



**RANGITIKEI**  
DISTRICT COUNCIL  
*Making this place home.*

# ORDER PAPER

## POLICY/PLANNING COMMITTEE MEETING

**Date:** Thursday, 13 February 2025

**Time:** 2.00pm

**Venue:** Council Chamber  
Rangitikei District Council  
46 High Street  
Marton

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**Chair:** Cr Piki Te Ora Hiroa

**Deputy Chair:** Cr Gill Duncan

**Membership:** Cr Richard Lambert  
Cr Dave Wilson  
Cr Greg Maughan  
Cr Jeff Wong  
Mr Chris Shenton (TRAK representative)  
HWTM Andy Watson

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<b>Locations:</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <u>Marton</u>            Head Office            46 High Street            Marton         </td> <td style="width: 33%; vertical-align: top;"> <u>Bulls</u>            Bulls Information Centre            Te Matapihi            4 Criterion Street            Bulls         </td> <td style="width: 33%; vertical-align: top;"> <u>Taihape</u>            Taihape Information Centre            102 Hautapu Street (SH1)            Taihape         </td> </tr> </table>	<u>Marton</u> Head Office 46 High Street Marton	<u>Bulls</u> Bulls Information Centre Te Matapihi 4 Criterion Street Bulls	<u>Taihape</u> Taihape Information Centre 102 Hautapu Street (SH1) Taihape
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**Notice is hereby given that a Policy/Planning Committee Meeting of the Rangitīkei District Council will be held in the Council Chamber, Rangitīkei District Council, 46 High Street, Marton on Thursday, 13 February 2025 at 2.00pm.**

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## **AGENDA**

### **1 Welcome / Prayer**

### **2 Apologies**

### **3 Public Forum**

### **4 Conflict of Interest Declarations**

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of items on this agenda.

### **5 Confirmation of Order of Business**

That, taking into account the explanation provided why the item is not on the meeting agenda and why the discussion of the item cannot be delayed until a subsequent meeting, [enter item number](#) be dealt as a late item at this meeting.

## 6 Confirmation of Minutes

### 6.1 Confirmation of Minutes

**Author:** Kezia Spence, Governance Advisor

#### 1. Reason for Report

- 1.1 The minutes from **Policy/Planning Committee Meeting held on 20 November 2024** are attached.

#### Attachments

1. **Policy/Planning Committee Meeting - 20 November 2024**

#### Recommendation

That the minutes of Policy/Planning Committee Meeting held on 20 November 2024 [**as amended/without amendment**] be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

# MINUTES

## **UNCONFIRMED: POLICY/PLANNING COMMITTEE MEETING**

**Date:** Wednesday, 20 November 2024

**Time:** 9.30am

**Venue:** Council Chamber  
Rangitikei District Council  
46 High Street  
Marton

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**Present**

- Cr Gill Duncan
- Cr Dave Wilson
- Cr Greg Maughan
- Cr Jeff Wong
- Cr Richard Lambert

**In attendance**

- Mr Johan Cullis, Group Manager- Regulatory and Emergency Management
- Ms Katrina Gray, Manager Strategy and Development
- Mrs Janna Harris, Corporate Planner
- Mr Jarrod Calkin, Economic Wellbeing Lead
- Ms Kezia Spence, Governance Advisor

**Order of Business**

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## 1 Welcome / Prayer

Due to the absence of Cr Hiroa, Cr Duncan Chaired and opened the meeting at 9.30am. Cr Lambert read the council prayer.

## 2 Apologies

**Resolved minute number 24/PPL/054**

Apologies received from HWTM Andy Watson and Cr Hiroa.

Cr D Wilson/Cr G Maughan. Carried

## 3 Public Forum

There was no public forum.

## 4 Conflict of Interest Declarations

There were no conflicts of interest declared.

## 5 Confirmation of Order of Business

There was no change to the order of business.

## 6 Confirmation of Minutes

That at item 7.1 Follow up Action Items that this the code of compliance certificate years be update from 2020 to 2002.

**Resolved minute number 24/PPL/055**

That the minutes of Policy/Planning Committee Meeting held on 15 August 2024 **as amended** be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

Cr G Duncan/Cr D Wilson. Carried

## 7 Chair's Report

### 7.1 Chair's Report- November



Cr Duncan read the Chair's report for the committee.

**Resolved minute number 24/PPL/056**

That the Chair's Report- November be received.

Cr D Wilson/Cr R Lambert. Carried

## 8 Reports for Decision

### 8.1 Class 4 Gambling Venue Policy and TAB Venue Policy

Mrs Harris highlighted that the policy is incorrectly written as Council has a cap, but the policy has the intention of a sinking lid and therefore would recommend an amendment to the policy regardless. The consultation of the policy will be completed through existing budgets and is required due to the legislation.

Cr Duncan ruled that, in relation to this item, Standing Orders (Section 22) relating to the number of speakers for and against would be set aside to allow all members an opportunity to express their views.

Councillors discussed the role that gambling has in the community such as grant funding for local organisations, including Council, the impact that gambling has for businesses and their concerns with a growing online gambling scene. Councillors were in agreement that a social harm is caused, and this should not be disregarded.

**Resolved minute number 24/PPL/057**

That the report 'Class 4 Gambling Venue Policy and TAB Venue Policy' is received.

Cr G Duncan/Cr D Wilson. Carried

**Resolved minute number 24/PPL/058**

That the Policy/Planning Committee requests that the current Gambling (Class 4) Venue Policy to amend the policy to clarify the cap approach, with consultation.

Cr G Duncan/Cr D Wilson. Carried

**Resolved minute number 24/PPL/059**

That the Policy/Planning Committee recommends to Council that the TAB Venue Policy is consulted on without amendment.

Cr D Wilson/Cr J Wong. Carried

## 9 Reports for Information

### 9.1 Policy and Bylaw Work Programme Update

Mr Calkin responded to questions relating to the bylaw Disposal of Surplus Lands and Buildings that this was a high priority when Council was looking at the sale for the buildings in the main street.

**Resolved minute number 24/PPL/060**

That the report 'Policy and Bylaw Work Programme Update' be received.

Cr G Duncan/Cr R Lambert. Carried

## 9.2 Regulatory Update

Mr Cullis responded to questions and concerns from councillors regarding the relaxing of requirements in the building and regulatory space by central government. The risk still sits with Council due to the final sign off and the issuing of the CCC.

**Resolved minute number 24/PPL/061**

That the Regulatory Update report be received

Cr D Wilson/Cr R Lambert. Carried

## 9.3 Economic Wellbeing Update

### Economic Update and Local Insights

Mr Calkin highlighted the Shop Local Campaign across the district which is in week four now and that the response from participants has been positive and supported well by the businesses, shown by the steady number of entries.

### Marton Streetscape Upgrade update

There will be a community drop in-session at the Marton Market Day and there will be a session early 2025 with elected members for input. The feedback from the community will be for the design of the streetscape and this will come back to Council to make final decision.

### Town Centre Better Off Funding

Mr Calkin will share the map for Bulls to councillors and the Taihape map when the draft is completed. The maps are walking trails and key locations for visitors in the area.

**Resolved minute number 24/PPL/062**

That the report 'Economic Wellbeing Update' be received.

Cr J Wong/Cr R Lambert. Carried

## 9.4 Coalition Government - Q4 Action Plan

It was noted that relevant staff have received the information for applications on the contaminated sites and vulnerable landfills fund to support local authorities to remediate contaminated sites and are investigating whether Council can apply retrospectively for the Putorino expenses.

**Resolved minute number 24/PPL/063**

That the report 'Coalition Government – Q4 Action Plan' be received.

Cr R Lambert/Cr G Maughan. Carried

**9.5 Strategy/Plan Development and Review Update**

Ms Gray highlighted the draft E-Plan is now available on the council website and encouraged councillors to look at this and pass through any errors or mistakes.

Officers have engaged a consultant for the Bulls Domain Master Plan and will engage with councillors on this shortly.

**Resolved minute number 24/PPL/064**

That the report 'Strategy/Plan Development and Review Update' be received.

Cr D Wilson/Cr G Duncan. Carried

**9.6 Climate Change Strategy and Action Plan - Implementation Update**

Ms Spence responded to questions that there have been changes in legislation in this space with the new direction from central government.

**Resolved minute number 24/PPL/065**

That the report 'Climate Change Strategy and Action Plan Implementation Update' be received.

Cr D Wilson/Cr G Maughan. Carried

**The meeting closed at 11.00am**

**The minutes of this meeting were confirmed at the Policy/Planning Committee held on.**

.....  
**Chairperson**

## 7 Chair's Report

### 7.1 Chair's Report- February 2025

Author: Piki Te Ora Hiroa, Chair

#### Policy & Planning Chairs Report Hui Tanguru 2025

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Tena Koutou katoa,

He mihi mahana ki a koutou mo tenei tau hou!

He mihi aroha ki nga whanau I te kapua pouri! Haere , haere , haere atu ra I nga mate ki tou moengaroa!

