there are now no other Youth Development or post-education supports available – a gap further exacerbated by the disarray resulting from the ITO, polytechnic, and Te Pūkenga reforms.

4. **Use of a deficit model of thinking for our most valuable community members**

At MTFJ, we have learned, particularly through our partnership with Tuia te Here Tangata, and employment pathways work coming out of the Global Financial Crisis and the John Key National Government Jobs Summit initiative, that a strengths-based approach for our youth is the most powerful. Our youth are already facing increased mental health challenges, and the policy move takes our good local support networks further away from those that need it and deserve it the most. We cannot, in good conscience, allow government policy to put those young people in the “blame” or “wrong” category when it comes to their employment status.

Minister, we recognise that these are political choices—and we respect your right to make them. But we feel duty-bound to inform you of the potential consequences.

As one of our mayors put it: “*..political choices are opening this gap.*” We are continuing to serve young people in our communities, including NEETs, because we believe that’s what MTFJ and our belief in localism is here to do.

However, we must be upfront: we are now significantly less able to dedicate time and resource to those outside the new scope. In many districts, there is no other agency who will pick these young people up. If MTFJ steps back, they fall through the cracks. That is not a theoretical concern—it is a real and immediate gap.

We are calling this to your attention now so that we can work together to mitigate those gaps. We understand the broader political drivers and are not seeking to revisit decisions already made.

We respectfully request an in-person engagement between your office and the MTFJ Core Group. With your support, we believe it is possible to protect the integrity of what works for our young people, mitigate emerging gaps, and co-design a future-proofed model that reinforces localism, supports early intervention, and retains the collaborative strength that has defined MTFJ for over 25 years.

Nā māua noa, nā

Mayor Alex Walker
Chair, MTFJ



MTFJ Member Mayors in support of this letter:

Name: Jamie Cleine

Title: Mayor of Buller District

Signature: 

Date: 01-07-2025

OFFICE OF THE MAYOR

Jamie Cleine

30 June 2025

Stuart Mutch
Partner
Ernst & Young
Level 2, 40 Bowen Street
Wellington

Dear Stuart

LETTER OF REPRESENTATION FOR THE AUDIT OF THE BULLER DISTRICT COUNCIL LONG-TERM PLAN 2025-2034

This representation letter is given in connection with your audit, conducted on behalf of the Auditor-General, to provide a report on Buller District Council's (the Council's) Long-term Plan (LTP) for the nine years commencing 1 July 2025.

This representation letter is provided to you in connection with your responsibility under the Local Government Act 2002 (the Act) to report on:

- whether the LTP gives effect to the purpose set out in section 93(6) of the Act; and
- the quality of information and assumptions underlying the forecast information provided in the LTP.

We understand that your audit was carried out in accordance with International Standard on Assurance Engagements (New Zealand) 3000 (Revised) Assurance Engagements Other Than Audits or Reviews of Historical Financial Information. In meeting the requirements of this standard, we understand you took into account particular elements of the Auditor-General's Auditing Standards and International Standard on Assurance Engagements 3400 The Examination of Prospective Financial Information that were consistent with those requirements. We also understand that your audit was (to the extent that you deemed appropriate) for the purposes of expressing an opinion about whether the LTP provides a reasonable basis for long-term integrated decision-making by the Council and for accountability of the Council to the community, and whether the information and assumptions underlying the forecast information in the LTP are reasonable. We understand the audit would not necessarily disclose any or all irregularities should any exist.

We acknowledge that actual results are likely to be different from the forecast information because anticipated events frequently do not occur as expected and the variation may be material, and that you express no opinion about whether the forecasts will be achieved. We also acknowledge that you do not express an opinion on the merits of any policy content of the LTP.

We confirm, to the best of our knowledge and belief, the following representations:

General

- 1 The Council accepts that it is responsible for the preparation of the LTP that meets the requirements of the Act.
- 2 In complying with the requirements of the Act in relation to the LTP, we have acted in such a manner and included in the LTP such detail as we consider on reasonable grounds to be appropriate.
- 3 The LTP has been prepared using the best information currently available to the Council and accordingly the forecast information included in the LTP is our best forecast of anticipated events for the nine years commencing 1 July 2025, except for the waters matter noted below. The LTP sets out that:
 - a. Council's preferred option is to establish a separate council-controlled organisation, which will see activities being transferred out of the council from 1 July 2027. However, the council has prepared the LTP with the assumption it will remain responsible for these activities and control the associated assets.
- 4 The LTP has been prepared and is consistent with Council's own policies and strategies and the strategies and policies of other organisations where appropriate.
- 5 We believe the effects of uncorrected misstatements (summarised in Appendix A) are immaterial, both individually and in the aggregate, to the LTP as a whole.

New Zealand Transport Agency Funding of the Special Purpose Road 2027/28 to 2034/2025

- 6 We acknowledge the significance of the identified audit difference in relation to uncertainty associated with the forecast funding from the New Zealand Transport Agency in regards to the Special Purpose Road for the periods 2027/28 to 2034/35. We acknowledge your position that this additional funding has not been confirmed. However, we consider the forecast revenue and associated capital and operational expenditure to be supportable on the basis of our assessed requirements for the Special Purpose Road to support resilience and enduring access for the District.

Underlying information and assumptions

- 7 The forecast information has been properly prepared on the basis of the underlying information and the assumptions adopted. Except for the waters matter (refer to 3a), the assumptions and information underlying the forecast information are reasonable and supportable in the context of the Council's position and have been based on the best information currently available to the Council. The assumptions are consistent among themselves, consistent with the current strategies and plans of the Council, and have been consistently applied.
- 8 All significant forecasting assumptions have been included in the preparation of the forecast information and have been clearly identified in the LTP. Where significant forecasting assumptions have a high level of uncertainty, that uncertainty has been stated and the potential effects of the uncertainty on the forecast financial information have been provided.
- 9 The LTP includes all the items of operating expenditure and capital projects the Council reasonably expects will be done in the nine years covered by the plan, based on the best information currently available to the Council.
- 10 The forecasts of capital expenditure and operating expenditure are supported by, and consistent with, underlying information such as asset management plans and the infrastructure strategy.
- 11 The records maintained by the Council were adequate for the preparation of the Council's LTP.
- 12 We have made available to you all supporting documentation on the information and assumptions underlying the forecast information used to prepare the LTP.
- 13 All minutes of meetings of the Council and its sub-committees held to date have been made available to you for inspection, including summaries of recent meetings for which minutes have not yet been prepared or approved.

Water services delivery plan

- 14 The LTP and its underlying information has not been prepared on a consistent basis with the decisions and content of the water service delivery plan. This inconsistency, together with our reason for the inconsistency, is disclosed in the LTP.

Performance framework

- 15 The forecast information and proposed performance measures provide an appropriate framework for the meaningful assessment of the actual levels of service. Except for the waters matter (refer to 3a), the performance measures reflect the intended levels

of service for those activities the Council has chosen to carry out in response to community consultation and legislative requirements. Proposed performance targets are based on the equivalent basis of reasonable and supportable assumptions and underlying information.

Systems and processes

- 16 The Council accepts that it is responsible for establishing and maintaining systems and processes designed to provide reasonable assurance about the integrity and reliability of the forecast information. The Council has maintained effective systems and processes, and they have operated to generate accurate and reliable forecast information.

Legislative compliance

- 17 The Council accepts that it is responsible for ensuring that all applicable aspects of the Act that affect the LTP have been complied with. Except for the waters matter (refer to 3a), to the best of its knowledge, the Council has complied with all legislative requirements in the preparation of the LTP.
- 18 The Council has followed the decision-making provisions of Part 6 of the Act in making decisions about the content considered for inclusion and exclusion from the LTP.
- 19 The Council followed the special consultative procedures outlined in the Act in relation to the consultation document. All changes to the underlying information resulting from consultation have been appropriately reflected in the LTP.
- 20 We have a significance and engagement policy that outlines the Council's approach to determining the significance of proposals and decisions in accordance with section 76AA of the Act.
- 21 The Council has considered the balanced budget requirements outlined in section 100 of the Act, and is managing its revenue, expenses, assets, liabilities, and general financial dealings prudently as required by sections 101 and 101A of the Act. We have made adequate provision to meet the expenditure needs of the Council identified in the LTP.
- 22 The Council has adopted and applied the following policies in the development of the LTP:
- a revenue and financing policy that complies with section 103 of the Act and has been prepared after consideration of the matters outlined in section 101(3) of the Act;
 - a liability management policy that complies with section 104 of the Act;
 - an investment policy that complies with section 105 of the Act;

- a development contributions policy that complies with section 106 of the Act; and
- a rates remission policy that complies with section 108 and 110 of the act.

These policies have formed the basis for the financial parameters used in the preparation of the LTP.

- 23 All the information required by Part 1 of Schedule 10 of the Act has been included in the LTP.
- 24 All the information required by the Local Government (Financial Reporting and Prudence) Regulations 2014 has been included in the LTP.

Generally accepted accounting practice

- 25 The accounting policies applied to the forecast financial statements comply with generally accepted accounting practice and are those that the Council intends to use in the future for reporting historical financial statements. Any change in accounting policy from policies previously applied and reported in historical financial statements has been disclosed in the LTP.
- 26 The estimated effect of the revaluation of service delivery assets has been incorporated into the LTP.
- 27 Except for the waters matter (refer to 3a), the forecast financial information has been prepared and presented in accordance with PBE FRS 42 *Prospective Financial Statements*.
- 28 Except for the waters matter (refer to 3a), the forecast financial information has been prepared in accordance with the accounting policies.
- 29 The Council's assumption about future price changes on the forecast financial information is based on the best information currently available to the Council and is reasonable and supportable.
- 30 The information utilised to establish the opening financial position of Council for the purpose of the LTP at 1 July 2025 has been developed from the best available information. We acknowledge that we have not adopted financial statements for the year ended 30 June 2023 and 30 June 2025. However, we consider that the position forecast as at 1 July 2025 is appropriate for the purposes of inclusion within Councils 2025-34 forecasting for the purposes of the LTP.

Publication of the LTP and related audit report on the Council's website

- 31 The Council accepts that it is responsible for the electronic presentation of the audited LTP.
- 32 The electronic version of the audited LTP and related audit report presented on the website are the same as the final signed version of the audited LTP and audit report.
- 33 We have clearly differentiated between audited and unaudited information in the preparation of the LTP on the Council's website and understand the risk of potential misrepresentation in the absence of appropriate controls.
- 34 We have assessed the security controls over audited forecast information and the related audit report and are satisfied that procedures in place are adequate to ensure the integrity of the information provided.
- 35 Where the audit report on the full LTP is provided on the website, the LTP is also provided in full.

These representations are made at your request, and to supplement information obtained by you from the records of the Council and to confirm information given to you orally.

Yours faithfully



Jamie Cleine
Buller District Mayor



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6-8 Brougham Street, PO Box 21
Westport 7866, New Zealand
Freephone 0800 807 239
Phone 03 788 9111

Attachment 2
Reefton Visitor & Service Centre
67-69 Broadway, PO Box 75
Reefton 7851, New Zealand
Phone 03 732 8821
Phone 03 732 8391

OFFICE OF THE MAYOR

2 July 2025

Kevin Smith - Public Forum Response

Via email: [REDACTED]

Dear Kevin,

Thank you for speaking at public forum on 25 June about concerns you have with spending on the dredge Kawatiri.

I also appreciated you sharing your notes so I could get the answers to your various questions.

The work schedule from the recent slipping of the Kawatiri in Nelson is also attached, this provides a lot of detail on the specific parts, maintenance and inspections that were carried out while the vessel was on the slip and the costs of these.

