

RUAPEHU DISTRICT COUNCIL

Te Kaunihera-ā-Rohe o Ruapehu

MINUTES

THE MEETING OF RUAPEHU DISTRICT COUNCIL HELD IN THE
COUNCIL CHAMBERS, 37 AYR STREET, OHAKUNE
ON WEDNESDAY, 27 SEPTEMBER 2023, AT 10:00AM

PUBLIC BUSINESS | KAUPAPA O WAHO

Present Tuhinga

Mayor	Weston Kirton	
Councillors	Robyn Gram	
	Janelle Hinch	
	Fiona Kahukura Hadley-Chase	
	Lyn Neeson	
	Rabbit Nottage	
	Brenda Ralph	
	Korty Wilson	10:15AM Item 6, Left 12PM Item 8
By Zoom	Deputy Mayor Vivienne Hoeta	Left 12PM Item 8
	Channey Iwikau	11:44AM Item 8, Left 12PM Item 8

In Attendance I Tae Mai

	Clive Manley	Chief Executive
	Pauline Welch	Executive Manager Community & Economic Development
	Paul Wheatcroft	Executive Manager Communications
	Warrick Zander	Executive Manager Regulatory & Customer Services
	Melissa Jackson	Manager Policy & Strategy
	Karee Cadman	Strategy & Policy Advisor
	Tasha Paladin	Governance Manager
By Zoom	Vini Dutra	Executive Manager Infrastructure
	Neil Ward	Acting Manager, Finance, Strategy & Governance
	Sonny Houppapa	Executive Manager Iwi Relationships
	Simon Pallin	Senior Management Accountant
	Rina Hepi	Manager Community & Recreational Facilities
	Carole Colquhoun	Community Property Assets Officer
	Peggy Veen	Manager Community & Economic Development
	Kay Kidd	Mayoral Executive Assistant
	Tessa Owen	Executive Assistant Regulatory & Customer Services
	Hannah Rix	Executive Assistant Infrastructure
External Speakers	Ree Anderson	Ree Anderson Consulting
		Item 8

1 Opening Karakia | Karakia Timatanga

Councillor Nottage and Deputy Mayor Hoeta

2 Apologies

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

RESOLVED

Moved: Cr Nottage

Seconded: Cr Kahukura Hadley-Chase

[FILE NOTE] Council Meeting 25 October 2023: Correction of Apologies
That the Apologies from Councillor Iwikau and Councillor Wilson for lateness be accepted.

3 Declarations of Interest

Councillor Nottage declared a conflict of interest in Items 10 and 11: Documents Signed and Sealed.

4 Notification of Additional Items

There were no additional items not on the Agenda.

5 Confirmation of Order of Meeting

The order of the meeting was confirmed.

6 Public Forum: Temporary Suspension and Reinstatement of Standing Orders

Note: Councillor Wilson joined the meeting at 10:15AM

Council temporarily suspended Standing Orders to allow Members and the public to address Council.

RESOLVED

Moved: Cr Neeson

Seconded: Cr Ralph

That the Council:

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

Council received addresses as follows:

6.1 Ron Frew

Ron Frew addressed the Council regarding Item 8: Proposed Teitei Drive Housing Development. He addressed Council in his capacity as a rate payer, taxpayer, Chair of the Carrot Park Trust and neighbouring land owner of the block. Mr. Frew advised Council that he was not opposed to the provision of social housing; his question was if using a greenfield area, likely to take three or more years to develop, was the best way to provide the 15 social houses required in Ohakune now.

Mr. Frew expressed his concerns that the Council was entering into a venture that will overload the infrastructure and leave a legacy of debt to the ratepayers. He felt the Teitei Drive development would create a bottle neck for traffic, diminish the rural aspect of the neighbouring Carrot Park, as well as curtail future expansion plans for the Carrot Park. He advised there were ten people on the Carrot Park Trust; eight of whom had expressed their preference for the development not to go ahead, the other two members were conflicted in their capacity as building and fencing contractors. The Trust had been advised that there would be no further private donations to the Carrot Park if the Teitei Drive Development went ahead and foresaw management of the Park being returned to Council.

Mr. Frew implored the Council to listen to the opposition of the residents and ratepayers who did not want social housing next to the Carrot Park. Mr. Frew shared that he would consider purchasing the entire nine-hectare site and donating it the Carrot Park to prevent the development from going ahead. He was also happy for ratepayer funding to be used to purchase alternative land for the development so that the area could retain its rural aspect.

6.2 Richard Milne

Richard Milne addressed the Council regarding Item 8: Proposed Teitei Drive Housing Development. Mr. Milne expressed his concerns about the development; he was not opposed to it but felt there were issues that needed to be addressed. He acknowledged the decision being of asked of the Council was very important for Ohakune's future legacy and requested Council defer its decision; whilst the result may mean losing funding for the development, the community would be gaining from the deferral.