Firstly, we acknowledge those whanau who have lost someone dear to them at this time. Our love goes out to the Turia whanau with the loss of their Kuia, Dame Tariana and also her mokopuna Pakaitore, we also acknowledge the many other mate across the rohe in this time frame.

As we step out of 'Te Po into Te Ao Marama', we welcome in the new year and look forward to all the positive things that this brings . I'd like to acknowledge and welcome our newly appointed Chief Executive, Carol Gordon. Carol is no stranger to this council, and we are fortunate to have her in our corner with the myriad of kaupapa she will be responsible for leading! He wahine toa ia!

Our Agenda is full this month with one of the key items of discussion being the prioritisation and next phase for our District Plan review.

- We are currently in consultation mode around the TAB & Gambling Policy which has already seen a good amount of community interest. We urge our community to put in their submissions.
- We will also be receiving a presentation around the Dangerous and Insanitary Building Policy review by staff for consideration.
- In our Business As Usual space, an Economic Update will be provided which covers town centre projects, Marton Market Day and other updates on key projects. We will be receiving an update on Climate Change with an important climate resilience project that is being led by Horizons that covers our Scott's Ferry community.

The decision making around the table, that falls out of these hui helps feed into our monthly Rangitikei District Council meetings. I had to stop to think recently about a whakaaro/point of view that was given to me about the difference that elected councillor/politician in local body and central government make. Personally, the entanglement of the bureaucracy that goes with being a councillor can be infuriating however how we work through issues, barriers and problems so that our thoughts are clearer , we can see solutions that enable us to move forward as a council for the betterment of our people. Anyone can sit on the sidelines and complain about what should happen in this space and fortunately you can make a difference by putting your hat in the ring, to run in the upcoming local body elections in October! Kia kaha koutou

**Whakatauki!**

**Whakatau to wairua, rapua to rangimarie I te ture kore**

Calm your soul, find peace in the Chaos

Nga mihi mahana  
Piki Te Ora Hiroa  
Tiamana

**Recommendation**

That the Chair's Report- February 2025 be received.

**ITEM 7.1**

## 8 Reports for Decision

### 8.1 Dangerous and Insanitary Buildings Policy

**Author:** Janna Harris, Corporate Planner

**Authoriser:** Katrina Gray, Manager Strategy and Development

#### 1. Reason for Report

- 1.1 To present the draft Dangerous, Affected and Insanitary Building Policy.

#### 2. Context

- 2.1 The Dangerous and Insanitary Building Policy was adopted on 25 June 2020. The Building Act 2004 requires this policy to be reviewed within 5 years of the last review. This means that the policy is required to be reviewed prior to 25 June 2025. Towards the end of 2024 the Ministry of Business, Innovation, & Employment (MBIE) undertook a performance monitoring assessment of Rangitikei District Council. This included a review of the Dangerous and Insanitary Building Policy.
- 2.2 Council's Dangerous, Affected, and Insanitary Policy is required to state:
  - 2.2.1 The approach that the Council will take in performing related functions under the act, and
  - 2.2.2 Council priorities when performing these functions, and
  - 2.2.3 How the policy will apply to heritage buildings.
- 2.3 Officers have reviewed the policy and recommend a number of minor changes.
- 2.4 The majority of suggested changes stem from guidance provided by MBIE through their review of the policy and the need to clarify intent and improve the drafting of the policy.
- 2.5 The draft Dangerous, Affected and Insanitary Policy is attached.

#### 3. Discussion and Options Considered

- 3.1 Option 1: Recommend to Council that the draft Dangerous, Affected and Insanitary Policy is adopted for consultation.
  - 3.1.1 Option 1 is appropriate if the Committee is satisfied that the draft policy is ready to be consulted on. This option is also appropriate if the Committee seeks for minor changes to be made to the policy before it is adopted for consultation.
- 3.2 Option 2: Request staff undertake further work on the draft Dangerous, Affected and Insanitary Policy to be reconsidered at the next Policy/Planning Committee meeting.
  - 3.2.1 This option is appropriate if the Committee seeks significant changes to the policy before it is adopted for consultation.

#### 4. Financial Implications

- 4.1 There are no financial implications associated with this report. The review of this policy as well as enforcement is undertaken within existing budgets.

**5. Impact on Strategic Risks**

- 5.1 While this policy will remain in force if it is not reviewed within the legislative timeframe, there is a risk that *Regulatory Effectiveness is questioned* if this policy is not reviewed within statutory timeframes.

**6. Strategic Alignment**

- 6.1 The draft Dangerous, Affected, and Insanitary Policy ensures that the community is safe and has a comfortable environment to work, stay and conduct their daily activities.

**7. Mana Whenua Implications**

- 7.1 No mana whenua implications have been identified in association with this report.

**8. Climate Change Impacts and Consideration**

- 8.1 There are no climate Change impacts associated with this report.

**9. Statutory Implications**

- 9.1 Council is required to have a Dangerous, Affected, and Insanitary Policy, and review this policy every 5 years under the building Act 2004.

**10. Decision Making Process**

- 10.1 Section 132 of the Building Act 2004 requires Council to consult on the amended policy in accordance with the special consultative procedure set out in the Local Government Act. Officers recommend that this consultation occurs simultaneous to the Annual Plan in April 2025.

**Attachments:**

1. **Draft Dangerous, Affected and Insanitary Building Policy** [↓](#)

**Recommendation 1**

That the report 'Dangerous and Insanitary Building Policy' is received.

**Recommendation 2**

That the Policy/Planning Committee recommends to Council that the Draft Dangerous, Affected, and Insanitary Policy' is adopted for consultation [with/without amendment].

## Dangerous, Affected and Insanitary Building Policy

Date first adopted by Council	25 May 2006
Resolution Number	06/RDC/144
Date last reviewed	<del>25 June 2020</del> <u>xxxx</u>
Resolution	<del>20/RDC/211</del> <u>xxxx</u>
Relevant Legislation	Building Act 2004, Local Government Act 2002
Statutory or Operational Policy	Statutory
Included in the LTP	No

### 1. Introduction ~~& Background~~

1.1 Section 131 of the Building Act 2004 (“the Act”) requires ~~†~~Territorial ~~a~~Authorities (“TAs”) to have a policy on dangerous, and insanitary and buildings. ~~Additionally, Council is now also required to take into account~~ affected buildings<sup>1</sup>.

~~1.21.1 One of the key purposes of the Act, as set out in section 3, is to ensure ‘people who use buildings can do so safely and without endangering their health.’ Section 4 details the principles to be applied in performing functions under the Act and specifically states that TAs must take these principles into account in the adoption and review of their dangerous and insanitary building policies.~~

~~1.31.1 The definition of a dangerous building is set out in Section 121 (1) of the Act:~~

~~“A building is dangerous for the purposes of this Act if,~~

~~a. in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause—~~

~~a. injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property, or~~

~~b.a. damage to other property; or~~

~~b.a. in the event of fire, injury or death to any person in the building or to persons on other property is likely.”~~

<sup>1</sup> Section 132A Building Act 2004 which came into force on 28 November 2013,



~~1.41.1~~ The definition of an insanitary building is set out in Section 123 of the Act:

~~“A building is insanitary for the purposes of this Act if the building—~~

~~a. is offensive or likely to be injurious to health because—~~

~~i. of how it is situated or constructed; or  
#i.i. it is in a state of disrepair; or~~

~~b.a. has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or~~

~~c.a. does not have a supply of potable water that is adequate for its intended use; or~~

~~d.a. does not have sanitary facilities that are adequate for its intended use.”~~

~~1.51.1~~ The definition of an affected building is set out in Section 121A of the Act:

~~“A building is an affected building for the purposes of this Act if it is adjacent to, adjoining, or nearby—~~

~~a. a dangerous building as defined in Section 121; or~~

~~b.a. a dangerous dam within the meaning of Section 153.”~~

1.2 This policy was ~~first~~originally adopted by Rangitikei District Council (“Council”) on 25 May 2006 in accordance with the ~~requirements of the Building Act 2004~~.

1.3 This policy will be reviewed every 5 years, in accordance with the Act.

~~1.61.4~~ In reviewing, amending and adopting this policy, Council has followed the special consultative procedure set out in Section 83 of the Local Government Act 2002.

## 2 Purpose of the Policy

~~1.72.1~~ The purpose of this policy is to meet the legislative requirements of the Act, which requires the policy is required to state<sup>2</sup>:

- The approach that the Council will take in performing its functions under the Act;
- Council’s priorities in performing those functions; and
- How the policy will apply to heritage buildings.

~~1.82.2~~ In reviewing, amending and adopting this policy, Council has followed the special consultative procedure set out in Section 83 of the Local Government Act 2002. One of the key purposes of the Act, as set out in section 3, is to ensure ‘people who use

<sup>2</sup> Sec 131(2) of the Building Act 2004

buildings can do so safely and without endangering their health.’ Section 4 details the principles to be applied in performing functions under the Act and specifically states that TAs must take these principles into account in the adoption and review of their dangerous, affected and insanitary building policies.