The need or otherwise for the various repairs is guided by experienced marine engineering advice used by Council. I understand this includes various engineering providers some of which have been involved with the planned maintenance of Kawatiri for many years. These advisors have a very good knowledge of the Kawatiri's prior and current state which should inform a pragmatic approach to keeping the vessel fit for purpose.

The following questions I have lifted directly from the notes you provided, and the answers are below each one.

1. I would expect to be seeing monthly reporting on all port activity.
The Risk and Audit Committee workplan was endorsed by Council confirming a September report for the Harbour/Dredge.
2. So what then happened in Nelson, does anyone know?
The initial slipping worklist was reduced significantly due to uncertainty of work going forward.
Once slipping commenced the RIF funding was formally announced - the work scope was increased to enable the RIF work to be completed. This approach was considered to be prudent dredge management.
3. We had the inspection and slip expense. but then there was extra work. The main modification work seemed to consist of the crane, the suction pump engine, and possibly the DOP.
Just to confirm there is no DOP pump. That option was replaced with a Bell pump which is to be funded from the RIF.
No work was completed on the dredge pump - as this is separate.

Please note it was the dredge pump engine and gearbox that were replaced.

4. As far as repair work goes, - there was talk of damage following the grounding, the prop shaft.
Wasn't that an insurance job?
There was no damage to the propellor shafts. Standard survey work of drawing, inspecting and replacing with new seals was completed on these.
Rudder stocks are damaged and will be repaired under an insurance claim which has been accepted by the insurer.
5. The suction pump diesel engine and gearbox were replaced with new items.
As above no work was completed on the dredge pump – noting the pump engine and gearbox were replaced.
6. The Chinese Cummins engine replacement was incompatible with the gearbox as a result we saw the gearbox, along with that new engine being replaced.
Please note that all KT Cummins engines are manufactured in China.
As above the pump engine and gearbox were replaced.
7. What were the reasons for embarking on an engine replacement rather than an overhaul ?
Based on independent engineering advice the most economical and pragmatic option was to replace the engine and gearbox.
8. How did the costs of both options compare ?
The new engine versus the more common overhaul.
Based on the repair cost for the starboard main engine in 2020 and taking into account the increase in labour costs and the availability of critical parts - it was not economic to repair and was considered at the end of its useful life. It was more cost effective to replace the engine.
9. The very same questions should apply to the main engine maintenance programme.
Why is there even talk of replacement ?
There has not been any main engine replacement – only the pump engine has been replaced.
10. Where is the income from the disposal of all these items?
There must be several of them. . .Suction Pump Engine gearbox. The previous crane. What else?
What happens to the parts that are removed?

Some parts are stored if they are usable for other replacement areas.
Some items are scrap which is sold and funds put back into the Council accounts.

11. Crane replacement problems., electrics?
Yes there were electrical teething issues with the crane install. Mitigations were put in place and the crane is currently fully operational.
12. Crane swing requiring removal of some super structure.
Forward funnel casing removal was always planned and has enabled a greater range of functionality for the crane and improved the range and type of work the Kawatiri can undertake.
13. Nelson slip expenses, financial statements.
I had seen them, over a week ago now. I am concerned that the cost overruns are going to offset any profit from the upcoming RIF work.
As above slipping work scope had to be increased to enable RIF work to be completed. This scope increase occurred once it was clear that RIF funding and associated dredging work would be available.
14. Steve is the Kawatiri Dredge Master.
It seemed strange to see him involved with our main competitor.
Steve is contracted to Council only when work is available.
Steve needs to make a living and is not prevented by Council from seeking work from other sources. Steve has specialised skills as a dredge master and contracting him to the Kawatiri only when there is work to complete is another pragmatic approach to avoid the cost of a full time dredge master, especially given the intermittent nature of the dredging contracts themselves.
15. Is this a Conflict of Interest? No
16. I had heard Steve now holds a BDC title, Dredge Business Development Manager.
Is this correct and what are his contract arrangements?
Dredge Master/Operations Manager is the role he is contracted to provide for Council. As is usual practice the contract document itself is a commercial and confidential agreement.
17. Is he a BDC staffer ?
Steve is a contractor.

I'm hopeful the above answers and the attached schedule has captured your key questions and provided further information for you.

Best Regards



Jamie Cleine | Mayor

Mobile 027 423 2629 | Email jamie.cleine@bdc.govt.nz

Schedule 1 Slipping of Kawatiri March 2025 - Enginerooms and Services

Upper Limit

Final Cost

Variance

1 Main Engine Port

| | | | |
|---|-------------|-------------|--------------|
| 1) Service lube oil scavenge and pressure pumps | \$ - | \$ - | \$ - |
| 2) Oil cooler acid wash | \$ 910.00 | \$ 738.10 | -\$ 171.90 |
| 3) Water cooler acid wash | \$ 910.00 | \$ 738.10 | -\$ 171.90 |
| 4) Service raw water pump | \$ - | \$ - | \$ - |
| 5) Turbo service required | \$ 7,000.00 | \$ - | -\$ 7,000.00 |
| 6) Service fresh water pump | \$ - | \$ - | \$ - |
| 7) Alarm and Shutdown Test | \$ - | \$ - | \$ - |
| | \$ 8,820.00 | \$ 1,476.20 | -\$ 7,343.80 |

2 Main Engine Starboard

| | | | |
|---|-------------|-------------|--------------|
| 1) Service lube oil scavenge and pressure pumps | \$ - | \$ - | \$ - |
| 2) Oil cooler acid wash | \$ 910.00 | \$ 721.85 | -\$ 188.15 |
| 3) Water cooler acid wash | \$ 910.00 | \$ 721.85 | -\$ 188.15 |
| 4) Turbo service required | \$ 6,000.00 | \$ - | -\$ 6,000.00 |
| 5) Service raw water pump | \$ - | \$ - | \$ - |
| 6) Service fresh water pump | \$ - | \$ - | \$ - |
| 7) Alarm and Shutdown Test | \$ - | \$ - | \$ - |
| | \$ 7,820.00 | \$ 1,443.70 | -\$ 6,376.30 |

3 Gearbox Port

| | | | |
|----------------------------|------|------|------|
| 1) Open and inspect | \$ - | \$ - | \$ - |
| 2) Varyify oil pressures | \$ - | \$ - | \$ - |
| 3) Minor parts and repairs | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

4 Gearbox Starboard

| | | | |
|----------------------------|------|------|------|
| 1) Open and inspect | \$ - | \$ - | \$ - |
| 2) Varyify oil pressures | \$ - | \$ - | \$ - |
| 3) Minor parts and repairs | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

5 Generator Engine Port

| | | | |
|---------------------------|-----------|-----------|------------|
| 1) Oil cooler acid wash | \$ 910.00 | \$ 725.59 | -\$ 184.41 |
| 2) Water cooler acid wash | \$ 910.00 | \$ 725.60 | -\$ 184.40 |

Schedule 1 Slipping of Kawatiri March 2025 - Enginerooms and Services

| | Upper Limit | Final Cost | Variance |
|----------------------------|-------------|-------------|------------|
| 3) | \$ - | \$ - | \$ - |
| 4) Alarm and Shutdown Test | \$ - | \$ - | \$ - |
| | \$ 1,820.00 | \$ 1,451.19 | -\$ 368.81 |

6 Generator Port

| | | | |
|--------------------------------------|-------------|-------------|--------------|
| 1) Open and inspect | \$ 1,000.00 | \$ 2,332.50 | \$ 1,332.50 |
| 2) Insulation Test baker test -trind | \$ 1,000.00 | \$ - | -\$ 1,000.00 |
| | \$ 2,000.00 | \$ 2,332.50 | \$ 332.50 |

7 Generator Engine Starboard

| | | | |
|----------------------------|-------------|-------------|------------|
| 1) Oil cooler acid wash | \$ 910.00 | \$ 725.77 | -\$ 184.23 |
| 2) Water cooler acid wash | \$ 910.00 | \$ 725.77 | -\$ 184.23 |
| 3) | \$ - | \$ - | \$ - |
| 4) Alarm and Shutdown Test | \$ - | \$ - | \$ - |
| | \$ 1,820.00 | \$ 1,451.54 | -\$ 368.46 |

8 Generator Starboard

| | | | |
|-------------------------------------|-------------|-------------|-------------|
| 1) Open and inspect | \$ 1,000.00 | \$ 2,712.83 | \$ 1,712.83 |
| 2) Insulation Test baker test Trind | \$ - | \$ - | \$ - |
| | \$ 1,000.00 | \$ 2,712.83 | \$ 1,712.83 |

9 Pump Engine

| | | | |
|----|------|------|------|
| 1) | \$ - | \$ - | \$ - |
| 2) | \$ - | \$ - | \$ - |
| 3) | \$ - | \$ - | \$ - |
| 4) | \$ - | \$ - | \$ - |
| 5) | \$ - | \$ - | \$ - |
| 6) | \$ - | \$ - | \$ - |
| 7) | \$ - | \$ - | \$ - |
| 8) | \$ - | \$ - | \$ - |
| 9) | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

10 Pump Engine Gearbox and Flexi Coupling

| | | | |
|----|------|------|------|
| 1) | \$ - | \$ - | \$ - |
| 2) | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

Schedule 1 Slipping of Kawatiri March 2025 - Enginerooms and Services**11 Dredge Pump**

| | Upper Limit | Final Cost | Variance |
|----|-------------|------------|----------|
| 1) | \$ - | \$ - | \$ - |
| 2) | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

12 Jetwater Engine

| | | | |
|----------------------------|-----------|------|-----------|
| 1) Service | \$ - | \$ - | \$ - |
| 2) Water cooler acid wash | \$ 910.00 | \$ - | \$ 910.00 |
| 3) | \$ - | \$ - | \$ - |
| 4) Alarm and Shutdown Test | \$ - | \$ - | \$ - |
| | \$ 910.00 | \$ - | \$ 910.00 |

13 Jetwater Clutch and Pump

| | | | |
|----|------|------|------|
| 1) | \$ - | \$ - | \$ - |
| 2) | \$ - | \$ - | \$ - |
| 3) | \$ - | \$ - | \$ - |
| 4) | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

14 Fire, Ballast and Flushing Pumps

| | | | |
|----|------|------|------|
| 1) | \$ - | \$ - | \$ - |
| 2) | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

15 Hydraulic Pumps (incl solenoids)

| | | | |
|----|------|------|------|
| 1) | \$ - | \$ - | \$ - |
| 2) | \$ - | \$ - | \$ - |
| 3) | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

16 Fire Lines (incl valves and manifolds)

| | | | |
|---|-------------|-------------|-------------|
| 1) Replace pumproom pipe section (line to emergency FP) | \$ 5,200.00 | \$ 6,394.95 | \$ 1,194.95 |
| 2) Replace defective Valves as required | \$ - | \$ - | \$ - |
| 3) | \$ - | \$ - | \$ - |
| 4) | \$ - | \$ - | \$ - |
| | \$ 5,200.00 | \$ 6,394.95 | \$ 1,194.95 |

Schedule 1 Slipping of Kawatiri March 2025 - Enginerooms and Services**17 Ships Side Valves**

| | Upper Limit | Final Cost | Variance |
|---|-------------|--------------|--------------|
| 1) Non dredging over board valves, remove, checked, service and replace | \$ - | \$ - | \$ - |
| 2) Dredging over board valves, remove, checked, service and replace | \$ - | \$ - | \$ - |
| 3) Remove and blank ER dredge self discharge intake valves | \$ - | \$ 10,464.04 | \$ 10,464.04 |
| | \$ - | \$ 10,464.04 | \$ 10,464.04 |

18 Bilge Lines (incl valves)

| | | | |
|---|------|------|------|
| 1) Replace defective Valves as required | \$ - | \$ - | \$ - |
| 2) Replace defective pipe as required | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