Mr. Milne shared his concerns about the safety of Carrot Park users; he felt the Teitei Drive development would increase traffic flow to the area thereby changing the dynamics of the Park and making it a more dangerous place. He was of the understanding that Waka Kotahi New Zealand Transport Agency was also concerned about the traffic implications.

Mr. Milne was also concerned with the lot size that he considered conflicted with allowances in the District Plan. In his professional capacity, he agreed it was possible to design an affordable home to fit within a 300-metre squared lot, however, it would only be the house as there was no room for a green area/play area for children. While Mr. Milne could provide support to the land being developed for residential accommodation, he felt it would need a professional in land development and urban design to create a development that provides living space as well as play space.

6.3 Graeme Wheadon

Graeme Wheadon addressed the Council regarding Item 8: Proposed Teitei Drive Housing Development. Mr. Wheadon has been a ratepayer since 1987 however is not a permanent resident of Ohakune. He expressed his concerns over the density of the development and felt it was bringing an intensive city feel to a rural town that was not in keeping with anything in the District Plan and was a departure from what currently exists for permanent residents. He shared that the attraction of living in a rural town is space and that can be achieved in various ways. Akin to the Snowmass Development, Mr. Wheadon felt it was possible to have density provided there was green space around the clusters of buildings.

Mr. Wheadon's other concern lay with there being no rendition of a street scape; he said the omission means one cannot get a feel for how the development will look or understand what it will really look like.

RESOLVED

Moved: Cr Ralph

Seconded: Cr Nottage

That the Council:

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

7 Confirmation of Minutes of Council Meeting

RESOLVED

Moved: Cr Neeson

Seconded: Deputy Mayor Hoeta

That the Council:

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

8 Proposed Teitei Drive Housing Development

Note: Councillor Iwikau joined the meeting at 11:44AM

Members received a report outlining the process that led to the decision to enter a partnership arrangement with Kāinga Ora and Ngāti Rangī, and to sell a portion of residentially zoned Council owned vacant land at Teitei Drive, Ohakune to Kāinga Ora. The report also set out a record of the Council's compliance with the necessary decision-making requirements pursuant to the Local Government Act 2002.

At the Public Meeting in Ohakune on 31 August 2023, the Mayor gave an undertaking that the concerns raised at the meeting would be the subject of a report to Council. The report presented was a response to that undertaking.

Ree Anderson, of Ree Anderson Consulting Ltd was in attendance to answer Members' questions.

The Mayor advised Members he would be supporting the proposal to continue with the development as it addressed the need for more warm, dry homes in Ohakune and responded to the community's demand for housing supply. He confirmed that legal advice had been sought throughout the entire process and the legal advisors were satisfied Council had met its legal, consultative and process requirements. Mayor Kirton advised the Resource Consent was being

publicly notified and processed independently. He urged Councillors to vote in support of the development as he believed it was what the majority of the community wanted and was the right thing to do.

Councillor Kahukura Hadley-Chase spoke to the motion to continue with the proposed Teitei Drive Housing Development; in her opinion, the project addressed the need for housing within the District. She considered the partnership with Kāinga Ora alleviated risk from the rate payer and acknowledged sharing responsibilities and risks with other stakeholders enabled Council to share the burden and mitigate potential setbacks. However, the experience with Teitei Drive demonstrated Council needed to improve communications with its community and allow them to be informed earlier in the process. The community has been vocal they are really interested in where they live, and Council has to bring the community on the journey with them.

Councillor Hinch spoke to tourism factor being the life blood of Ohakune, yet workers are hampered by the struggle to find a place to live. She advocated for fostering thriving communities through the investment and provision of warm, safe, and affordable housing for those who contribute to the town, to be able to provide them with a sense of belonging.

Deputy Mayor Hoeta acknowledged the need for affordable housing in the community however, had issues with the land being given away and the lack of assurance that locals will be selected for the homes.

The background noise was interfering with the sound quality, and so the debate moved to Councillor Neeson whilst Deputy Mayor Hoeta moved to a less noisy location.

Councillor Neeson spoke against the matter, expressing her opinion that Council had started out with the intention to add to the housing stock in Taumarunui, but had arrived at a different outcome with the Teitei Drive development in Ohakune. She felt the Housing Strategy (2020) did not align with the Ohakune Spatial Plan (2022) and did not consider the Ohakune community has been adequately consulted. It was acknowledged that Council had been forced to undertake the project in confidence which she felt prevented proper consultation that would have allowed everyone to have a fair say. Councillor Neeson also echoed the concerns of the speakers in the Public Forum in relation to the lot sizes not allowing for privacy, and effectively creating a high-density urban development in a tourist town. She also expressed her concerns that the Carrot Park would shift from a renowned destination playground to become a community playground. Councillor Neeson advised she would be voting against the motion and would rather let the matter lie on the table for Council to engage effectively and honestly with the community in a proper consultation process.