### **3 Definitions**

3.1 The definition of an **a**Affected **b**Building is set out in Section 121A of the Act defined as:

~~a. “A building is an affected building for the purposes of this Act if it~~ **a building is adjacent to, adjoining, or nearby –**

*i. a dangerous building as defined in Section 121; or*

*ii. a dangerous dam within the meaning of Section 153.”*

3.2 The definition of a **d**Dangerous **b**Building is set out in Section 121 (1) of the Act defined as:

~~“A building is dangerous for the purposes of this Act if,~~

*a. in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause –*

*i. injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property, or*

*ii. damage to other property; or*

*b. in the event of fire, injury or death to any person in the building or to persons on other property is likely.”*

3.3 **Heritage Building** is defined as:

*a. a building that is included on the New Zealand Heritage List/Rārangi Kōrero maintained under section 65 of the Heritage New Zealand Pouhere Taonga Act 2014; or*

*b. a building that is included on the National Historic Landmarks/Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu list maintained under section 81 of the Heritage New Zealand Pouhere Taonga Act 2014; or*

*c. a place, or part of a place, that is subject to a heritage covenant under section 39 of the Heritage New Zealand Pouhere Taonga Act 2014 and is registered under section 41 of that Act; or*

*d. a place, or part of a place, that is subject to a heritage order within the meaning of section 187 of the Resource Management Act 1991; or*

e. a place, or part of a place, that is included in a schedule of a district plan because of its heritage value

3.4 The definition of an ~~insanitary~~ **B**Building is set out in Section 123 of the Act defined as:

“A building is insanitary for the purposes of this Act if the building-

a. is offensive or likely to be injurious to health because-

i. of how it is situated or constructed; or

ii. it is in a state of disrepair; or

b. has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or

c. does not have a supply of potable water that is adequate for its intended use; or

d. does not have sanitary facilities that are adequate for its intended use.”

#### **4 Approach to Dangerous, Affected and Insanitary Buildings**

4.1 Sections 124 to 130 of the Act provide the authority necessary for TAs to take action on dangerous, affected ~~or~~ **and** insanitary buildings **and dams** and set out how this action is to be taken.

4.2 In many, but not all, cases, a building's ~~is~~ dangerous, affected or insanitary status will not be readily apparent. For that reason, any attempt to identify these buildings proactively is unlikely to be successful unless Council has considerable resources to undertake inspections and evaluations of buildings.

4.3 As a consequence, the most likely sources of information concerning dangerous, affected ~~and~~ insanitary buildings continues to be from building occupants, neighbours, or as the result of an inspection by the police, the fire service or other agencies authorised to inspect buildings. Other sources of information will be known directly by Council, possibly following a significant weather event.

~~1.94.4~~ The Council will continue to encourage the public to discuss their development plans with Council and to obtain building consent for work Council deems is necessary prior to any work commencing. This is particularly important in order to avoid creating dangerous or insanitary conditions that could be injurious to the health of occupants, particularly children and the elderly, or where safety risks are likely to arise from a change in use.

~~1.104.5~~ Relying on complaints to provide information concerning potentially dangerous or insanitary buildings continues to be the most practical way in which Council can identify both these buildings and affected buildings within the district and undertake its statutory responsibilities. ~~Council has in the past relied upon complaints from various sources to identify dangerous or insanitary buildings and~~ **Council will continue with this passive approach.**

~~2~~ **POLICY APPROACH**

**2.15 Policy Principles**

~~2.1.15.1.1~~ Provisions of the Act in regard to dangerous, affected ~~and/or~~ insanitary buildings reflect the government’s broader concern with the safety of the public in buildings, and with the health and safety of people occupying buildings that may be considered to be dangerous, affected ~~and/or~~ insanitary. However, Council recognises that public safety must be balanced against the other broader economic issues and in relation to other Council Policies.

~~2.2~~ **Overall approach**

~~2.2.11.1.1~~ Sections 124 to 130 of the Act provide the authority necessary for TAs to take action on dangerous, affected or insanitary buildings and set out how this action is to be taken.

~~2.2.21.1.1~~ The Council will continue to encourage the public to discuss their development plans with Council and to obtain building consent for work Council deems is necessary prior to any work commencing. This is particularly important in order to avoid creating dangerous or insanitary conditions that could be injurious to the health of occupants, particularly children and the elderly, or where safety risks are likely to arise from a change in use.

~~2.2.31.1.1~~ Council has in the past relied upon complaints from various sources to identify dangerous or insanitary buildings and will continue with this passive approach.

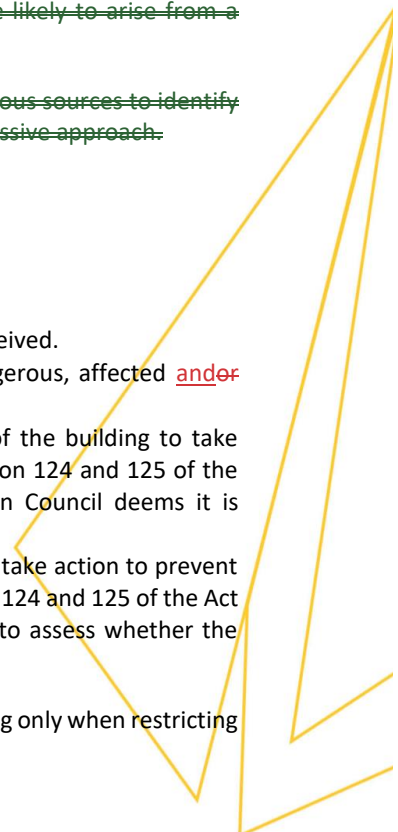
**2.36 Identifying Dangerous, Affected ~~and/or~~ Insanitary Buildings**

~~2.3.16.1~~ The Council will:

- Take a passive approach to identification of buildings.
- Actively respond to and investigate all buildings complaints received.
- Identify from these investigations any buildings that are dangerous, affected ~~and/or~~ insanitary.
- For dangerous buildings, inform the owner(s) and occupier of the building to take action to reduce or remove the danger, as is required by Section 124 and 125 of the Act; (and liaise with Fire and Emergency New Zealand when Council deems it is appropriate, in accordance with Section 121 (2) of the Act).
- For insanitary buildings, inform the owner(s) of the building to take action to prevent the building from remaining insanitary as is required by Section 124 and 125 of the Act (and liaise with the Medical Officer of Health when required to assess whether the occupants may be neglected or infirm).

~~2.3.26.2~~ For affected buildings, inform the owner(s) of the building only when restricting entry to the building.

**2.47 Assessment criteria**



~~2.4.17.1.1~~ The Council will assess dangerous, affected ~~and/or~~ insanitary buildings in accordance with the Act and established case law, as well as the building code.

~~2.4.27.2~~ The Council will:

- Investigate as to whether the building is occupied.
- Assess the use to which the building is put.
- Assess whether the dangerous or insanitary conditions pose a reasonable probability of danger to occupants or visitors, or to the health of any occupants of the building. Upon the determination that a building or dam is dangerous assess whether the dangerous building or dangerous dam pose a reasonable probability of danger to occupants or visitors of any adjacent, adjoining or nearby buildings.

~~2.4.37.3~~ Considerations that Council may take into account when deciding if a dangerous building can continue to be occupied or not include~~as to dangerous assessment where a building is either occupied or not may include:~~

- ~~Risk of S~~structural collapse.
- ~~Presence of L~~oose materials/connections.
- ~~Presence of O~~vercrowding.
- Use which is not fit for purpose.
- ~~Seeking a~~Advice sought from Fire and Emergency New Zealand<sup>3</sup>
- ~~Risk of L~~ife safety features detailed on building compliance ~~are being~~ inoperative.
- ~~Risk of an A~~activity within the building compromising the safety of other users.

~~2.4.47.4~~ Considerations as to insanitary assessment where a building is occupied may include:

- ~~Assessment of an A~~adequate sanitary facilities for the use.
- ~~Assessment of A~~adequate drinking water.
- ~~Whether there is S~~eparation between of use for kitchens and other sanitary facilities.
- Likelihood of moisture penetration.
- ~~Risk due to N~~atural disasters.
- ~~Presence of D~~efects in roof and walls/poor maintenance/occupant misuse.
- The degree to which the building is offensive to adjacent and nearby properties.

~~2.4.57.5~~ A building will be deemed to be an affected building if it is adjacent, adjoining or nearby a building which Council has assessed as being a dangerous building or a dam which Horizons Regional Council has by writing notified Council that it is deemed to be a dangerous dam pursuant to section 153 of the Act (Meaning of dangerous dam).