19 Engine Cooling Pipes (incl valves)

| | | | |
|---|------|------|------|
| 1) Replace defective Valves as required | \$ - | \$ - | \$ - |
| 2) Replace defective pipe as required | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

20 Flushing Lines (incl valves)

| | | | |
|--|--------------|------|--------------|
| 1) Replace defective Valves as required | \$ - | \$ - | \$ - |
| 2) Replace defective pipe as required cap this cost at 15k with pyers Plumbing - review scope once on the slip | \$ 15,000.00 | \$ - | \$ 15,000.00 |
| | \$ 15,000.00 | \$ - | \$ 15,000.00 |

21 Hydraulic lines (incl valves)

| | | | |
|--|------|------|------|
| 1) Replace door ram supply / return lines above deck as quoted REA ENG | \$ - | \$ - | \$ - |
| 2) | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

22 Hydraulic Control Systems

| | | | |
|----|------|------|------|
| 1) | \$ - | \$ - | \$ - |
| 2) | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

23 Fuel, Lub and void Tanks

| | | | |
|--|-------------|-------------|-------------|
| 1) Open clean and inspect forepeak tank | \$ 2,000.00 | \$ 2,087.50 | \$ 87.50 |
| 2) Open clean and inspect aftpeak void | \$ 2,000.00 | \$ - | \$ 2,000.00 |
| 3) Open clean and inspect port bouyancy void | \$ 1,800.00 | \$ - | \$ 1,800.00 |
| 4) Open clean and inspect duct keel void | \$ 2,000.00 | \$ - | \$ 2,000.00 |
| 5) Open clean and inspect stbt fuel tank | \$ 2,600.00 | \$ 318.25 | \$ 2,281.75 |

Schedule 1 Slipping of Kawatiri March 2025 - Enginerooms and Services

| | Upper Limit | Final Cost | Variance |
|---|--------------|-------------|---------------|
| 6) Open clean and inspect pumproom daily service tank | \$ 800.00 | | -\$ 800.00 |
| 7) Open clean and inspect pumproom dirty oil tank | \$ 1,000.00 | | -\$ 1,000.00 |
| 8) Open clean and inspect pumproom overflow tank | \$ 800.00 | | -\$ 800.00 |
| 9) Open clean and inspect engineroom overflow tank | \$ 800.00 | | -\$ 800.00 |
| 10) Open clean and inspect engineroom dirty lube oil tank | \$ 1,200.00 | | -\$ 1,200.00 |
| 11) Open clean and inspect engineroom oily bilge tank | \$ 1,200.00 | | -\$ 1,200.00 |
| 12) Open clean and inspect fresh water tank | \$ 900.00 | | -\$ 900.00 |
| 13) Open clean and inspect port chain locker | \$ 1,200.00 | | -\$ 1,200.00 |
| 14) Open clean and inspect starboard chain locker | \$ 1,200.00 | | -\$ 1,200.00 |
| | \$ 19,500.00 | \$ 2,405.75 | -\$ 17,094.25 |

24 Fuel and Lub Lines (incl valves)

| | | | |
|---|--------------|--------------|-------------|
| 1) Replace main engine / generator engine fuel lines | \$ - | | \$ - |
| 2) | \$ - | | \$ - |
| 3) | \$ - | | \$ - |
| 4) Inspect and refurbish bunker valves | \$ - | | \$ - |
| 5) Replace sections / all fuel tank cross over line | \$ 5,300.00 | \$ 10,508.36 | \$ 5,208.36 |
| 6) Replace sections / all fuel tank cross overflow line | \$ 5,300.00 | \$ 4,723.47 | -\$ 576.53 |
| | \$ 10,600.00 | \$ 15,231.83 | \$ 4,631.83 |

25 Exhausts, Forced Air and Extraction (pump room engine room)

| | | | |
|---|------|------|------|
| 1) Replace all pump room venting | \$ - | \$ - | \$ - |
| 2) Reduce height of pump room trunking and reconfigure exhausts | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

26 Alarms and Monitoring

| | | | |
|--|------|------|------|
| 1) Test the oil pressure alarms and shutdowns on the engines | \$ - | \$ - | \$ - |
| 2) Test bilge alarms | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

27 Bilges, Frames and Shell Plating

| | | | |
|--|--------------|-------------|---------------|
| 1) Pump out bilges and dispose of waste budget 4.8 k | \$ 4,800.00 | \$ 1,345.00 | -\$ 3,455.00 |
| 2) Water blast E/R bilges | \$ 11,500.00 | \$ - | -\$ 11,500.00 |
| 3) Assess repairs to bilges and repair accordingly | \$ - | \$ - | \$ - |
| 4) Prep and paint port side aft pump room frames and plating. sever corrosion - to be priced & discussed | \$ 6,000.00 | \$ - | -\$ 6,000.00 |
| 5) Prime and paint specific areas as required (allow for 2 full days with 4 staff) as time suits | \$ 6,000.00 | \$ - | -\$ 6,000.00 |

Schedule 1 Slipping of Kawatiri March 2025 - Enginerooms and Services

| Upper Limit | Final Cost | Variance |
|--------------|-------------|---------------|
| \$ 28,300.00 | \$ 1,345.00 | -\$ 26,955.00 |

28 Main Switchboard and Mega Tests

| | | | |
|---------------------------------|--------------|-------------|--------------|
| 1) Clean switchboards | \$ 3,000.00 | \$ 3,112.50 | \$ 112.50 |
| 2) Breaker tests | \$ 1,000.00 | \$ 456.25 | -\$ 543.75 |
| 3) Mega test transformers | \$ 500.00 | \$ 930.00 | \$ 430.00 |
| 4) Insulation test wiring | \$ 3,000.00 | \$ 1,216.25 | -\$ 1,783.75 |
| 5) Mega test motors (31 motors) | \$ 3,000.00 | \$ 955.00 | -\$ 2,045.00 |
| | \$ 10,500.00 | \$ 6,670.00 | -\$ 3,830.00 |

29 Propellers

| | | | |
|--|--------------|--------------|-------------|
| 1) Remove and replace blades | \$ - | \$ 5,036.05 | \$ 5,036.05 |
| 2) Repair and dress blades 8 off | \$ 5,480.00 | \$ 5,699.07 | \$ 219.07 |
| 3) Scan port & stb blade plus bow thruster | \$ 6,000.00 | \$ 10,600.00 | \$ 4,600.00 |
| | \$ 11,480.00 | \$ 21,335.12 | \$ 9,855.12 |

30 Shafts

| | | | |
|--|--------------|--------------|--------------|
| 1) Draw shafts , inspect, crack test, clearances and replace | \$ 15,000.00 | \$ 33,003.10 | \$ 18,003.10 |
| 2) Supply seals etc lagersmit in transit as of 21st Feb | \$ 40,000.00 | \$ 40,668.44 | \$ 668.44 |
| 3) | \$ - | | \$ - |
| | \$ 55,000.00 | \$ 73,671.54 | \$ 18,671.54 |

31 Rudders and Steering Gear

| | | | |
|--|--------------|--------------|-------------|
| 1) Draw shafts , inspect, crack test, clearances and replace | \$ 9,600.00 | \$ 18,026.94 | \$ 8,426.94 |
| 2) Supply seals only bearing & engineering - local supply | \$ 1,000.00 | \$ 1,250.83 | \$ 250.83 |
| 3) | \$ - | | \$ - |
| | \$ 10,600.00 | \$ 19,277.77 | \$ 8,677.77 |

32 Bow Thruster

| | | | |
|--|-------------|-------------|--------------|
| 1) Remve bow thruster grills [scaffolding required] | \$ 6,924.35 | \$ 1,500.00 | -\$ 5,424.35 |
| 2) Remove thruster from vessel and Strip bow thruster for overhaul | \$ - | \$ - | \$ - |
| 3) Replace blade seals fluid power plus oil | \$ 6,500.00 | \$ 7,350.00 | \$ 850.00 |
| 4) dress blades | \$ 1,800.00 | \$ 4,121.58 | \$ 2,321.58 |
| 5) Check linkage play | \$ - | \$ - | \$ - |
| 6) Supply bow thruster parts only | \$ - | \$ - | \$ - |
| 7) Overhaul pitch transmitter | \$ - | \$ - | \$ - |

Schedule 1 Slipping of Kawatiri March 2025 - Enginerooms and Services

| | Upper Limit | Final Cost | Variance |
|---|--------------|--------------|--------------|
| 8) Servo ram reconditioning | \$ - | \$ - | \$ - |
| 9) Main filter replacement / oil change | \$ - | \$ - | \$ - |
| | \$ 15,224.35 | \$ 12,971.58 | -\$ 2,252.77 |

33 Hull and Topsides Protection

| | | | |
|--|--------------|---------------|--------------|
| 1) Replace worn anodes x 20 +/- anodes owner supply | \$ 540.00 | \$ 2,991.65 | \$ 2,451.65 |
| 2) Remove / replace sea grills | \$ - | \$ - | \$ - |
| 3) High pressure blast water line to keel and spot areas above waterline | \$ 9,610.00 | \$ 9,610.00 | \$ - |
| 4) Spot prime above | \$ 3,300.00 | \$ 3,300.00 | \$ - |
| 5) Topcoat spot repairs above water line | \$ 2,400.00 | \$ 2,400.00 | \$ - |
| 6) Apply 3 or 5 year anti foul coating water line to keel INCLUDES \$10,400 slip clean up | \$ 51,730.00 | \$ 65,167.50 | \$ 13,437.50 |
| 7) Prep and paint E/R exhaust trunking | \$ 9,400.00 | \$ - | -\$ 9,400.00 |
| 8) Thickness testing of hull and decks to Surveyors specification (E/R fwd bulkhead aft) | \$ - | \$ - | \$ - |
| 9) Anodes - owner supply MZ 8 X 20 OFF | \$ 3,200.00 | \$ 5,386.97 | \$ 2,186.97 |
| 10) Altex coatings supply paint products as required (Painting cost information ambiguity) | \$ - | \$ 50,400.00 | \$ 50,400.00 |
| | \$ 80,180.00 | \$ 139,256.12 | \$ 59,076.12 |

Group Funding (work to be managed to meet budget)

| | | | |
|----|---------------|---------------|--------------|
| 1) | \$ - | \$ - | \$ - |
| 2) | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |
| | \$ 285,774.35 | \$ 319,891.66 | \$ 34,117.31 |

Deck and Deck Services**34 Anchoring Systems**

| | | | |
|---|-------------|------|--------------|
| 1) No work required to anchor winch and capstans | \$ - | \$ - | \$ - |
| 2) Range anchor chain for conformance testing. | \$ - | \$ - | \$ - |
| 3) Conformance inspection and measure anchor chains | \$ 1,440.00 | \$ - | -\$ 1,440.00 |
| 4) | \$ - | \$ - | \$ - |
| | \$ 1,440.00 | \$ - | -\$ 1,440.00 |

35 Mooring Equipment (Winches, Bitts, Panama's and Fairlead Rollers)

| | | | |
|---|-------------|-----------|--------------|
| 1) Fwd roller fairlead remove, repair and refit | \$ 3,200.00 | \$ 752.50 | -\$ 2,447.50 |
| 2) Spud Penetration and Shaft | \$ - | \$ - | \$ - |

Schedule 1 Slipping of Kawatiri March 2025 - Enginerooms and Services

| | Upper Limit | Final Cost | Variance |
|---|-------------|------------|--------------|
| 3) Supply design drawings for pumproom spud | \$ - | \$ - | \$ - |
| | \$ 3,200.00 | \$ 752.50 | -\$ 2,447.50 |