Councillor Gram acknowledged Council had entered a contract that was subject to a successful resource consent for development. The Chief Executive advised the resource consent has been publicly notified and would be subject to an independent process to consider lot size, safety etc. and would be the basis of the development.

Councillor Gram agreed there was a need for housing but had reservations about the development. She would like more research undertaken to explore options to move the housing and enable development access to be on the Ohakune-Raetihi Road, away from the Carrot Park entrance. In considering the level of dissension within the community and around the Council table, Councillor Gram felt there was a need for Council to press pause and undertake more consultation. She agreed with Councillor Neeson that the decision needed to be deferred.

The debate returned to Deputy Mayor Hoeta who shared it was a difficult decision for Council to make as Members did not know the details surrounding the process for the resource consent or if answers to Members' concerns could be sought before the resource consent process. Her concerns also lay with the size of the homes and the provision of small houses for families. She agreed the decision should be left to lie on the table. The Deputy Mayor then moved to let the matter lie on the table.

The Mayor advised the procedural motion to let the matter lie on the table would supersede the main motion; debate would be able to continue on the main motion only if the procedural motion was defeated.

Deputy Mayor Hoeta requested a seconder for her motion; Councillor Neeson seconded the motion to let the matter lie on the table. In accordance with Standing Orders only Members who have not spoken to the original motion may move or second an amendment, including a procedural motion; the motion to let it lie on the table was not correctly seconded, as Councillor Neeson had already spoken.

The Chief Executive advised Members that the motion to continue the project is considered and voted on and, should it fail, instead of moving to unilaterally terminate the Sale and Development Agreement with Kāinga Ora, Members could decide to let the matter lay on the table.

The Chair, Mayor Kirton, chose to rule that the debate continue with the original motion.

Councillor Nottage agreed there was a need for housing however felt there had not been sufficient consultation as members of the community were confused about what was happening at Teitei Drive. He agreed the size of the lots would not allow for any green space or room for the anticipated multiple vehicles per house. Councillor Nottage also expressed his opinion that the development should be moved towards the Rugby Club end of Teitei Drive; he acknowledged it would cost more than the current plans but felt it would reduce the traffic flow from the Carrot Park entrance. He echoed Graeme Wheadon's request for a Street Scape to understand what the development should look like. Councillor Nottage also feels the decision should be left to lie on the table to enable Members to reflect and undertake further consultation.

Councillor Ralph agreed Council could not get away from the need for affordable homes, though it would have been better if the proposal was in a space where everyone was comfortable. She had concerns about the potential increased traffic and the safety for Carrot Park users. Councillor Ralph was also concerned the proposed lot size breached the District Plan, however, acknowledged these concerns would be addressed through the resource consent process. She wanted Councillors to agree unanimously and felt the best way at this time was to let the matter lay on the table.

Councillor Wilson acknowledged Councillor Neeson sharing the history of the project. She expressed her view that the longer it took to make the decision would impact on the families needing housing. She agreed there was a need for affordable, adequate homes in Ohakune now and was in support of the motion to continue with the development.

Councillor Iwikau supported the thoughts that had already been presented and stated his support for Councillors Kahukura Hadley-Chase, Neeson and Hoeta. He felt the consultation process undertaken needed improvement and therefore supported the motion to let the matter lie on the table to enable further consultation with the community and for Council to build a better process.

Mayor Kirton clarified the motion on the table was to continue with the proposed Teitei Drive Housing Development. Councillor Iwikau thanked the Mayor for the clarification and advised he was happy to support the motion to continue with the development.

Councillor Kahukura Hadley-Chase gave her right of reply; she acknowledged the views of her fellow Councillors and expressed that she still wished to continue with the development. She shared that not one person had said they did not want to house people. Everyone was invested in how the development should look and harboured a desire for it to look like a place that they would want to live, play, and work in. Councillor Kahukura Hadley-Chase felt all the issues would be raised in the Resource Consent Process, however, if the development was cancelled at this stage, the issues would not have a chance to be considered.

RESOLVED

Moved: Cr Kahukura Hadley-Chase

Seconded: Cr Hinch

That the Council:

- 1 *Receives the Report: **Proposed Teitei Drive Development**; and*
- 2 *Resolves to continue with the proposed Teitei Drive Housing Development.*

The motion was PUT and CARRIED upon voting 6 votes to 4.