## ~~2.58~~ Taking Action

~~2.5.18.1~~ In accordance with Section 124 and Section 125 of the Act the Council ~~will~~:

<sup>3</sup> Sec 121(2)(a) Building Act 2004

- Will Advise and liaise with the owner(s) of buildings identified as being dangerous, affected or insanitary.
- Will, As a consequence of a building or dam being identified as dangerous, consider whether any buildings should be regarded as being an affected building for the purposes of the Act.
- May request a written report on the dangerous building from Fire and Emergency New Zealand.
- May seek advice from relevant technical experts (e.g. structural and geotechnical engineers) to establish the validity of a potential s124 notice as required.

2.5.28.2 If found to be dangerous or insanitary:

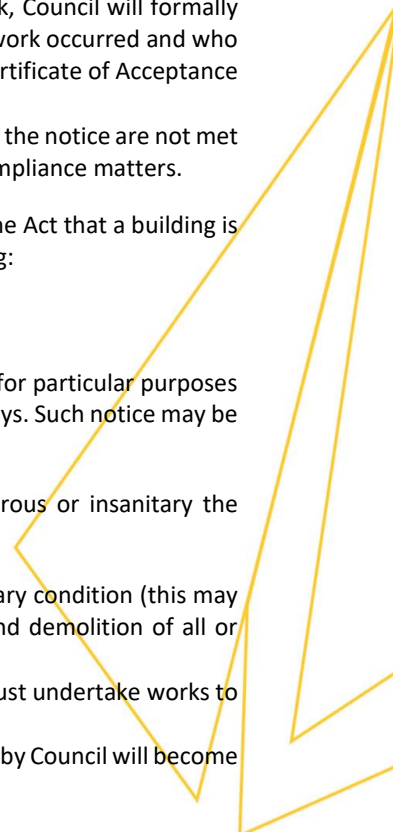
- Attach written notice to the building requiring work to be carried out on the building, within a time stated in the notice being not less than 10 days, to reduce or remove the danger.
- Give copies of the notice to the building owner, occupier, and every person who has an interest in the land, or is claiming an interest in the land, as well as ~~the~~ Heritage New Zealand Pouhere Taonga, if the building is a heritage building.
- Contact the owner at the expiry of the time period set down in the notice in order to gain access to the building to ascertain whether the notice has been complied with.
- Where the danger is the result of non-consented building work, Council will formally request the owner(s) to provide an explanation as to how the work occurred and who carried it out and under whose instructions; (and apply for a Certificate of Acceptance if applicable).
- Pursue enforcement action under the Act if the requirements of the notice are not met within a reasonable period of time as well as any other non-compliance matters.

2.5.38.3 Where Council has determined under section 121A of the Act that a building is an “affected building” Council may do any or all of the following:

- Erect a hoarding or put up a fence around the building;
- Attach a notice warning people not to approach the building;
- Issue a written notice restricting entry to the affected building for particular purposes or to particular groups of people for a maximum period of 30 days. Such notice may be reissued once for a further 30 days.

2.5.48.4 If the building is considered to be immediately dangerous or insanitary the Council may

- Cause any action to be taken to remove that danger or insanitary condition (this may include prohibiting persons using or occupying the building and demolition of all or part of the building); and
- Take action to recover costs from the owner(s) if the Council must undertake works to remove the danger, or insanitary condition
- The owner(s) will also be informed that the amount recoverable by Council will become a charge on the land on which the building is situated.



~~2.5.58.5~~ All owners have a right of appeal as defined in the Act, which can include applying to the ~~Department of Building and Housing~~ Ministry of Business, Innovation & Employment for a determination under Section 177 of the Act.

~~2.69~~ **Interaction between the Dangerous, Affected and Insanitary Buildings ~~p~~Policy and related sections of the Act**

~~Section 41: Building consent not required in certain cases.~~

~~2.6.19.1~~ If a building is considered to be an immediate danger or insanitary, Council can wave the need to obtain a building consent to allow for the immediate dangerous or insanitary condition to be addressed under section 41 of the Act.

~~2.6.29.2~~ ~~In cases where a building is assessed as being immediately dangerous or insanitary the Council may not require prior building consent to be obtained for any building work required so as to remove the dangerous or insanitary condition immediately. However, w~~Where Council has issued a notice under section 125(1) of the Act it must advise the owner of the building if a building consent will be required prior to the owner commencing any remedial works to the building.

~~2.6.39.3~~ Prior to the lodging of a building consent application for the work required under the notice it is imperative that building owners discuss any works with the Council. In those circumstances where Council has not required a building consent to be issued prior to the commencement of the remedial works required by the notice the building owner will still be required to apply for a certificate of compliance as required by the Act.

### **2.710 Record Keeping**

~~2.7.110.1~~ Any buildings identified as being dangerous or insanitary will have the building inspection report a requisition placed on the property file for the property on which the building is situated until the danger or insanitary condition is remedied.

~~2.7.210.2~~ A note will be placed on the property file of an affected building until such time as the dangerous condition of the adjacent, adjoining or nearby building or dam has been rectified.

~~2.7.310.3~~ In addition, the following information will be placed on the Land Information Memorandum (LIM) and Project Information Memoranda (PIM):

- Notice issued that the building is dangerous, insanitary or is an affected building.
- Copy of the letter to owner(s), occupier and any other person that the building is dangerous, insanitary or is an affected building.
- Copy of the notice given under section 124(1) that identifies the work to be carried out on the building and the timeframe given to reduce or remove the danger or insanitary condition.

### **2.811 Economic impact of policy**



~~2.8.111.1~~ Due to the low number of dangerous, affected or insanitary buildings encountered annually by the Council, the economic impact of this policy is, at this date, considered to be low.

~~2.912~~ **Access to information**

~~2.9.112.1~~ Information concerning dangerous, affected ~~and/or~~ insanitary buildings will be contained on the relevant LIM, PIM and Council records.

~~2.9.212.2~~ In granting access to information concerning dangerous, affected ~~and/or~~ insanitary buildings Council will conform to the requirements of the Local Government Official Information and Meetings Act 1987 and the Local Government Act 2002.

~~313~~ **HERITAGE BUILDINGS**

~~3.113.1~~ No special dispensation will be given to heritage buildings under this policy. Heritage buildings will be assessed in the same way as other dangerous or insanitary buildings.

~~3.213.2~~ The fact that a building has heritage status does not mean that it can be left in a dangerous or insanitary condition. As per Section 125(2)(f) of the Act a copy of any notice issued under s124 of the Act will be sent to the Heritage New Zealand Pouhere Taonga where a heritage building has been identified as a dangerous, affected or insanitary building.

~~414~~ **PRIORITIES**

~~4.114.1~~ The Council will give priority to buildings where it has been determined that immediate action is necessary to fix dangerous or insanitary conditions. Immediate action will be required in those situations to fix those dangerous or insanitary conditions such as prohibiting occupation of the property, putting up a hoarding or fence and taking prosecution action where necessary.

~~14.2~~ Buildings that are determined to be dangerous or insanitary, but not requiring immediate action to fix those dangerous or insanitary conditions, will be subject to the minimum timeframes to prevent the building from remaining dangerous or insanitary (not less than 10 days) as set in Section 124(1)(c) of the Act.

~~515~~ **Version History**

<u>Authorisation and Status</u>	
<u>Owner</u>	<u>Group Manager Regulatory &amp; Emergency Management</u>
<u>Contact</u>	<u>Team Leader Territorial Authority</u>
<u>Date Effective</u>	<u>Version</u>
<u>25 May 2006</u>	<u>1.0</u>
<u>30 April 2015</u>	<u>2.0</u>
<u>25 June 2020</u>	<u>3.0</u>



## 9 Reports for Information

### 9.1 Economic Update

**Author:** Jarrod Calkin, Economic Wellbeing Lead

**Authoriser:** Katrina Gray, Manager Strategy and Development

#### 1. Reason for Report

- 1.1 The purpose of the report is to provide the Policy/Planning Committee with an economic update for the district and the key actions Officers are taking to support business and the district.

#### 2. Local Insights and Update

- 2.1 The quarterly economic indicators reporting for the 3 months to the end of December 2024 are due to be released in late February. This information will be used to generate the Quarterly Economic Update which is expected to be published in March. The September Quarterly Economic Update can be found through the following link [Quarterly-Economic-Update-September-2024Web.pdf](#). Some high-level insights are provided below:

2.1.1 GDP grew by 0.1% against flat growth for New Zealand and 0.4% decline for the region.

2.1.2 Consumer spending is down 2.2% against the same 12-month period last year. Regional growth is at 0.7% and New Zealand growth is 0.5%.

2.1.3 After accounting for population growth and inflation, the real decline in consumer spending per capita is closer to 6%.

2.1.4 New vehicle registrations are up for the first quarter since September 2021 with 265 new vehicles registered in the September quarter. While this remains below the 10-year average of 354 registrations, it signals there may be more discretionary funds in the economy.

2.1.5 The number of employed residents reduced by 0.3% in the September quarter and the unemployment rate fell from 4.2% to 3.9%. The reduction in unemployment and reduction in number of employed residents suggests people are exiting the employment market by way of study, moving overseas or not seeking unemployment support.