36 Handrails, Water Tight Doors, Portholes and Stairs

| | | | |
|--|-------------|-------------|------|
| 1) No work required to fore deck hand rails | \$ - | \$ - | \$ - |
| 2) No work required to forward deck escape hatch | \$ - | \$ - | \$ - |
| 3) No work required to lower deck hand rails | \$ - | \$ - | \$ - |
| 4) No work required on main deck cargo hatch and escape hatch | \$ - | \$ - | \$ - |
| 5) No work required to main deck water tight doors | \$ - | \$ - | \$ - |
| 6) No work required to poop deck handrails | \$ - | \$ - | \$ - |
| 7) No work required to hopper deck handrails | \$ - | \$ - | \$ - |
| 8) No work required to poop deck escape and equipment hatches | \$ - | \$ - | \$ - |
| 9) No work required to poop deck water tight doors | \$ - | \$ - | \$ - |
| 10) Poop deck portholes require some sill repairs and painting | \$ 1,600.00 | \$ 1,600.00 | \$ - |
| 11) No work required to bridge deck hand rails | \$ - | \$ - | \$ - |
| 12) No work required to bridge stairs to poop deck | \$ - | \$ - | \$ - |
| 13) No work required to fantail water tight doors | \$ - | \$ - | \$ - |
| 14) No work required to monkey island handrails | \$ - | \$ - | \$ - |
| 15) | \$ - | \$ - | \$ - |
| 16) | \$ - | \$ - | \$ - |
| 17) | \$ - | \$ - | \$ - |
| 18) | \$ - | \$ - | \$ - |
| 19) | \$ - | \$ - | \$ - |
| | \$ 1,600.00 | \$ 1,600.00 | \$ - |

37 Masts and rigging

| | | | |
|--|------|------|------|
| 1) Forward mast to be replaced with folding / telescoping option | \$ - | \$ - | \$ - |
| 2) | \$ - | \$ - | \$ - |
| 3) | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

38 Deck Lighting

| | | | |
|----------------------------------|-------------|-------------|-------------|
| 1) Replace Fore Deck flood light | \$ 1,500.00 | \$ 3,805.60 | \$ 2,305.60 |
| 2) Replace Trunnion flood light | \$ 1,500.00 | \$ 2,989.71 | \$ 1,489.71 |
| | \$ 3,000.00 | \$ 6,795.31 | \$ 3,795.31 |

Schedule 1 Slipping of Kawatiri March 2025 - Enginerooms and Services

Upper Limit

Final Cost

Variance

| | | | | | |
|----|----------|----|----------|-----|-------|
| \$ | 9,240.00 | \$ | 9,147.81 | -\$ | 92.19 |
|----|----------|----|----------|-----|-------|

Dredge Equipment**39 Hopper**

| | | | | | | |
|-----|---|----|-----------|----|-----------|------------|
| 1) | Open and inspect hopper doors as required | \$ | - | | \$ | - |
| 2) | allowance to repair door recesses 4 off allowance of 10k per door | \$ | 40,000.00 | \$ | 39,767.43 | -\$ 232.57 |
| 3) | Inspect / repair as required duct keel cover plating carry out inspection once on slipway | \$ | - | | | \$ - |
| 4) | Inspect / repair as required door chain gypsies | \$ | - | | | \$ - |
| 5) | | \$ | - | | | \$ - |
| 6) | | \$ | - | | | \$ - |
| 7) | | \$ | - | | | \$ - |
| 8) | | \$ | - | | | \$ - |
| 9) | | \$ | - | | | \$ - |
| 10) | | \$ | - | | | \$ - |
| | | \$ | 40,000.00 | \$ | 39,767.43 | -\$ 232.57 |

40 Trunnion

| | | | | | | |
|-----|--|----|----------|----|-----------|--------------|
| 1) | Replace / repair trunnion stops | \$ | 7,000.00 | \$ | 14,903.23 | \$ 7,903.23 |
| 2) | Inspect, repair / replace dredge pipe hull penetration pipe ORIFICE LINER MATERIAL SP EVERHARD | \$ | 2,021.30 | \$ | 19,213.21 | \$ 17,191.91 |
| 3) | Clean and blast through hull pipe | \$ | - | \$ | 1,743.75 | \$ 1,743.75 |
| 4) | | \$ | - | | | \$ - |
| 5) | | \$ | - | | | \$ - |
| 6) | | \$ | - | | | \$ - |
| 7) | | \$ | - | | | \$ - |
| 8) | | \$ | - | | | \$ - |
| 9) | | \$ | - | | | \$ - |
| 10) | | \$ | - | | | \$ - |
| | | \$ | 9,021.30 | \$ | 35,860.19 | \$ 26,838.89 |

41 Gantry

| | | | | | | |
|----|---|----|-----------|----|-----------|--------------|
| 1) | Over haul wave compensator ram assembly | \$ | 7,000.00 | \$ | 4,441.55 | -\$ 2,558.45 |
| 2) | Recondition gantry sheaves | \$ | 10,178.00 | \$ | 17,941.49 | \$ 7,763.49 |
| 3) | Recondition gantry hydraulic ram | \$ | 6,000.00 | \$ | 7,069.98 | \$ 1,069.98 |
| 4) | Fit new deck hardeyes (3) | \$ | 10,000.00 | \$ | 2,101.58 | -\$ 7,898.42 |

Schedule 1 Slipping of Kawatiri March 2025 - Enginerooms and Services

Upper Limit

Final Cost

Variance

| | | | | |
|----|----------------------------------|--------------|--------------|--------------|
| 5) | Replace deck sacrificial plywood | \$ 5,000.00 | \$ 1,063.12 | -\$ 3,936.88 |
| 6) | Replace deck sacrificial plywood | \$ - | \$ 4,385.35 | \$ 4,385.35 |
| | | \$ 38,178.00 | \$ 37,003.07 | -\$ 5,560.28 |

42 Pipework

| | | | | |
|----|--|------|------|------|
| 1) | | \$ - | | \$ - |
| 2) | | \$ - | | \$ - |
| | | \$ - | \$ - | \$ - |

43 Drag heads

| | | | | |
|----|--|------|------|------|
| 1) | | \$ - | | \$ - |
| 2) | | \$ - | | \$ - |
| 3) | | \$ - | | \$ - |
| | | \$ - | \$ - | \$ - |

44 Jet Water

| | | | | |
|----|------------------------------------|------|------|------|
| 1) | Recondition jet water swivel joint | \$ - | | \$ - |
| 2) | | \$ - | | \$ - |
| 3) | | \$ - | | \$ - |
| | | \$ - | \$ - | \$ - |

45 Deck Crane

| | | | | |
|----|---|------|------|------|
| 1) | install new crane install cost budget \$28,700.00 | \$ - | | \$ - |
| 2) | run hydraulic lines from crane to power pack in pump room | \$ - | | \$ - |
| | | \$ - | \$ - | \$ - |

| | | |
|--------------|---------------|--------------|
| \$ 87,199.30 | \$ 112,630.69 | \$ 21,046.04 |
|--------------|---------------|--------------|

Bridge Equipment**46 Dredging and Navigation Controls and Systems**

| | | | | |
|----|--|-------------|------|--------------|
| 1) | Service sounder | \$ - | | \$ - |
| 2) | Service radar | \$ - | | \$ - |
| 3) | Fit bow thruster joy stick (beside dredging helm joystick) | \$ 1,500.00 | \$ - | -\$ 1,500.00 |
| 4) | Reposition sounder and radar | \$ - | | \$ - |
| 5) | | \$ - | | \$ - |
| 6) | | \$ - | | \$ - |

Schedule 1 Slipping of Kawatiri March 2025 - Enginerooms and Services

| | Upper Limit | Final Cost | Variance |
|-----|-------------|------------|--------------|
| 7) | \$ - | | \$ - |
| 8) | \$ - | | \$ - |
| 9) | \$ - | | \$ - |
| 10) | \$ - | | \$ - |
| | \$ 1,500.00 | \$ - | -\$ 1,500.00 |
| | \$ 1,500.00 | \$ - | -\$ 1,500.00 |

Domestic**47 Heating, cooling, Electrical and Sanitation****1) Fit heat pumps to accommodation as follows**

| | | | |
|--|-------------|-------------|--------------|
| a) Service air con system | \$ - | | \$ - |
| b) Fit exhaust / intake vent to fan room for air con system Anchor eng price on site budget allowed 7k | \$ 7,000.00 | \$ - | -\$ 7,000.00 |
| c) Supply new mattresses (x2) for crew cabins | \$ - | \$ 1,498.00 | \$ 1,498.00 |

2) The following work to be completed in bridge toilet

| | | | |
|----|------|--|------|
| a) | \$ - | | \$ - |
| b) | \$ - | | \$ - |
| c) | \$ - | | \$ - |

3) The following work to be completed in Poop deck bathroom / changing room / laundry

| | | | |
|----------------------------|------|--|------|
| a) High gloss white shower | \$ - | | \$ - |
| b) | \$ - | | \$ - |
| c) | \$ - | | \$ - |

4) Galley

| | | | |
|---|-------------|------|--------------|
| a) Remove floor tiles, level and epoxy coat 9 sq m Carl G allowed 5.8k | \$ 5,800.00 | \$ - | -\$ 5,800.00 |
| b) provide kick board s under benches - new - up for discussion budget 2k | \$ 2,000.00 | \$ - | -\$ 2,000.00 |
| c) raise fridge and oven on platform as to provide sealed area for easy cleaning new - up for discussion 2.5k | \$ 2,500.00 | \$ - | -\$ 2,500.00 |

5) Mess

| | | | |
|----|------|--|------|
| a) | \$ - | | \$ - |
|----|------|--|------|

6) Poop deck crew cabin

| | | | |
|----|------|--|------|
| a) | \$ - | | \$ - |
| b) | \$ - | | \$ - |
| c) | \$ - | | \$ - |

7) Main deck toilet / bathroom / laundry

Schedule 1 Slipping of Kawatiri March 2025 - Enginerooms and Services

| | Upper Limit | Final Cost | Variance |
|--|--------------|-------------|---------------|
| a) Hi Gloss paint showers | \$ - | | \$ - |
| b) | \$ - | | \$ - |
| c) | \$ - | | \$ - |
| d) | \$ - | | \$ - |
| e) | \$ - | | \$ - |
| f) | \$ - | | \$ - |
| 8) Main deck crew cabins | | | |
| a) Re-carpet cabin (with thick underlay thermal underlay) based on 4 cabins approx \$306 sqm + laying | \$ - | | \$ - |
| 9) Lighting | | | |
| a) | \$ - | | \$ - |
| 10) Power Supply Systems | | | |
| a) | \$ - | | \$ - |
| b) | \$ - | | \$ - |
| c) | \$ - | | \$ - |
| | \$ 17,300.00 | \$ 1,498.00 | -\$ 15,802.00 |
| | \$ 17,300.00 | \$ 1,498.00 | -\$ 15,802.00 |

Safety Equipment**48 LSA**

| | | | |
|---|------|------|------|
| 1) Liferaft testing and certification | \$ - | | \$ - |
| 2) Rescue boat (liferaft) Testing and certification | \$ - | | \$ - |
| | \$ - | \$ - | \$ - |

49 FFA

| | | | |
|--|------|-----------|-----------|
| 1) Inspect and test all fire extinguishers | \$ - | \$ - | \$ - |
| 2) Inspect and test BA equipment | \$ - | \$ 300.00 | \$ 300.00 |
| | \$ - | \$ 300.00 | \$ 300.00 |

50 Medical

| | | | |
|------------------------------------|------|------|------|
| 1) Inspect and replenish first aid | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

51 Communications

| | | | |
|----------------------------------|------|------|------|
| 1) Renew ships radio certificate | \$ - | \$ - | \$ - |
|----------------------------------|------|------|------|