A division was called for:

FOR Hinch, Iwikau, Kahukura Hadley-Chase, Ralph, Wilson, and Kirton (6)

AGAINST Gram, Hoeta, Neeson, and Nottage (4)

The Meeting adjourned for lunch at 12:00PM and reconvened at 1:00PM

During the lunch break, the Mayor recognised Peggy Frew QSM for the long service she has provided to the Ohakune community which saw her being awarded the Queen's Service Medal in this year's King's Birthday and Coronation Honours.

Note: Deputy Mayor Hoeta, Councillor Iwikau and Councillor Wilson left the meeting at 12PM and were absent for the remainder of the meeting.

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

Members received a report presenting the analysis of the submissions to the Dangerous, Affected and Insanitary Buildings Policy 2023 (the Policy) consultation for deliberation, and the Policy for adoption. The Policy was last reviewed and adopted in 2006 and was scheduled to be reviewed on a five-yearly cycle; however, it was not reviewed within the set review period. The review of the Policy triggered Council's Significance and Engagement Policy, and subsequently, the public were consulted about the proposed changes to the Policy using the Special Consultative Procedure (SCP) outlined in Sections 83 and 87 of the Local Government Act 2002 (the LGA).

Council's Strategy & Policy Advisor spoke to the report and answered Members' questions. All submissions to the consultation supported the changes

RESOLVED

Moved: Cr Gram

Seconded: Cr Ralph

That the Council:

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

10 Document Signed and Sealed: 18 Tumoana Street, Taumarunui

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

RESOLVED

Moved: Cr Neeson

Seconded: Cr Hinch

That the Council:

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

Relocatable Refundable Bond Agreement	Owner:	Maxion House Rental Ltd
	Description:	18 Tumoana Street TAUMARUNUI

11 Document Signed and Sealed: 25 New Road, Taumarunui

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

Council's Executive Manager Regulatory & Customer Services spoke to the report and answered Members' questions. He advised that the release of the bond would be referred to Council officers to review the work undertaken before the Executive Manager authorised the bond to be released.

Council's Executive Manager Infrastructure advised members that an element of the bond could be put towards damage caused in the relocation of the property; the process required the Infrastructure Team to undertake pre-location and post-delivery inspections to assess any damaged caused.

RESOLVED

Moved: Cr Neeson

Seconded: Cr Gram

That the Council:

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

Relocatable Refundable Bond Agreement	Owner:	Maxion House Rental Ltd
	Description:	25 New Road TAUMARUNUI

Note: the meeting moved to Item 13: Mayor's Monthly Report

13 Mayor's Monthly Report

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

RESOLVED

Moved: Cr Neeson

Seconded: Cr Gram

That the Council:

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

14 Chief Executive's Monthly Report

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

RESOLVED

Moved: Cr Ralph

Seconded: Cr Hinch

That the Council:

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

Note: the meeting returned to Item 12: Financial Monitoring Report for the Month Ending 31 August 2023

12 Financial Monitoring Report for the Month Ending 31 August 2023

Note: Councillor Neeson left the meeting 1:28PM and re-entered at 1:30PM

Members received a report monitoring Council's financial performance against the Annual Plan 2023/24. Council's Senior Management Accountant spoke to the report and answered Members' questions.

RESOLVED

Moved: Cr Ralph

Seconded: Cr Nottage

That the Council:

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

Note: the meeting continued to Item 15: Mayor, Deputy Mayor, Chief Executive and Elected Members' Reports (Verbal)

15 Mayor, Deputy Mayor, Chief Executive and Elected Members’ Reports (Verbal)

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

16 Resolution to Exclude the Public for Consideration of Council Business

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

RESOLVED

Moved: Cr Gram

Seconded: Cr Ralph

That the Council:

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1 Confirmation of Public Excluded Minutes of the Council Meeting 23 August 2023	For the reasons set out in the Public Business Minutes of the Council Meeting 23 August 2023.	
C2: Section 17A Review Economic Development RTO isite C3 Confidential Briefing by the Chief Executive	s7(2)(a) To protect the privacy of natural persons that may be impacted as a result of the resolution of Council. s7(2)(c) To protect information which is subject to an obligation of confidence where the making available of the information would be likely to: prejudice the supply of similar information, or information from the same source, where it is in the public interest that such information should continue to be supplied; or would be likely otherwise to damage the public interest.	s48(1)(a)(i) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7.

- 4 *Approves that Karen Lam of Morrison Low is permitted to remain at this meeting after the public has been excluded because of her knowledge of Item C2.*

The Public Business part of the meeting concluded at 1:36PM.

The minutes of this meeting were confirmed at the Council Meeting held this 25th day of October 2023.


Weston Kirton, JP
MAYOR