2.1.6 The number of homes sold in the quarter is up 57.4% on the same period a year ago with 159 homes sold in the quarter. Alongside this, the average sale price increased by 1.4% to \$416,746. The number of homes on the market continue to increase with 348 active listings suggesting it is still a buyers' market although feedback is the start to 2025 has seen many homes sell with multiple offers.

- 2.2 The Reserve Bank of New Zealand (RBNZ) last met a week after the last Policy/Planning Committee meeting for 2024. At this review, the Official Cash Rate (OCR) was reduced from 4.75% to 4.25% and further cuts were signalled for 2025. The next OCR review is

due on 19 February 2025 with economists mixed on their forecasts ranging from a 0.25% to 0.5% reduction.

- 2.3 Annual inflation for the December quarter remains unchanged at 2.2%. This was slightly higher than most forecasts and has been attributed to higher than expected non tradables like rents, rates, and insurance premiums. Tradable prices (mainly imported goods) fell 1.1% primarily due to a reduction in demand. Looking ahead, inflation is forecast to remain close to 2% with a sluggish economic recovery and cooling labour market.
- 2.4 Business After 5 (BA5) events were well supported in the back end of 2024 and the first event of 2025 was also well attended. These provide an important platform for businesses and industry leads to connect and build their networks. Feedback on the BA5 events remains positive across the business community. There is an additional event planned for Bulls businesses in February to discuss the challenges they are facing, with an increasing number of empty buildings and vehicles travelling through, but increasingly less likely to stop. The purpose of the event is to bring business owners together and discuss solutions to encourage more vehicles to stop and shop.

### **3. Economic Strategy update**

- 3.1 Council Officers have received the first draft of the Economic Strategy from Beca who have been supporting this work. Between scoping the development of the strategy and drafting the strategy, Central Government announced 'refocusing the purpose of local government' which includes removing reference to the four aspects of community wellbeing - one of these is economic wellbeing. The details of this were presented to Council at a workshop in October 2024.
- 3.2 This has led to Council Officers taking longer to review this draft and reshape the Economic Strategy to align more closely with Government direction of 'supporting local economic growth and development.'

### **4. Mayors Taskforce for Jobs update**

- 4.1 The Mayors Taskforce for Jobs (MTFJ) programme continues to perform at a level beyond our contract requirements.
- 4.2 As at the end of November, the programme in Rangitikei has placed 63 people into employment, 23 of which are considered sustainable placements which makes Rangitikei one of the best performing programmes in the country. The January figures are due on 10 February and if available, will be provided verbally at the Committee meeting.
- 4.3 The funding agreement Council has with LGNZ for the delivery of MTFJ requires funding to be paid in two tranches. Tranche one was paid at the beginning of the funding agreement, and tranche two payable after certain milestones were reached. These milestones have been reached and Council has received and distributed the second tranche of funding for the programme.
- 4.4 Council has previously resolved to remain in the MTFJ programme and Council Officers have received an invitation from LGNZ to apply for funding for financial year 2025/26. Our application will be submitted prior to the deadline of 7 March 2025.

### **5. Marton Streetscape Design update**

- 5.1 The consultant team leading this work have completed significant background work which includes:
  - 5.1.1 Cloud point survey of the town centre area which scanned the entire area including buildings, verandas and existing above ground assets. This has provided a digital model of the area and will be used during both stakeholder engagements and through the design phase of the project.
  - 5.1.2 Identification of the activities, occupancy, and façade quality within the town centre.
  - 5.1.3 A review of the vehicle connections, town entrances, walkability, seating, carparks and activations within the town centre.
  - 5.1.4 Assessment of assets ranging from street lighting, bicycle parks, rubbish bins, bollards, paving and vegetation.
  - 5.1.5 A community event hosted on Market Day at the Council tent to share initial findings and collect community input. The full analysis of this feedback will be provided prior to a Council workshop in March 2025 (at least 25 people completed the survey on 10 different topics and many more provided general comments).
- 5.2 A Council workshop is planned for 6 March 2025 where the consultant team will seek input from elected member feedback on key design elements. Stakeholder meetings will also occur on this day including community groups, stakeholders and the Marton Community Committee.
- 5.3 Once the stakeholder feedback has been collected and analysed the design team will develop the Marton Streetscape Design masterplan. After the plan has been drafted, it will be brought back to Council where Council can decide on the appropriate next steps.

## 6. Town Centre Better Off Funding update

### Bulls

- 6.1 The rubbish bin refurbishment is almost complete with over half of the bins now repaired, repainted, and placed back on the footpaths.
- 6.2 The map has been circulated to community groups for feedback and a final draft has been completed. Once printed, these will be positioned in at least five locations across Bulls.
- 6.3 A mural is planned to begin in mid-February on a prominent wall in the town centre. This has been organised in collaboration with a community group, Council Officers and the property owner.

### Taihape

- 6.4 The background work for the wayfinding map in Taihape has been completed and is now being designed and drafted. Once drafted, it will be circulated to the community working group, stakeholders, Northern Ward councillors and Taihape Community Board members.
- 6.5 A planning meeting has been completed to explore the addition of a picnic area at the 'outback' beside the gumboot throwing lane. The picnic area will consist of a concrete pad, seating, and canopy to provide shade.

- 6.6 Design work is underway to make improvements to the gumboot statue on State Highway 1. The desired improvements will include improving walking access, safety improvements and revitalising the overall area to make it safer and more appealing for travellers to stop, take photos and explore the surrounding area.

## 7. Market Day Update

- 7.1 Market Day was held on 7 December 2024.
- 7.2 While we cannot count every person who attends, at least 3200 different people used their eftpos card in Marton on Market Day. This suggests the total number of visitors to the event is higher as it does not account for those people who did not purchase anything or purchased only using cash.
- 7.3 There were approximately 200 different stall holders and most businesses in Marton were open for the event, with at least one vacant building temporarily offering space to a business for a weekend pop up.
- 7.4 For 2024, Council decided to collect spend data for the event. The benefit of collecting this data was to help assess the success of the event from an economic perspective. The data collected was limited to card transactions only which does create some limitations but does allow the comparison of spend in 2024 vs 2023. The insights are below:
- 7.4.1 Card transactions were up 14.5% on the same time in 2023 and 12.3% up against a typical Saturday.
- 7.4.2 The number of transactions were up 25.7% on the same time in 2023 and up 2.5% against Market Day in 2023.
- 7.4.3 The number of card holders (each cardholder is a unique person) was up 20.4% on 2023 and up 10.1% against Market Day in 2023.
- 7.4.4 27% of all spending on Market Day in Marton came from cardholders living outside of the Rangitīkei District.
- 7.4.5 52% of local businesses saw an increase spending against the same time in 2023 and 29% when compared to the busiest Saturday for the last 3 months to November 2024.
- 7.5 The data tells us that Market Day not only brings people to the town centre of Marton, it also helps retail spending for Marton businesses and is supported by people from outside the district as well as within the district.
- 7.6 Anecdotal feedback from Marton businesses was very positive of the day, with more than one store claiming it was their best trading day ever.

## 8. Shop Local Campaign Review

- 8.1 Council led a 'Shop Local' campaign across the district from 28 October 2024 for 8 weeks. The purpose of the campaign was to encourage consumers to think locally for their purchases, and if they spend \$20 at any business or service in the district, they could enter the draw to win one of 8 \$100 prezzie cards.
- 8.2 Over the course of the 8-week campaign, Council received 1746 complying entries across 87 different businesses.
- 8.3 We received mostly positive feedback across both business and consumers with the themes below:

8.3.1 Entering the competition was easy for businesses as they only had to let their customers how to enter.

8.3.2 Some customers found entering via a QR code challenging while most found it easy.

8.3.3 Businesses were grateful for the efforts made to encourage shopping locally.

8.3.4 The collateral provided worked well as did the inclusion of district branded shopping bags.

8.4 Overall, the campaign was successful and delivered positive outcomes across the business community. It is intended we will run another campaign in 2025.

## **9. Financial Implications**

9.1 There are no financial implications relating to any of the updates in this report. All projects are undertaken within approved budgets.

## **10. Impact on Strategic Risks**

10.1 There are no strategic risks relating to this item.

## **11. Strategic Alignment**

11.1 Economic Wellbeing is a community outcome and Town Centre Revitalisation is a strategic priority within the Strategic Framework for Council. Although no decisions are required through this report, the purpose of the information is to support Council with decisions relating to Town Centre and Economic Wellbeing, giving the report strong strategic alignment.

## **12. Mana Whenua Implications**

12.1 There are no known mana whenua implications relating to this item.

12.2 Ngā Wairiki Ngāti Apa are involved in the development of the Marton Streetscape Upgrade plan and Officers are working with a designated representative as part of the design phase.

## **13. Climate Change Impacts and Consideration**

13.1 There are no climate change impacts or considerations relating to this item.

13.2 Any climate change impacts relating to the Marton Streetscape Upgrade will be considered through the development of the plan.