Schedule 1 Slipping of Kawatiri March 2025 - Enginerooms and Services

Upper Limit

Final Cost

Variance

| | | | |
|---------------------------------------|-----------|-------------|-------------|
| 2) Test radio and emergency batteries | \$ 770.00 | \$ 3,574.76 | \$ 2,804.76 |
| | \$ 770.00 | \$ 3,574.76 | \$ 2,804.76 |

52 Lifting Equipment

| | | | |
|----|------|------|------|
| 1) | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - |

| | | |
|-----------|-------------|-------------|
| \$ 770.00 | \$ 3,874.76 | \$ 3,104.76 |
|-----------|-------------|-------------|

| | | |
|---------------|---------------|--------------|
| \$ 401,783.65 | \$ 447,042.92 | \$ 40,873.92 |
|---------------|---------------|--------------|

Summary

| | | | |
|--------------------------|----------------------|----------------------|---------------------|
| Crew | \$ 44,200.00 | \$ 59,268.28 | \$ 15,068.28 |
| Ammex | \$ - | \$ - | \$ - |
| Anchor | \$ 60,770.00 | \$ 87,259.65 | \$ 26,489.65 |
| Marine and General | \$ - | \$ - | \$ - |
| Kernohans | \$ 88,403.65 | \$ 110,696.06 | \$ 22,292.41 |
| Rea Engineering | \$ - | \$ - | \$ - |
| Fluid Power | \$ 19,500.00 | \$ 18,861.53 | -\$ 638.47 |
| Rzoska | \$ 17,770.00 | \$ 22,085.40 | \$ 4,315.40 |
| Nelson Rewinds | \$ - | \$ - | \$ - |
| Nelson Turbos | \$ 13,000.00 | \$ - | -\$ 13,000.00 |
| ENL | \$ - | \$ - | \$ - |
| Pyres | \$ 15,000.00 | \$ - | -\$ 15,000.00 |
| Nelson Marlborough Waste | \$ - | \$ - | \$ - |
| Trinds | \$ 1,000.00 | \$ - | -\$ 1,000.00 |
| Nicolsons | \$ 125,840.00 | \$ 87,572.00 | -\$ 38,268.00 |
| Nelson Heat Pumps | \$ - | \$ - | \$ - |
| TBA | \$ 16,300.00 | \$ 10,600.00 | -\$ 5,700.00 |
| Southern QA | \$ - | \$ - | \$ - |
| Other | \$ - | \$ 50,700.00 | \$ 50,700.00 |
| | <u>\$ 401,783.65</u> | <u>\$ 447,042.92</u> | <u>\$ 45,259.27</u> |

Schedule 2 - Slipping of Kawatiri March 2025

100 Maintenance Items (additional)

| | Final Cost | Journal | Note |
|--|--------------|-------------|---|
| 1 Repairs to main engine cooling pumps and bush housings | \$ 4,403.26 | Maintenance | General wear and tear |
| 2 draghead repairs - repair bottom corner - worn away | \$ 487.26 | Maintenance | General wear and tear |
| 3 replace hydraulic and electrical support BKS - STB aft of hopper | \$ 3,101.00 | Maintenance | Was part of tidying up the general area |
| 4 replace terminal box on bilge pump | \$ 378.15 | Maintenance | Safety item |
| 5 bow thuster Fault - sending signal to go hard to port side | \$ 1,738.75 | Maintenance | Safety item |
| 6 repare volt meters and available shore power lights | \$ 566.67 | Maintenance | Failed on arrival Nelson |
| 7 fuse links with various ratings | \$ 496.17 | Maintenance | Parts |
| 8 light bulbs | \$ 259.61 | Maintenance | Parts |
| 9 clean out flushing lines in bouyancy tank | \$ 3,063.75 | Maintenance | Required fur further dredge work |
| 10 supply additional paint | \$ 4,145.63 | Maintenance | Stock required for ongoing maintenance |
| 11 assist with preparing main jet water line | \$ 389.85 | Maintenance | Required fur further dredge work |
| 12 clean deck flushing line | \$ 840.00 | Maintenance | Crew removed for blast & prime |
| 13 make up new hose for wave compensator | \$ 720.98 | Maintenance | Parts |
| 14 Bearing & Engineering seals , gasket packing "O" ring | \$ 877.12 | Maintenance | Parts |
| 15 blacks fasteners - 3 invoices not yet received P.O 27329, 27603, 27933 | \$ 1,400.00 | Maintenance | Spares |
| 16 total Lubrication oils for vessel - invoice not yet received P.O 27520, 27706 | \$ 5,217.39 | Maintenance | Spares |
| 17 Mitre 10 cut off discs . Plastic buckets | \$ 69.00 | Maintenance | Tools and equipment |
| 18 batteries for impact driver and drill - mitre10 | \$ 1,254.00 | Maintenance | Tools and equipment |
| 19 electric 125mm grinder , battery grinder [replacement] ,brooms - mitre10 | \$ 727.66 | Maintenance | Tools and equipment |
| 20 lifting equipment - cookes ltd | \$ 795.87 | Maintenance | Deck equipment |
| 21 sealant - sika 295 Quality Equipment [2 separate orders] | \$ 322.64 | Maintenance | Tools and equipment |
| 22 white board 600mm x 900mm - Warehouse stationary | \$ 65.00 | Maintenance | Stationary |
| 23 Hinges and fasteners - mitre10 | \$ 47.40 | Maintenance | Parts |
| 24 switch board block hinges - Co Mac Group | \$ 77.92 | Maintenance | Parts |
| 25 rachet tie downs 4 off 3 ton rating - cookes Ltd | \$ 155.16 | Maintenance | Deck equipment |
| | \$ 31,600.24 | | |

101 Survey Items (additional)

| | | | |
|--|--------------|--------|---|
| 1 blast and paint bottom 200mm in port bouyancy tank - | \$ 14,745.00 | Survey | Unforssen pre slipping |
| 2 supply new manhole covers | \$ 2,975.81 | Survey | Upon removal found to be in poor state |
| 3 Repair oily water seperator [survey requirement] | \$ 943.59 | Survey | Required to be functional for survey |
| 4 move deck "E" stop for hydraulics | \$ 1,416.08 | Survey | Safety item |
| 5 clean and spot repair duct keel | \$ 4,522.70 | Survey | Hole in duct keel resulted in mud and sand in space |
| | \$ 24,603.18 | | |

Schedule 2 - Slipping of Kawatiri March 2025

102 Slipping Items (additional)

| | Final Cost | Journal | Note |
|---|--------------|----------|--|
| 1 Repairs to split skeg bottom plating | \$ 1,132.27 | Slipping | Structural failure |
| 2 Replace 6 sections of fire line across the front of the superstructure - linternal corrosion discovered | \$ 16,675.52 | Slipping | Safety Item. Missed pre slipping inspection |
| 3 replace corroded fuel soundind and saveall on stb side | \$ 1,292.37 | Slipping | Found to be in very poor condition when replacing pipes |
| 4 hire generator and plant to use ship's crane on slipway shore power voltage too low | \$ 13,834.53 | Slipping | Cheaper than external crane hire |
| 5 set up temperory genset to operate the ships crane | \$ 850.10 | Slipping | Cheaper than external crane hire |
| 6 install flood lights on starboard exhaust casing | \$ 469.21 | Slipping | Upgrade of old failing lights. Safety item |
| 7 hull painting access equipment | \$ 5,400.00 | Slipping | Missed during budget planning |
| 8 blast and paint deck and hopper coaming stb side - ganrty area | \$ 18,150.00 | Slipping | Area was in need protective coating replacement to prevent rapid structure corrosion. Added when furture work became certain |
| 9 blast and paint additional deck & BH on stb side | \$ 1,131.40 | Slipping | Area was in need protective coating replacement to prevent rapid structure corrosion. Added when furture work became certain |
| 10 supply waste skip and disposal charges | \$ 3,082.56 | Slipping | Missed during budget planning |
| 11 Top coat entire bow topside | \$ 2,206.60 | Slipping | Area was in need protective coating replacement to prevent rapid structure corrosion. Added when furture work became certain |
| 12 Temperary blanks for trunnion winch hydraulics | \$ 250.35 | Slipping | Missed during budget planning |
| 13 Make up Valve spindles - MARINE AND GENERAL | \$ 2,508.57 | Slipping | Found to have a temporary fix that was failing |
| | \$ 66,983.48 | | |

\$ 123,186.90

Schedule 3 - Slipping of Kawatiri March 2025

Summary of installation of new crane and new pump engine & gearbox

| <u>Crane install</u> | Budget | Actual | Varinace - over/(under) budget |
|--|-----------------------|-----------------------|--|
| Purchase price - Bob-lift | 74,123 | 74,123 | |
| Crane install and powerpack | 49,636 | 61,896 | |
| Insurance for transit | | 304 | |
| Total | <u>123,759</u> | <u>136,323</u> | 12,565 |
| Pump Engine and gearbox install | | | |
| Purchase price - Aut's Technology - engine and gearbox | 117,100 | 168,218 | Additional cost relates to the install of gearbox for Bell Pump |
| Pump engine install | 270,000 | 165,750 | |
| Freight - Westport to Nelson | | 3,506 | |
| Insurance for transit | | 434 | |
| | <u>387,100</u> | <u>337,908</u> | (49,192) |
| Bell Pump purchase and install | 295,000 | | Bell pump will now be funded by (295,000) Regional Infrastructural Funds |
| Total Capital Budget 2024/2025 | <u>805,859</u> | <u>474,231</u> | (331,627) |

Final Cost

Schedule 4 - Slipping of Kawatiri March 2025

201 Foreward Mast Alterations

| | | |
|---|--|--------------|
| 1 | Replace for deck flood lights - part of forward mast alterations | \$ 4,351.73 |
| 2 | Lower forward exhaust casing | \$ 44,440.47 |
| 3 | upper exhaust casing alteraions .- cont | \$ 12,517.62 |
| 4 | electrical work on mast - alterations on both masts & run cables to E/R& P/R - | \$ 11,096.30 |
| 5 | electrical work on mast - alterations on both masts & run cables to - final - | \$ 976.13 |
| 6 | | \$ 3,735.00 |
| 7 | pump room exhaust casing alterations - | \$ 3,317.46 |
| 8 | Fabricate and install exhaust systems | \$ 12,116.80 |
| 9 | forward mast rigging supplies cookes Ltd new mast work | \$ 2,436.92 |
| | | \$ 90,636.70 |

Summary for LGOIMA - 048/25 Jackie Mathers

| Summary of Kawatiri dredge slipping and capital spend 2024/2025 | Budget | Actual | Varinace - over/(under) budget | Commentary |
|---|------------------|------------------|--------------------------------|---|
| Dredge slipping | | | | |
| - component charges | 401,784 | 447,043 | 45,259 | Refer to detail in schedule 1 |
| - maintenance items undertaken during slipping | | 31,600 | 31,600 | Refer to detail in schedule 2 |
| - items required as a result of survey for survey | | 24,603 | 24,603 | Refer to detail in schedule 2 |
| - component charges - items identified when slipped | | 66,983 | 66,983 | Refer to detail in schedule 2 |
| - surveyor | 4,500 | 6,445 | 1,945 | |
| Port charges | 73,789 | 83,636 | 9,847 | |
| Funding for slipping - as below | 480,072 | 660,310 | 180,238 | |
| Crew cost for slipping & capital projects | 157,723 | 158,754 | 1,030 | |
| | 637,796 | 819,064 | 181,268 | |
| Capital programme 2024/2025 | | | | |
| - Crane purchase and install | 123,759 | 136,323 | 12,565 | Refer to detail in schedule 3 |
| - Dredge engine replacement | 387,100 | 337,908 | (49,192) | Refer to detail in schedule 3 |
| - Forward mast alterations/removal | | 90,637 | 90,637 | Refer to detail in schedule 4 |
| - Bell/DOP pump install | 295,000 | | (295,000) | Bell pump now funded from RIF agreement |
| Port charges | | 7,098 | 7,098 | |
| Engineering contractor | 50,000 | 67,457 | 17,457 | Cost funded from budget for contractor fees |
| | 855,859 | 639,423 | (216,436) | |
| Slipping and Capital Programme total | 1,493,654 | 1,458,487 | (35,168) | |

3 July 2025

Dear David,

List Member, District Licensing Committee - Confirmation

We are delighted to confirm that your appointment to the Buller District Licensing Committee has been confirmed by Council at their meeting on 25 June 2025.

We look forward to having you on the team and will be in touch in the coming weeks to ensure we have all your details correct in our administration system.

Congratulations once again and welcome to the Buller District Licensing Committee.

Ngā mihi nui,



Jaimie Cleine
Mayor



Cr. Graeme Neylon
Chair, Buller District Licensing Committee

3 July 2025

Dear Dean,

List Member, District Licensing Committee - Confirmation

We are delighted to confirm that your appointment to the Buller District Licensing Committee has been confirmed by Council at their meeting on 25 June 2025.

We look forward to having you on the team and will be in touch in the coming weeks to ensure we have all your details correct in our administration system.

Congratulations once again and welcome to the Buller District Licensing Committee.

Ngā mihi nui,

A handwritten signature in blue ink, appearing to read 'Jaimie Cleine'.

Jaimie Cleine
Mayor

A handwritten signature in blue ink, appearing to read 'Graeme Neylon'.

Cr. Graeme Neylon
Chair, Buller District Licensing Committee

BULLER DISTRICT COUNCIL

30 JULY 2025

AGENDA ITEM: 9

Prepared by Simon Pickford
Chief Executive Officer

Attachments 1. Regulatory Report July 2025

Public Excluded: No

CHIEF EXECUTIVE OFFICER'S REPORT

1. **REPORT PURPOSE**

This report provides an overview of activities across the previous month and a 'horizon-scan' of upcoming strategic focus areas and opportunities. No decision is needed in relation to this information.

2. **DISCUSSION**

3. **Legislation tracker**

Additions and amendments are highlighted in yellow.

4. The table below outlines the known and anticipated future legislation with some direct impact on the local government sector. Legislation is classified into three categories:

- in the final stages of the Parliamentary process (**orange**) - the Bill has passed the point where public submissions or other action can influence the final design of legislation (i.e. the Bill is reported from the Select Committee. It is unusual for Parliament to accept an amendment in the Committee of the House stage that is not promoted by the Government)
- live for submissions (white) – legislation is on the Parliamentary Order paper and is either open for submission or awaits a referral to the Select Committee
- upcoming (**green**) - legislation has been signalled in coalition agreements or Ministerial statements, etc noting that some items may be speculative.

5. Additions and amendments are marked in yellow. No Bills have entered the tracker this month.

6. Two Bills have left the tracker this month: the Rates Rebate Amendment Bill (enacted on 27 June) and the Resource Management (Prohibition on Extraction of Freshwater for On-Selling) Amendment Bill (defeated at first reading on 16 July)

7. Note: The information provided is correct as of 19 July 2025.

| Bill | Description | Status in Parliament |
|--|---|---|
| Privacy Amendment Bill | Updates privacy legislation | In third reading – approx. 30 minutes debate left |
| Resource Management Act (Consenting and Other System Changes) Amendment Bill Introduced 9 December 2024 | This Bill amends the Resource Management Act 1991 to progress Government priorities, including making it easier to consent new infrastructure, encouraging investment in renewable energy, and making medium-density residential standards optional for councils. | Bill in Committee of the House stage. |
| Local Government (Water Services) Bill (Government Bill) Introduced 10 December 2024 | Gives effect to the Government decisions about the powers and duties of new water services entities, and the framework for economic regulation. Makes changes to quality regulation and powers of Taumata Arowai. | Second reading in progress. |
| Responding to Abuse in Care Legislation Bill (Government Bill) Introduced 12 November 2024 | Allows the Chief Archivist to audit agencies more frequently. | Awaiting second reading. |
| Statutes Amendment Bill (Government Bill) Introduced 23 September 2024 | Omnibus Bill making technical and non-controversial amendments to legislation (often these are to correct drafting errors). | Awaiting second reading |
| Crimes (Countering Foreign Interference) Amendment Bill (Government Bill) Introduced 14 November 2024 | The Bill strengthens the law around foreign interference targeting New Zealand. The Bill brings local authorities into the provisions related to the wrongful communication, retention or copying of official information in section 78A of the Crimes Act. | Awaiting second reading. |

| | | |
|---|---|---|
| Climate Change (Emissions Trading Scheme – Forestry Conversion) Amendment Bill Government Bill Introduced 10 June 2025 | This bill seeks to amend the Climate Change Response Act 2002 to limit whole-farm conversions to exotic forestry registering in the New Zealand emissions trading scheme. | Submissions closed. Report due 18 August. |
| Customer Guarantees (Right to Repair) Amendment Bill (Members’ Bill) Introduced 19 February 2025 | Bill requires companies to hold stocks of spare parts to enable repair of goods that develop a fault. | Bill referred to Economic Development, Science and Innovation Select Committee. Report due 19 August. |
| Land Transport Management (Time of Use charging) Amendment Bill (Government Bill) Introduced 16 December 2024 | Gives effect to the Government decisions to allow time of use charging on roads that meet policy criteria. | Bill referred to the Transport and Infrastructure Select Committee. Submissions closed. Report due 4 September. |
| Term of Parliament (Enabling a 4 Year Term) Legislation Amendment Bill (Government Bill) Introduced 27 February 2025 | Provide for a four year term for Parliament, subject to a referendum and certain criteria around membership of Select Committees | Bill referred to the Justice Select Committee. Submissions closed. Report due 5 September. |
| Public Works Act (Critical Infrastructure Amendment) Bill Government Bill Introduced 14 May 2025 | Bill provides for the faster delivery of critical infrastructure projects through an expedited acquisition process. | Submissions closed. Report due 16 September, |
| Building and Construction (Small Stand-alone Dwellings) Amendment Bill (aka Granny Flats Bill) Government Bill Introduced 22 May 2025 | Enables small stand -alone dwellings of up to 70 square metres to be built without a building consent if certain conditions are met | Submissions closed. |
| Sale and Supply of Alcohol (sale of Alcohol on the morning of Anzac Day, Good | Bill would extend the sale of alcohol to those four named days. | Submissions closed Report due 9 October. |

| | | |
|---|--|--|
| Friday, Easter Monday and Christmas Day) Amendment Bill Members' Bill Introduced on 20 February 2025 | | |
| Regulatory Standards Bill Government Bill Introduced on 19 May | Bill aims to reduce the amount of poor quality regulation by setting quality standards and reporting requirements against those standards. | Submissions closed. Report due 9 November. |
| Valuers Bill Government Bill Introduced 14 May 2025 | Modernises the Registration of Valuers Act | Submissions closed. Report due 15 November. |
| Local Government Systems Improvements Bill Government Bill | Gives effect to proposed change of purpose of local government and performance comparisons. There are also several minor items of regulatory relief, | Read first time on 17 July. Bill referred to the Governance and Administration Select Committee. Report back due by 18 November. |
| Local Government (Port Companies Accountability) Amendment Bill Members' Bill Introduced on 22 May 2025 | Reverses the exclusion of port companies from the rules applying to a CC). | A member's bill awaiting first reading. |
| Te Ture Whenua Māori Amendment Bill Government Bill | Amends Te Ture Whenua Māori Act 1993 to "better enable Māori economic development". | Announced in the release of the Quarter One 2025 Action Plan. Policy decisions in the first quarter and legislation late 2025. This may include changes to the Rating Act? |
| RMA Replacement Bill Government Bill | A new act to "manage environmental effects that arise from the use of natural resources". | Signalled in coalition agreements – late 2025. |
| Urban Development and Infrastructure Bill Government Bill | Bill to enable urban development and infrastructure. This act will also be aligned with the Government's Going for Housing Growth plan and its 30-year National Infrastructure Plan. | Signalled in coalition agreements – mid-late 2025. |
| Building Act Amendment Bill Government Bill | More comprehensive changes to Building consenting making it easier for private BCAs, address barriers to voluntary consolidation, national | Late 2025? |

| | | |
|---|---|--|
| | consenting body, ensuring national consistency, strengthening roles and responsibilities, new consent pathway for commercial buildings, new assurance pathways more self certification – further streamlining, risk and liability. | |
| Emergency Management Bill Government Bill | <p>The Government will implement a programme of changes in five broad areas:</p> <ul style="list-style-type: none"> • Give effect to the whole-of-society approach to emergency management. • Support and enable local government to deliver a consistent minimum standard of emergency management across New Zealand. • Professionalise and build the capability and capacity of the emergency management workforce. • Enable the different parts of the system to work better together. <p>Drive a strategic focus on implementation and investment to ensure delivery.</p> | In preparation – expected late 2025 |
| Treaty Clauses Legislation Bill Government Bill | Bill implementing results of the review of existing Treaty clauses in legislation. | Mid-late 2025 |
| Local Government (Infrastructure Funding and Financing) Amendment Bill Government Bill | Bill will replace development contributions with a system of development levies. Possible changes to targeted rates. | Signalled in Ministerial speech on 28 February, Expected in September 2025 |
| Infrastructure Funding and Financing Amendment Bill Government Bill | Would give effect to refinements to the vehicle for special purpose vehicles. | Signalled in Ministerial speech on 28 February, Expected in September 2025 |
| Biosecurity Amendment Bill Government Bill | Bill to give effect to any policy decisions to modernise this legislation. Consultation closed December 2024. . | Mid-late 2025 |

| | | |
|--|--|--|
| Public Works Act Amendment Bill #2 | Bill to implement results of the wider PWA review. | Signalled by Ministers of Land Information and Infrastructure. |
| Land Transport Legislation Bill Government Bill | Bill to place government under an obligation to prepare the GPS Land Transport with a ten-year investment horizon (as signalled in the draft GPS). Will empower road tolling. Will be needed to empower transition away from fuel excise, and value capture. | Signalled by minister – expected in late-2025. |
| Waste Management Bill | Implementing the conclusions of the 2023 consultation on waste management (also apparently the current consultation). | Not clear how fast this is progressing within MFE. Mid-late 2025. |
| Emissions Trading Scheme Amendment Bill | Introduces the split gas approach and methane targets referred to in the National/Act agreement. | Not clear how fast this is progressing within MFE. |
| Hazard Substances and New Organisms Amendment Bill | Liberalises the laws around GMOs as set out in the National/Act agreement. | Not clear how fast this is progressing. |
| Climate Adaptation Bill | Bill sets the legal framework for powers and responsibilities with respect to climate adaptation. If there is a climate adaptation fund it will be in this Bill. | Late 2025. |
| Electoral Amendment Bill | Will remove the rights of prisoners to vote. | Late 2025. |
| GST Amendment Bill | Potentially a Bill may be needed to give effect to any decision to hypothecate a share of the revenue from GST for new builds to the sector. | Signalled in the ACT/National agreement for investigation. Likely to be and end of 2025 (if at all). |
| Privacy Amendment Bill | Updates privacy legislation | In third reading – approx. 30 minutes debate left |

8. **LGNZ Conference – Simpson Grierson Presentation on the Local Government (System Improvements) Amendment Bill**
Mike Wakefield presented an excellent overview of the Local Government (System Improvements) Amendment Bill and shared his thoughts.
9. The Bill is designed to address rising council rates in New Zealand, which have increased by an average of 15% in 2025—four times the rate of inflation. The Bill aims to alleviate this pressure by narrowing the statutory purpose of local government and encouraging councils to focus on core services and financial discipline.
10. **Key Objectives and Changes**