## **14. Statutory Implications**

14.1 There are no statutory implications relating to this item.

## **15. Decision Making Process**

15.1 The report is for information purposes and there are no decisions relating to this item.

## **Recommendation**

That the report "Economic Update" be received

**9.2 Climate Change Strategy and Action Plan - Implementation Update February 2025**

**Author: Kezia Spence, Governance Advisor**

**Authoriser: Katrina Gray, Manager Strategy and Development**

**1. Reason for Report**

1.1 The purpose of this report is to provide an update to the Policy/Planning Committee on the implementation of Council’s Climate Change Strategy and Action Plan.

**2. Context**

2.1 This is the second report on the Climate Change Implementation and provides the priorities for 2025.

2.2 The Climate Action Joint Committee did not meet in December 2024 due to the work across Councils. The next meeting is scheduled for 03 March 2025; part of the agenda will be an update from each council about progress related to the Regional Joint Action Plan. The Climate Action Working Group (Officer working group) will be meeting in February to go through the priorities for 2025, items to be discussed include:

2.2.1 Regional and district estimates for greenhouse gas emissions

2.2.2 Regional Coordination and sharing of resources

2.2.3 Social vulnerabilities framework

**2.3 Resilience Explorer Pilot project**

2.4 The Resilience Explorer Pilot project is the development of a rapid risk assessment for Tangimoana and Scotts Ferry, using a mapping software provided by Urban Intelligence. The project is being led by Horizons Regional Council and supported by the district councils.

2.5 Previous work has been undertaken in Tangimoana related to adaptation planning coordinated by Horizons Regional Council and Manawatū District Council. The learnings from this project included the need for more data and information on the risks in the area.

2.6 Officers at Horizons Regional Council have progressed the inclusion of Scotts Ferry as a pilot project to test if the software would be beneficial for a wider regional risk assessment. Scotts Ferry is a logical inclusion due to the use of similar data as Tangimoana. Both locations are located near the Rangitikei River, making them vulnerable to erosion, sea-level rise and flooding. The pilot project is scheduled to go live in March.

**3. Discussion and Options Considered**

3.1 The table below outlines the top priorities for 2025 implementation, which are taken from Council’s Climate Strategy and Action Plan.

Actions	Timeframe	Status
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Develop a baseline carbon footprint for emissions from Council operations and establish reduction targets.	2025	Funding is in the 2025/26 Annual Plan to commission this work.
Develop a programme or leverage others work in the District to engage with youth and disadvantaged groups on climate issues.	2025	Officers are currently, working with the Youth Council and Tamariki Rangatahi staff to support this work for 2025.
Incorporate climate impact considerations into decision making by adding a climate risk and carbon mitigation opportunities section to all Council papers.	2024	This has been included in all Council reports. The next step is upskilling staff on climate impact considerations.
Continue to monitor developments in legislative requirements and central government guidance.	Ongoing	In the past two weeks central government has released a second emissions reduction plan and the new emissions target under the Paris Agreement.
Share climate change information, progress, case studies and lessons learned with the community (including through RDC website) to build momentum around a collaborative climate response, and community-led actions.	Ongoing	Officers are updating the Council website to better communicate climate information and case studies across the district and will continue to do so across 2025.

#### 4. Financial Implications

4.1 There are no financial implications from this report.

#### 5. Impact on Strategic Risks

5.1 The implementation of climate change actions reduces the risk for the organisation and supports Council's response.

#### 6. Strategic Alignment

6.1 Climate change implementation supports Council's strategic alignment, particularly through the community outcomes.

#### 7. Mana Whenua Implications

7.1 The Climate Action Joint Committee includes mana whenua representation. Officers meet with Mr Shenton, one of the mana whenua representatives on the Climate Action Joint Committee, regularly.

#### 8. Climate Change Impacts and Consideration

8.1 This report provides a summary of climate actions being undertaken by Council.

#### 9. Statutory Implications

9.1 There are no statutory implications associated with this report.

**10. Conclusion**

10.1 Council continues to implement the Climate Strategy and Action Plan and contribute to the regional Climate Action Joint Committee.

**11. Decision Making Process**

11.1 This report is for information and there are no decisions requested.

**Recommendation**

That the 'Climate Change Strategy and Action Plan - Implementation Update February 2025' be received.



### 9.3 Strategies/Plans Update

**Author:** Katrina Gray, Manager Strategy and Development

**Authoriser:** Carol Gordon, Deputy Chief Executive

#### 1. Reason for Report

- 1.1 To provide the Policy/Planning Committee with an overview of Council's strategies and plans.

#### 2. Strategic Framework

- 2.1 Council's Strategic Framework (Kowhai) was reviewed as part of the development of the 2024-34 Long Term Plan. It sets out Council's vision, community outcomes, priorities, strategies, and plans.
- 2.2 Since the adoption of the Strategic Framework, the Government has announced its intention to review the Local Government Act including:
  - Refocusing the purpose of local government (removing wellbeing)
  - A revenue cap on non-core expenditure by councils
  - Benchmarking local authorities on key metrics
- 2.3 A review of the Strategic Framework will be required to ensure alignment with the Government's announcements and to underpin the next Long Term Plan. Timeframes released by the Government in December 2024 indicate legislation will be introduced mid-2025 and passed by the end of 2025. Officers are planning to undertake the review of Council's Strategic Framework in relation to changing Central Government direction following the Local Government election.

#### 3. Strategy/Plan Reviews

- 3.1 A list of Council's strategies and plans is attached (Attachment 1).
- 3.2 Notable updates for February 2025 include:
  - *Annual Plan 2025/26 (in progress)*. Workshops have been ongoing for the Annual Plan, with consultation planned to launch in April 2025.
  - *Economic Strategy (in progress)*. Strategy drafting is in progress.
  - *Plan Change 3 - Urban Growth (in progress)*. A number of technical reports required to support the Plan Change are underway. An update has been provided to landowners in areas where technical assessments are being undertaken.
  - *District Plan Efficiency and Effectiveness – Commercial Zone (in progress)*. To help inform prioritisation of the District Plan review, efficiency and effectiveness monitoring for the Commercial zone was undertaken. This was undertaken in accordance with section 35(2)(b) of the Resource Management Act 1991 (RMA). The findings of the report will be presented as part of the Policy/Planning Committee workshop. This report is required to be made available to the public in accordance with Section 35(2A) of the RMA (Attachment 2 – under separate cover).

- *Waste Management Minimisation Plan (WMMP) (in progress)*. Council received a workshop on the draft WMMP in early 2025. Consultation on the draft WMMP is planned to occur simultaneous to the Annual Plan.
- *Bulls Parks Planning Project (in progress)*. This project has commenced, with iwi engagement planned, and community consultation tentatively planned for March 2025.
- *National Planning Standards / ePlan implementation (complete)*. The ePlan, with the updates to implement the National Planning Standards became operative on 9 January 2025.

#### 4. Financial Implications

4.1 There are no direct financial implications. Any strategies/plans are developed within budget.

#### 5. Impact on Strategic Risks

5.1 There are no direct impact of Council's strategic risks associated with this report.

#### 6. Strategic Alignment

6.1 Council's strategies and plans are key components of Council's strategic framework.

#### 7. Mana Whenua Implications

7.1 There are no direct mana whenua implications associated with this report. Strategy/plan development occurs alongside Council's Te Roopuu Ahi Kaa Komiti and directly with iwi and hapū where relevant.

#### 8. Climate Change Impacts and Consideration

8.1 The Waste Management Minimisation Plan supports waste reduction which has a positive climate mitigation impact.

#### 9. Statutory Implications

9.1 There are no direct statutory implications.

#### 10. Decision Making Process

10.1 There are no decisions required associated with this report.

#### Attachments:

1. **Strategies/Plans Update - February 2025** [↓](#)
2. **Draft Efficiency and Effectiveness Report for the Commercial Zone (under separate cover)**

#### Recommendation 1

That the report Strategies/Plans Update be received.