The Bill introduces five main reforms:

11. *Refocusing the Purpose of Local Government*
The Bill removes the “four well-beings” (social, economic, environmental, cultural) from the Local Government Act. In its place, the Bill reinstates a previous purpose statement focused on cost-effective provision of infrastructure, public services, and regulatory functions, with an added clause to support local growth and development. This change applies across the Act, though in some cases “well-being” is replaced with broader terms like “interests,” raising questions about the practical impact.
12. *Defining Core Services*
The Bill identifies core services as network infrastructure, public transport, waste management, civil defence emergency management, and recreational facilities (e.g., libraries, museums, reserves). Councils must give particular regard to these services in decision-making. While non-core services are not prohibited, they must align with the new, narrower purpose.
13. *Council Performance and Benchmarking*
The Bill expands reporting requirements and proposes a performance measurement framework to be administered by the Department of Internal Affairs. This would allow public comparison of council performance, aiming to improve accountability and effectiveness.
14. *Governance and Transparency Enhancements*
Standardised codes of conduct and standing orders will be introduced across all councils. Elected members will have statutory rights to access documents necessary for their duties. New governance principles encourage collaboration and open information exchange, though they may conflict with the mayor’s leadership role under section 41A of the Act.
15. *Reducing Regulatory Requirements*
The Bill removes the requirement for councils to consider tikanga Māori when appointing directors of council-controlled organisations. It also restricts third-party funding for community facilities to growth-related capital expenditure, aiming to prevent double charging and improve clarity in development contributions.
16. *Broader Implications*
The Bill signals a return to a “back to basics” approach, consistent with previous National-led government policies. It hints at future tools like rate caps if councils do not align with its financial expectations. While the reforms aim to promote financial discipline, critics note that infrastructure—still a core service—is the main driver of rate increases, and the Bill does not address underlying funding challenges.

17. The changes may prompt councils to reconsider fringe activities, but most current services likely remain compliant. The broader replacement language may dilute the intended narrowing of purpose. Overall, the Bill seeks to streamline local government functions, improve accountability, and reduce costs, though its effectiveness in achieving these goals remains uncertain.
18. **External Relationships**
The CEO, senior staff, Mayor Jamie Cleine, Councillors Grant Weston and Phil Grafton, had a productive visit to the Snowy River Mine at Ikamatua early in July. We were hosted by Federation Mining vice president, Simon Delander.
19. Simon and the team provided an update on activities at the gold mine and the forthcoming ore processing plant expansion. During the visit a number of issues were identified that Buller District Council and Federation can work on together to unlock Snowy River's full potential.
20. Other key CE meetings this month have included MBIE staff (Resource Markets Branch), an IAF Introduction Meeting with National Infrastructure Funding and Financing (NIFF), MBIE staff and West Coast CEs to discuss Local Water Done Well Arrangements.
21. **Regulatory and Emergency Management Update**
See **Attachment 1**.
22. **DRAFT RECOMMENDATION**
That the Chief Executive Officer's Report dated 30 July 2025 be received.



Regulatory Report

July 2025

Simon Bastion

Group Manager, Regulatory Services

Group Manager Update

Buller's Planning team hosted a West Coast Planners forum on 26 June 2025. Planners from WCRC, Grey and Westland District Councils attended. The forum included discussions regarding Westport's Master Planning, the proposed Te Tai o Poutini Plan and a case law update. These forums are valuable as they allow for sharing of ideas and face to face discussions of planning matters relevant to our region.

We continue to work closely with CDEM team to validate community readiness in regard to resources and supplies. The focus will be on the community welfare centres to ensure they have the ability to stand alone during a extended crisis.

We expect to have the Business Continuity Plans for the Buller council with each department to RAC in August. The current plans need a full revision to ensure we have the plans to manage any future business crisis..

New requirements for Land Information Memorandums (LIMs) in New Zealand, specifically relating to natural hazard information, are set to come into effect on July 1, 2025. These changes, introduced by the Local Government Official Information and Meetings Amendment Act, aim to improve the clarity and comprehensiveness of hazard information provided in LIMs.

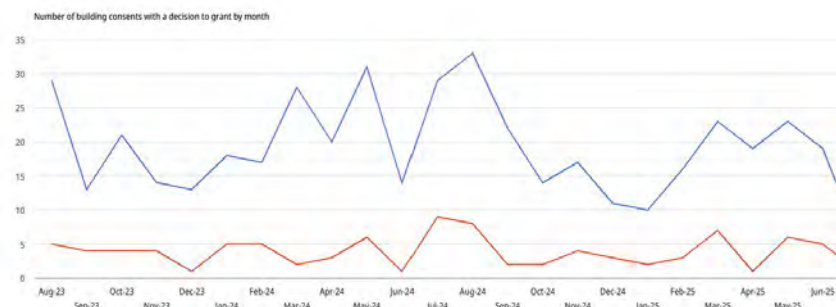
Councils will need to provide "understandable information" about natural hazards and their potential impacts, including those exacerbated by climate change. This means going beyond simply identifying hazards and potentially requiring councils to explain the nature of those hazards and their potential impacts.

LIMs will now require a dedicated section for natural hazard information, sourced from the council's district plan, relevant Building Act information (like consents on hazardous land), and other hazard information grouped by type (e.g., earthquake, flooding).

Building Team

Building Consents

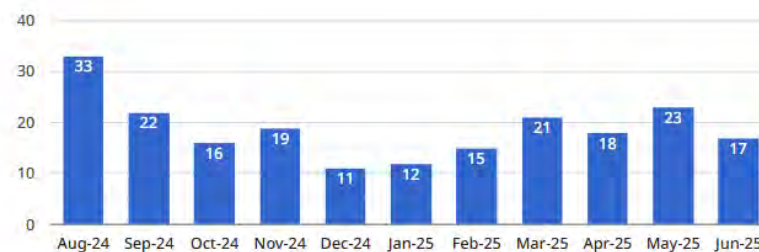
Building.
June – 5 dwellings issued, 17 building consents issued.



Total Building Consents – June – 17 consents issued (5 dwellings)

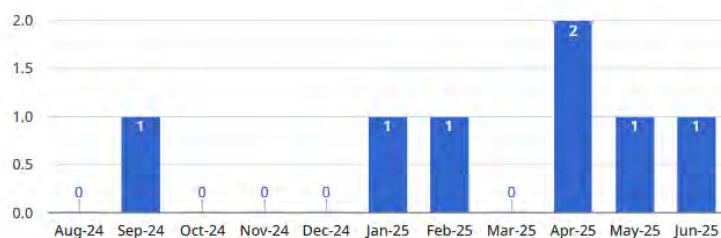
BC Granted/Issued

Monthly for All Building Types and All Complexities



Consent Processing Times vs Statutory Timeframe

BC Decision to Grant - 21 or More Stat Days
Monthly for All Building Types and All Complexities

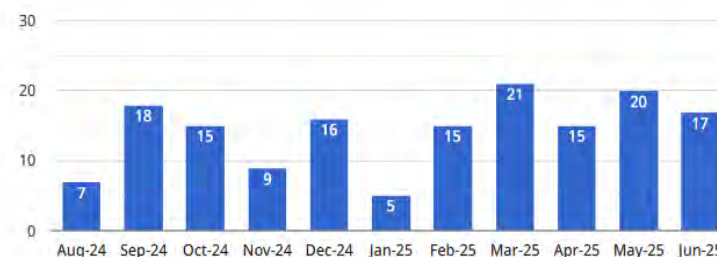


1 consent over 20 working days – BC240167A1 (amendment)

File note – The statutory time frame for BC has been exceeded for the following reason: Initially missed this being assigned. Operator error

Code Compliance Certificate – 22 CCC issued – all within 20 day time frame

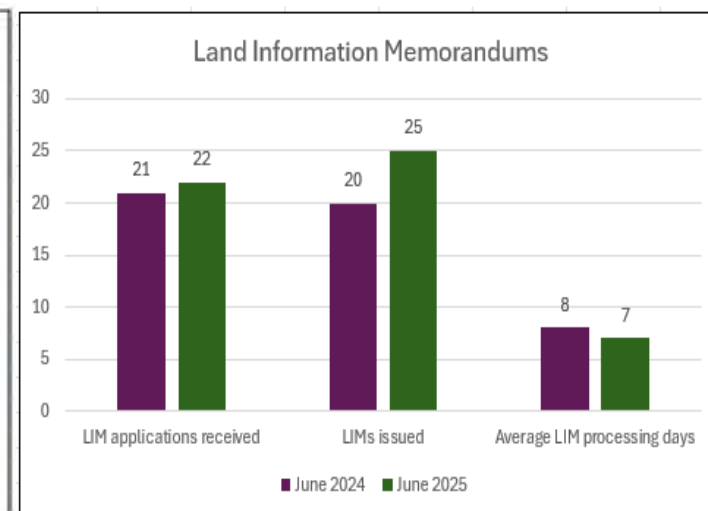
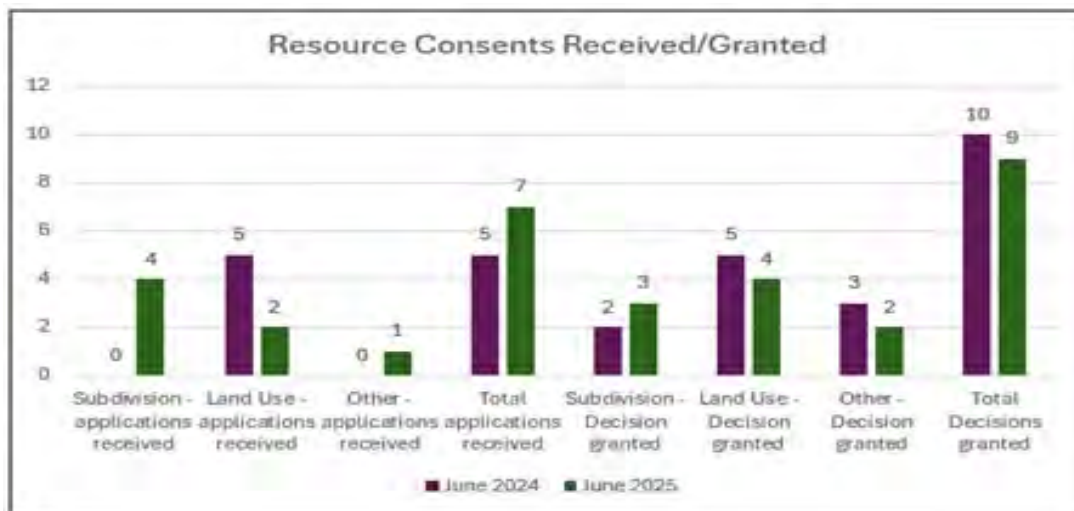
CCC Decision to Issue
Monthly for All Building Types and All Complexities

**Planning Department****TE TAI O POUTINI PLAN (TTPP) UPDATE:**

The scheduled hearings on TTPP have been completed. The independent Hearings Panel are now deliberating on the submissions received on the Plan and any additional information they heard or requested during the hearings process. Having heard all submissions and expert evidence, the Hearing Panel are currently writing recommendations on each of the TTPP chapters.

Hearing Panel deliberations to ensure all commissioners have oversight of the content and plan integration are taking a considerable amount of time, and the Hearing Panel have now advised that the recommendations report will not be completed until 8 September 2025 at the earliest. This is at least one month later than the Hearings Panel had agreed to, reducing the time available for the TTPP Committee and TAT to consider the report contents ahead of decision-making.

| Task | Timeline |
|---|--------------------------|
| Recommendations report received by TTPP Committee and TAT | 8-10 September 2025 |
| TAT meetings | 2 days during 11-15 Sept |
| TAT discussions with TTPP Committee members | 15 -18 September |
| Full TTPP Committee and TAT workshop | 19 September |
| Full day decision meetings as required during the week of | 22 -26 September |
| Public notification and printing arrangements made | 29 September - 9 October |
| Public Notification of Decisions version of TTPP | 10 October 2025 |



| Planning department | June 2024 | June 2025 |
|---|-----------|-----------|
| Subdivision - applications received | 0 | 4 |
| Land Use - applications received | 5 | 2 |
| Other - applications received | 0 | 1 |
| Total applications received | 5 | 7 |
| Subdivision - Decision granted | 2 | 3 |
| Land Use - Decision granted | 5 | 4 |
| Other - Decision granted | 3 | 2 |
| Total Decisions granted | 10 | 9 |
| Planning Checklists completed for building consent applications | 16 | 19 |
| Form 4s issued (building consent proposal also needs resource consent) | 2 | 3 |
| Resource Management Act request for further info on building consent sent | 0 | 4 |
| Land Information Memorandum (LIM) applications received | 21 | 22 |
| LIMs issued | 20 | 25 |
| Enquiries | 206 | 197 |

Compliance Team

Animal Control:

- New round of dog registrations is underway. This involved a lot of coordination across multiple departments working to support the process.
- Serious dog attack in Reefton with 3 dogs attacking sheep. All 3 dogs have been surrendered to council euthanised.

General Compliance Complaints:

- An increase in noise complaints related to a couple of addresses
- Working closely with Police & Allied security on the call out process.
- Investigating camping grounds as an annual audit. Have identified several unregistered camping grounds that will be followed up over the next few months
- 1 serious notice of direction issued to local café due to food safety breaches

Alcohol

- Appointed two new committee members to the DLC
- 13 new applications received for June
- Have reviewed and updated licence applications form online to ensure consistency with legislation and to ensure we capture all information required.
- Awaiting DLC Chair report on Seddonville Hotel

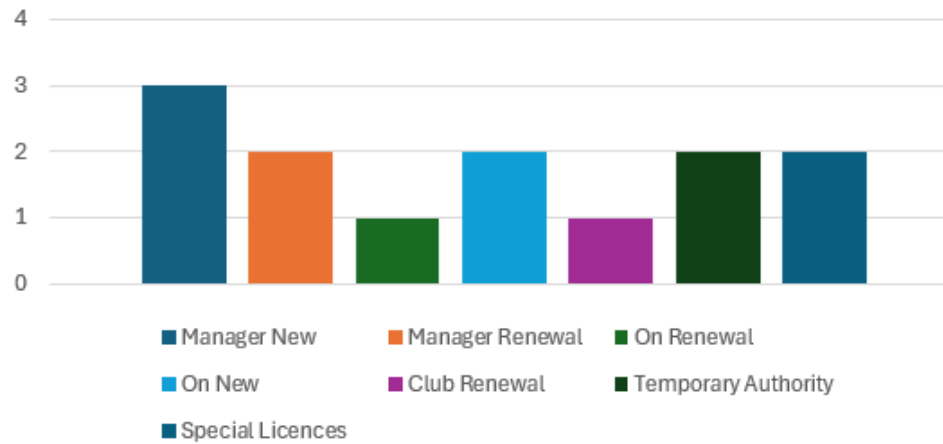
Liquor Licence Application Received
June 2025 - Total 13



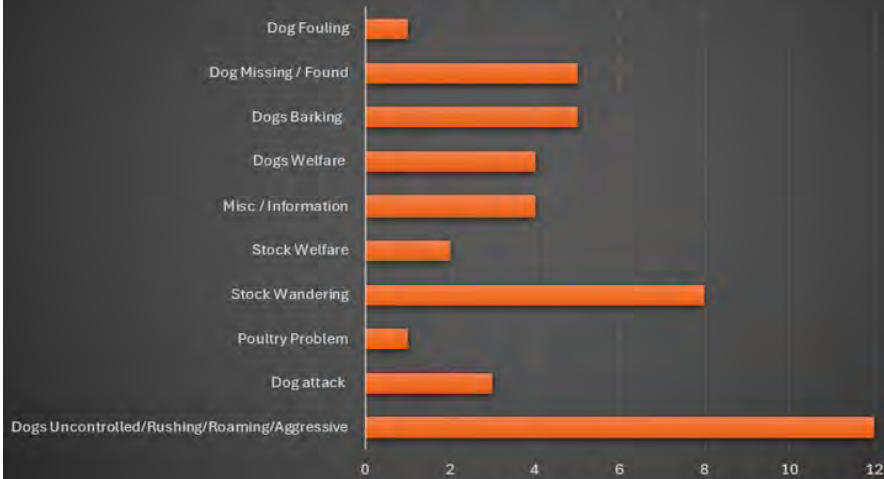
Liquor Licences Issued
June 2025 - Total 16



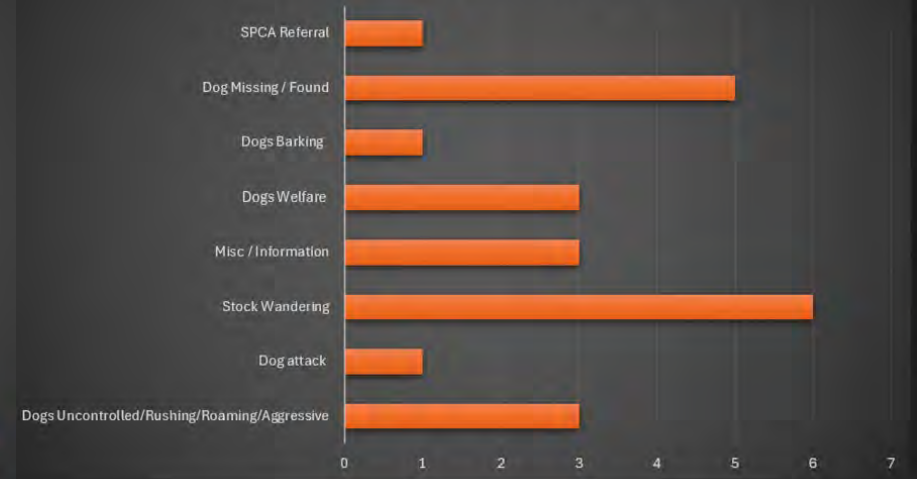
Liquor Licences in Progress June 2025 - Total 13



Animal Management and Compliance Service Requests May 2025 (Total 45)



Animal Management and Compliance Service Requests June 2025 (Total 24)



Policies Under Review

Dangerous, Affected and Insanitary Buildings Policy

- Council approved 28 May 2025
- Public consultation 9 June to 11 July 2025
- Submissions received – 1
- Council report planned for August

Class 4 Gambling and TAB Venues Policy

- Consultation with council on the approach completed
- Hearings and deliberations completed
- RAC approval for cap at current levels
- Draft Policy + Statement of Proposal+ Draft Adoption report to be submitted to RAC then Council

Trade Waste Bylaw

- Draft prepared
- Statement of Proposal underway
- Both to be submitted to RAC for endorsement then Council

Other Bylaws and Policies currently under review:

- Dog Control Policy
- Traffic
- Navigation and Safety

Master Planning Update

Stage three enablement works continue to be actioned by the project team, the below provides a high-level summary of key elements undertaken.

- Communication with PAMU/Landcorp continues, PAMU has indicated the potential for a joint venture and has provided communication for a project in Taupo in which a mechanism for development was enabled through a joint venture
- Land access negotiations continue – the project team hopes to provide an update report to full Council in 4th quarter 2025
- LGNZ Super Idea awards are held on the 17th of July, with Westport Master Plan shortlisted for the award. Representatives of BDC will be present
- The Resilient Westport budget for Master Planning is now exhausted, the new Growth and Development Manager will be responsible for continuation of the project
- Several meetings with primary industries have been undertaken to clearly understand growth trajectory and demand curves for housing
- A 'Catchment Collective' is being established for the area from the Buller River to the Little Totara River via WCRC and the local primary industries – this catchment collective will focus on overland flow management and ecological betterment projects which align with other land uses in the area
- Work continues on the Priority Infrastructure Projects (PIP) framework, with the project entering stage two of three to clearly understand any future infrastructure requirements
- The project team continues to liaise closely with relevant Government agencies for funding avenues, and also to understand the recent Independent Report on Adaptation, which aligns with the planning undertaken for the Westport Master Plan.
- End of July 2025 the project clearly moves from Resilient Westport funding streams to internal Council BAU

BULLER DISTRICT COUNCIL

30 JULY 2025

AGENDA ITEM: 10

Prepared by: Simon Pickford
Chief Executive Officer

PORTFOLIO LEADS VERBAL UPDATE

1. REPORT PURPOSE

A summary of updates is verbally provided by each of the new Portfolio Leads and Council Representatives listed below.

2. DRAFT RECOMMENDATION

That Council receive verbal updates from the following Chairs and Council Representatives, for information:

- a) Inangahua Community Board – Councillor Webb
- b) Regulatory Environment & Planning - Councillors Neylon and Basher
- c) Community Services - Councillors Howard and Pfahlert
- d) Infrastructure - Councillors Grafton and Weston
- e) Corporate Policy and Corporate Planning - Councillors Reidy and Sampson
- f) Smaller and Rural Communities - Councillors O’Keefe and Webb
- g) Iwi Relationships - Ngāti Waewae Representative Ned Tauwhare and Mayor Cleine
- h) Te Tai o Poutini Plan – Mayor Cleine and Councillor Neylon
- i) Joint Committee Westport Rating District – Mayor Cleine, Councillor Howard and Councillor Reidy
- j) Regional Transport Committee – Councillor Grafton

BULLER DISTRICT COUNCIL

30 JULY 2025

AGENDA ITEM: 11

Prepared by: Simon Pickford
Chief Executive Officer

PUBLIC EXCLUDED REPORT

1. **REPORT SUMMARY**

Subject to the Local Government Official Information and Meetings Act 1987 (LGOIMA) s48(1) right of Local Authority to exclude public from proceedings of any meeting on the grounds that:

2. **DRAFT RECOMMENDATION**

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

| Item No. | Minutes/ Report of: | General Subject | Reason For Passing Resolution under LGOIMA |
|----------|---|--|--|
| PE 1 | Simon Pickford Chief Executive Officer | Confirmation of Previous Public Excluded Minutes | <p>(s 7(2)(i)) - enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or</p> <p>(s 7(2)(j)) - prevent the disclosure or use of official information for improper gain or improper advantage.</p> <p>(s 7(2)(b)) - protect information where the making available of the information would</p> <ul style="list-style-type: none">i. Disclose a trade secreteii. Be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information. |

| Item No. | Minutes/ Report of: | General Subject | Reason For Passing Resolution under LGOIMA |
|-----------------|--|--|--|
| PE 2 | Anthony Blom - Group Manager Infrastructure Services | Tender Recommendation | (s7(2)(b)) - Protect information where the making available of the information would i. Disclose a trade secret Be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information. |
| PE 3 | Jess Curtis – Manager Capital Works | Delivery of Local Public Services | (s 7(2)(b)(ii), (h) and (i)) - That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of the information is necessary to: (b) Protect information where the making available of the information would: (ii) Be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information. (h) Enable any council holding the information to carry out, without prejudice or disadvantage, commercial activities; or (i) Enable any council holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); |
| PE 4 | Jamie Cleine (Mayor) Andrew Basher (Deputy Mayor) Simon Pickford (Chief Executive Officer) | CEO Key Performance Indicators 2025/2026 | (s7(2)(f)(ii)) - maintain the effective conduct of public affairs through ii. the protection of such members, officers, employees, and persons from improper pressure or harassment |