#### Recommendation 2

That the Policy/Planning Committee receive the efficiency and effectiveness monitoring for the Commercial zone and note it will be made available on Council's website as part of meeting requirements under section 35(2A) of the Resource Management Act 1991

Strategy / Plan Register					
Strategies	Summary	Status	Legislation	Responsible Department	Comment / Update
<i>Strategic Framework</i>	<i>Sets out the purpose, vision, community outcomes and strategic priorities</i>	Adopted as part of the LTP 2024-34	Non-statutory	Strategy, Community & Democracy	Work to update the Strategic Framework will commence following the local government election and when clarity is provided re Government direction "Back to Basics". Updated Strategic Framework will underpin the 2027 - 2037 LTP
Waste Strategy	Provides a medium to long term direction and vision of what we want to achieve in this activity over the next 30 years.	In development	Non-statutory	Assets, Infrastructure & Projects	Phase 1 of this work is complete - a roadmap of how RDC will set direction based on industry best practice and potential central government goals.
Pae Tawhiti Rangitikei Beyond - Community Spatial Plan	Provides the blueprint for how we want the Rangitikei district to develop over the next 30 years.	Adopted September 2023	Non-statutory	Strategy, Community & Democracy	Complete.
Parks, Open Spaces and Sporting Facilities Strategy	To provide a framework to underpin Council decision-making on investment in parks and reserves.	Complete	Non-statutory	Assets, Infrastructure & Projects	Complete.
Climate Impact Strategy and Action Plan	Set's out Council's direction and actions in responding to climate impacts.	Adopted February 2024	Non-statutory	Strategy, Community & Democracy	Complete.
Housing Strategy 2021 - 31	Provides a 10-year Council strategy to consider housing needs and potential solutions in eight sectors in the District.	Adopted as supporting information to the 2021-32 LTP	Non-statutory	Strategy, Community & Democracy	Council have given direction that Officer focus should be limited to the business case for 22 Tui Street, Taihape. The need for this strategy should be reviewed alongside a review of the strategies/plans section of the strategic framework.
Economic Development Strategy 2021 - 31	Provides a 10 year Council strategy for economic development which outlines 10 priorities and 4 enablers.	Adopted as supporting information to the 2021-32 LTP	Non-statutory	Strategy, Community & Democracy	In progress. A workshop was held with Council and initial stakeholder interviews undertaken in early August. A report was provided to TRAK and a workshop also held.
Enforcement (Regulatory) Strategy and Prosecution Policy	Sets out the principles and processes which Council uses to achieve regulatory compliance in a fair and consistent way	Adopted 26 April 2018	Non-statutory	Regulatory	Review planned for 2025.
Heritage Strategy	Provisions a long term vision to guide Council's management of heritage resources throughout the Rangitikei District	Adopted 31 March 2016	Non-statutory	Strategy, Community & Democracy	Review unable to be commenced due to internal resourcing.
Property Strategy	Development of a strategy that identifies which properties Council should retain or dispose.	Complete	Non-statutory	Assets, Infrastructure & Projects	Complete.
<b>Plans</b>					
Long Term Plan 2024-34	Set's out the activities Council plans to undertake and how it will be funded for 2024-34.	Adopted 27 June 2024	Local Government Act 2002	Strategy, Community & Democracy	Adopted 27 June 2024.
Annual Plan 2025/26	Set's out the activities Council plans to undertake and how it will be funded for 2025/26. Updated year from the LTP.	To be adopted June 2025	Local Government Act 2002	Strategy, Community & Democracy	Project underway. Workshops held in late 2024 and early 2025. Consultation planned to launch in March.
Roading Activity Management Plan	Comprehensive plan on how Council's assets should be maintained and renewed.	Complete	Non-statutory	Assets & Infrastructure	Reviewed and updated for the 2024 LTP.
3 Waters Activity Management Plan	Comprehensive plan on how Council's assets should be maintained and renewed.	Complete	Non-statutory	Assets, Infrastructure & Projects	Reviewed and updated for the 2024 LTP.
Social Infrastructure Asset Management Plan	Comprehensive plan on how Council's assets should be maintained and renewed.	Complete	Non-statutory	Assets, Infrastructure & Projects	Reviewed and updated for the 2024 LTP.
Destination Management Plan	Provides the plan for growing the visitor economy.	Adopted March 2022	Non-statutory	Strategy, Community & Democracy	Complete.
Waste Management and Minimisation Plan 2018 - 2024	Sets out how Council intends to promote efficient and effective waste management and minimisation within its district.	Adopted 28 June 2018	Required under the Waste Minimisation Act 2008	Assets, Infrastructure & Projects	The Waste Assessment was adopted, and development of a new Waste Management Minimisation Plan agreed by Council at the 27 June 2024. Council has had a workshop on the draft WMMP. It is intended to consult on the draft WMMP simultaneous to the Annual Plan.
Urban Tree Plan	Provides guidelines for tree management throughout the District.	Adopted in 2017	Non-statutory	Assets, Infrastructure & Projects	No review scheduled.
Turakina Town Centre Plan	Sets out a plan for the Turakina Town Centre.	February 2016	Non-statutory	Strategy, Community & Democracy	Key aspects incorporated into the Community Spatial Plan. However, plan retains value as a stand alone document.
Mangaweka Town Centre Plan	Sets out a plan for the Mangaweka Town Centre.	February 2016	Non-statutory	Strategy, Community & Democracy	Key aspects incorporated into the Community Spatial Plan. However, plan retains value as a stand alone document.
Marton Town Centre Plan	Sets out a framework for the future management of the Marton Town Centre.	December 2014	Non-statutory	Strategy, Community & Democracy	Key aspects incorporated into the Community Spatial Plan. However, plan retains value as a stand alone document. Parts of the Town Centre Plan will be implemented through use of Better Off funding for town centre revitalisation.
Hunterville Town Centre Plan	Sets out a plan for the Hunterville Town Centre.	August 2014	Non-statutory	Strategy, Community & Democracy	Key aspects incorporated into the Community Spatial Plan. However, plan retains value as a stand alone document.
Bulls Town Centre Plan	Sets out a framework for the future management of the Bulls Town Centre.	June 2014	Non-statutory	Strategy, Community & Democracy	Key aspects incorporated into the Community Spatial Plan. However, plan retains value as a stand alone document. Parts of the Town Centre Plan will be implemented through use of Better Off funding for town centre revitalisation.
Taihape Town Centre Plan	Sets out a framework for the future management of the Taihape Town Centre.	January 2014	Non-statutory	Strategy, Community & Democracy	Key aspects incorporated into the Community Spatial Plan. However, plan retains value as a stand alone document. Parts of the Town Centre Plan will be implemented through use of Better Off funding for town centre revitalisation.
Marton Streetscape Upgrade Plan	Sets out the upgrade for the Marton Town Centre	Not yet commenced	Non-statutory	Strategy, Community & Democracy	In progress. A consultant has been procured for the works and public drop in sessions are being scheduled.
Rangitikei District Plan	Sets out the objectives, policies and rules for land use in the District.	Operative - October 2013	Resource Management Act 1991	Strategy, Community & Democracy	Plan Change 3 Urban Growth - In progress. The acceleration of this phase has been funded through the Better Off fund. EPlan and National Planning Standards - ePlan (including national planning standards transition) operative 9 January 2025. Efficiency and effectiveness report for the Commercial zone complete.
Recreational Parks and Reserves Management Plan - Part One	Sets out the management objectives and policies for recreational reserves Council administers under the Reserves Act 1977.	Adopted 1 May 2014	Reserves Act 1977	Assets, Infrastructure & Projects	Subject to "continuous review" under the Reserves Act. Not scheduled for specific review.
Marton Park Management Plan (Part Two)	A management plan for Marton Park.	Adopted 3 November 2016	Reserves Act 1977	Assets, Infrastructure & Projects	Not scheduled for review.
Bulls Domain Management Plan (Part Two)	A management plan for the Bulls Domain.	Adopted 1 May 2014	Reserves Act 1977	Assets, Infrastructure & Projects	Work is underway on a master plan for Bulls domain. A wide review of recreation needs across Bulls forms the first part of this work.
Centennial Park Management Plan (Part Two)	A management plan for Centennial Park.	Adopted 1 May 2014	Reserves Act 1977	Assets, Infrastructure & Projects	Not scheduled for review.

ITEM 9.3 ATTACHMENT 1

Taihape Memorial Park Management Plan (Part Two)	A management plan for Memorial Park.	Adopted 25 March 2010	Reserves Act 1977	Assets, Infrastructure & Projects	Not scheduled for review.
Wilson Park Management Plan (Part Two)	A management plan for Wilson Park.	Adopted 30 July 2009	Reserves Act 1977	Assets, Infrastructure & Projects	Not scheduled for review.
Dudding Lake Management Plan (Part Two)	A management plan for Dudding Lake.	Adopted 26 November 2009	Reserves Act 1977	Assets, Infrastructure & Projects	Not scheduled for review.
Bulls Old Courthouse and Goal Management Plan (Part Two)	Historic reserve management plan for the Old Courthouse and Goal	Adopted 25 March 2010	Reserves Act 1977	Assets, Infrastructure & Projects	Not scheduled for review.
Historic Reserves Management Plan	Sets out the management objectives and policies for historic reserves Council administers under the Reserves Act 1977.	Adopted 25 March 2010	Reserves Act 1977	Assets, Infrastructure & Projects	Not scheduled for review.
Taihape Domain Master Plan	An integrated masterplan for the development, use and upgrade of Taihape Domain.	Endorsed 25 July 2023	Non-statutory	Assets, Infrastructure & Projects	Completed in 2023.
Welcoming Communities Plan	A community-owned plan to be more open and accepting and build our cultural diversity and inclusion.	Complete	Non-statutory	Strategy, Community & Democracy	Welcoming Communities program is no longer being government funded or delivered by Immigration New Zealand beyond June 2024 due to the new government priorities. The final phase has been implemented of the Welcoming Community website and can be accessed via the RDC main website. The ongoing principles continue to be delivered from our Community Hubs, with staff keeping up to date and will continue to add website information for newly arrived individuals and families to our district.
Bulls Parks Plan	A master plan for the parks in Bulls.	In progress	Non-statutory	Assets, Infrastructure & Projects	Consultant procured and background work commenced. Community engagement being planned for March 2025.

## 9.4 Policy and Bylaw Work Programme Update

**Author:** Janna Harris, Corporate Planner

**Authoriser:** Katrina Gray, Manager Strategy and Development

### 1. Reason for Report

1.1 To provide an update on the policy and bylaw work programme.

### 2. Policy Programme Update

2.1 Officers have progressed the review of a number of policies. The policy register attached provides an update on the status of all policies (Attachment 1).

2.2 The Gambling Venue (Class 4) Policy and the TAB Venue Policy was adopted for consultation at the Council meeting on 12 December 2024 in line with the recommendations from the Policy/Planning Committee. Consultation for these policies began on 21 January 2024 and will close on 24 February 2024. At the time this report was completed, three submissions have been received, with additional organisations indicating that they will be submitting on these policies. An additional Policy/Planning Committee meeting will be scheduled in March for the hearing of oral submissions.

2.3 An update on the review of the Dangerous and Insanitary Buildings Policy is provided in a separate report.

### 3. Bylaw Programme Update

3.1 The Bylaw register attached provides an update on the status of all bylaws (Attachment 2).

3.2 Officers have commenced the review of the Water Related Services Bylaw. The Committee will be presented with the finding of this review at the April Policy/Planning Committee meeting.

### 4. Financial Implications

4.1 There are no financial implications associated with this report. The policy and bylaw work programmes are undertaken within existing budgets.

### 5. Impact on Strategic Risks

5.1 There are no strategic risks associated with this report

### 6. Strategic Alignment

6.1 The development and review of policies and bylaws are undertaken with the intention of improving wellbeing in the district by providing safe and pleasant spaces for the community.

### 7. Mana Whenua Implications

7.1 Mana whenua implications were considered when the Gambling Venues (Class 4) Policies and TAB Venues Policy was adopted for consultation.

**8. Climate Change Impacts and Consideration**

8.1 There are no climate change impacts associated with this report.

**9. Statutory Implications**

9.1 There are no statutory implications associated with this report.

**10. Decision Making Process**

10.1 There are no decisions to be made in association with this report.

**Attachments:**

1. **Policy Register February 2024** [↓](#)
2. **Bylaw Register February 2025** [↓](#)

**Recommendation**

That the report Policy and Bylaw Work Programme Update be received.

Policy Register						
Document	Requirement/Enabling Legislation	Last reviewed	Review due	Priority	Responsible	Comment / Update
TAB Venues Policy	Racing Industry Act 2020	26/09/2019	26/09/2022	High	Regulatory Democracy & Planning	Consultation open until 24 February
Gambling Venue (Class 4) Policy	Gambling Act 2003	12/12/2019	12/12/2022	High	Regulatory Democracy & Planning	Consultation open until 24 February
Flying Drones in Council Parks - interim guideline	Civil Aviation Authority Part 101	27/07/2024	No requirement	Low	Regulatory Democracy & Planning	Not due for review.
Disposal of Surplus Lands and Buildings		26/02/2015	N/A	High	Assets & Infrastructure	Review to begin when staff available.
Social Media Policy		1/08/2021	No requirement	Medium	Democracy & Planning	Review was on hold due to staff vacancy. Review has commenced.
Treasury Management Policy	Local Government Act 2002 S102, 104, 105	30/09/2023	No requirement	Medium	Corporate Services	Review date set September 2026.
Statement on Development of Māori Capacity to Contribute to Decision Making	Local Government Act 2002 S81, Sch10 clause 8	27/06/2024	No requirement	Medium	Democracy & Planning	Not due for Review.
Significance and Engagement Policy	Local Government Act 2002 S76AA	16/05/2024	No requirement	Low	Democracy & Planning	Not due for review.
Development Contributions Policy	Local Government Act 2002 S102, 106	16/05/2024	16/05/2027	Low	Assets & Infrastructure Corporate Services	Not due for review.
Revenue and Finance Policy	Local Government Act 2002 S102, 103	16/05/2024	No requirement	Low	Corporate Services	Not due for review.
Community Housing Policy		29/08/2024	29/08/2027	Medium	Community Services	Not due for review.
Procurement Policy		29/08/2024	No requirement	Medium	Corporate Services	Not due for review.
Smokfree and Vapefree Policy		29/08/2024	No requirement	Medium	Democracy & Planning Community Services	Not due for review.
LGOIMA Requests Policy		1/05/2023	No requirement	Low	Democracy & Planning	Review to commence in near future
Dangerous and Insanitary Buildings Policy	Building Act 2004 S131	25/06/2020	25/06/2025	Low	Regulatory Democracy & Planning	Review in progress, update in agenda.
Delegations to Positions Policy		24/05/2023	20/11/2025	Low	Democracy & Planning	Council set review date for policy of November 2025.
Local Governance Statement	Local Government Act 2002	31/03/2023	31/03/2026	Low	Democracy & Planning	Not due for review.
Dog Control and Ownership Responsibility Policy	Dog Control Act 1996 S10	26/05/2016	17/03/2026	Low	Regulatory Democracy & Planning	Review to begin late 2025, alongside the Control of Dogs Bylaw.
Rates Postponement Policy	Local Government Act 2002 S102	25/06/2020	25/06/2026	Low	Corporate Services	Not due for review.
Local Easter Sunday Trading Policy	Shop Trading Hours Act 1990 P2 S5a	16/12/2021	16/12/2026	Low	Regulatory	Not due for review.
Rates Remission Policy	Local Government Act 2002 S102, 109	9/06/2022	9/06/2028	Low	Corporate Services	Not due for review.
Rates Remission Policy for Māori Freehold Land	Local Government Act 2002 S102, 108	9/06/2022	9/06/2028	Low	Corporate Services	Not due for review.
Standing Orders	Local Government Act 2002 Sch7 27	23/11/2023	No requirement	Low	Democracy & Planning	Review to follow 2025 triennial election.
Code of Conduct	Local Government Act Sch7 15	23/11/2022	No requirement	Low	Democracy & Planning	Review to follow 2025 triennial election.
MOU: Tūtohinga		17/12/2019	No requirement	Low	Democracy & Planning	No review planned.
External Grant Applications		11/05/2017	No requirement	Low	Community Services	No review planned.
Rural Water Supply Policy		1/12/2017	No requirement	Low	Assets & Infrastructure	No review planned.
Reducing or Waiving Fees for Use of Council Facilities		1/10/2015	No requirement	Low	Community Services Democracy & Planning	No review planned.
Reducing or Waiving Fees for internal consenting costs Partnership Between the Local Authority and the Private Sector		1/10/2015	No requirement	Low	Regulatory Democracy & Planning	No review planned.
Appointment of Directors	Local Government Act 2002 s57	14/11/2014	No requirement	Low	Community Services	No review planned.
Road Naming Policy		21/07/2008	No requirement	Low	Democracy & Planning	No review planned.
		N/A	N/A	Low	Regulatory Democracy & Planning	Review timeframe dependent on staff capacity
Media Policy		20/09/2022	N/A	Medium	Regulatory Democracy & Planning	Review was on hold due to staff vacancy. Review has commenced.

Bylaw Register					
Document	Requirement/Enabling Legislation	Last reviewed	Review due	Responsible	Comment / Update
Mokai Bridge Bungy Jumping Bylaw	Local Government Act 2002	3/10/2013	30/04/2023	Democracy & Planning	Not being reviewed.
Control of Dogs Bylaw	Dog Control Act 1996	26/05/2016	17/03/2026	Regulatory	Review to begin late 2025.
	Local Government Act 2002			Democracy & Planning	
Traffic and Parking Bylaw	Land Transport Act 1998	15/03/2023	15/03/2028	Democracy & Planning	Not due for review.
Liquor Control Bylaw	Local Government Act 2002	30/11/2018	13/09/2028	Regulatory	Not due for review.
Animal Control Bylaw	Local Government Act 2002	31/01/2019	12/07/2028	Democracy & Planning	Not due for review.
Stock Droving and Grazing Bylaw	Land Transport Act 1998	26/09/2019	22/08/2029	Assets & Infrastructure	Not due for review.
	Local Government Act 2002			Regulatory	
Water Related Services Bylaw	Local Government Act 2002	30/04/2020	30/04/2025	Assets and Infrastructure, Democracy and Planning	Review in progress, update will be provided at the next meeting.
Food Business Grading Bylaw	Food Act 2014	28/10/2021	28/10/2026	Regulatory	Not due for review.
	Local Government Act 2002			Democracy & Planning	
Signs and Public Places Bylaw	Local Government Act 2002	29/08/2024	29/08/2029	Regulatory	Not due for review.



**10 Meeting Closed.**