



Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

**I hereby give notice that the
Ahuriri Community Board Meeting**

will be held on:

Date: **Monday, 8 September 2025**

Time: **2:00 pm**

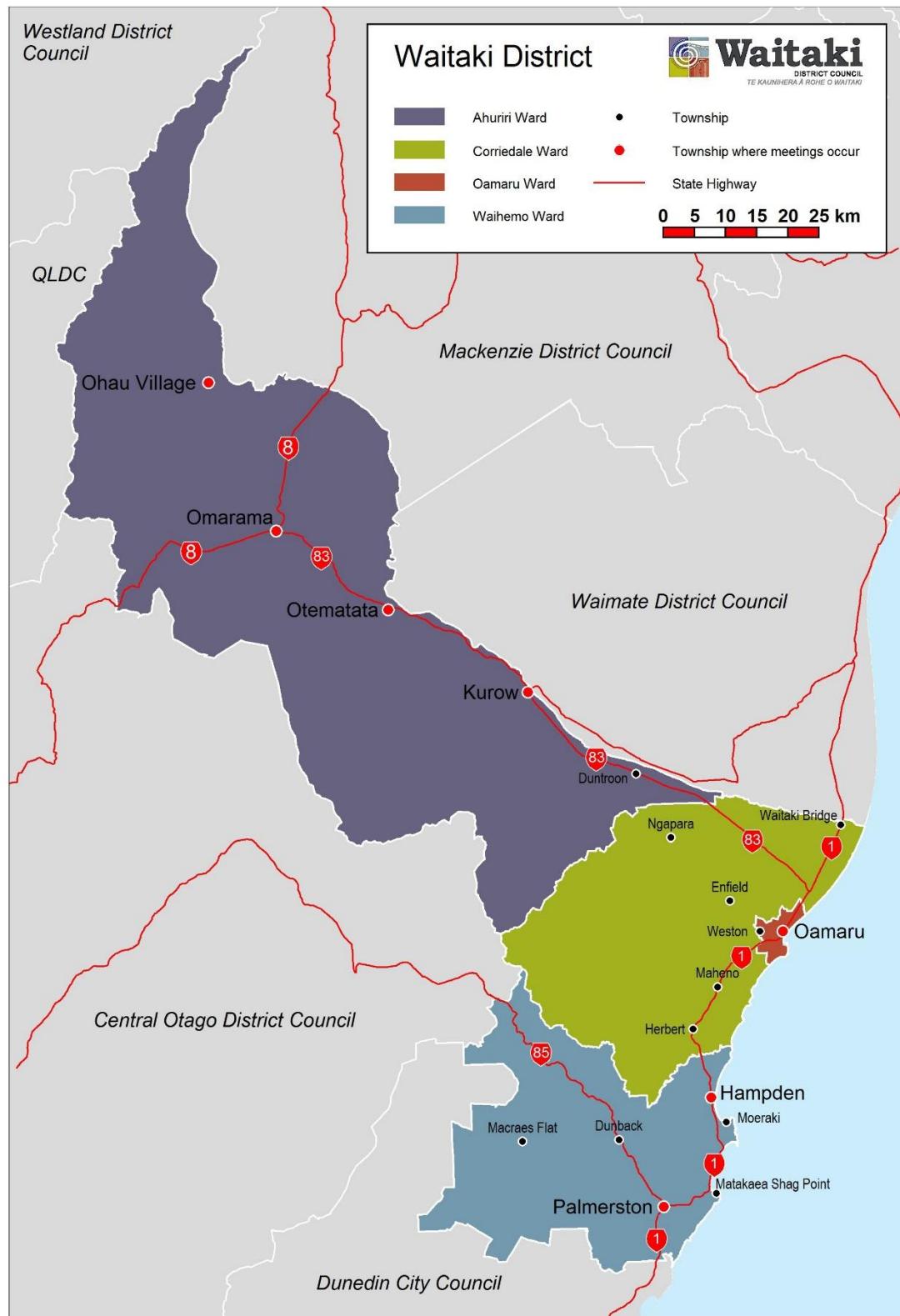
Location: **Kurow Community Centre, 31 Gordon
Street, Kurow**

Agenda

Ahuriri Community Board Meeting

8 September 2025

Alex Parmley
Chief Executive





Agenda Items

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- 1 APOLOGIES**
- 2 DECLARATIONS OF INTEREST**
- 3 PUBLIC FORUM**

4 CONFIRMATION OF PREVIOUS MEETING MINUTES

4.1 PUBLIC MINUTES OF THE AHURIRI COMMUNITY BOARD MEETING HELD ON 1 JULY 2025

Author: Arlene Goss, Governance Services Lead

Attachments: 1. Public minutes of the Ahuriri Community Board Meeting held on 1 July 2025

RECOMMENDATION

That the Ahuriri Community Board confirms the Public minutes of the Ahuriri Community Board Meeting held on 1 July 2025, as circulated, as a true and correct record of that meeting.

DRAFT UNCONFIRMED MINUTES

**OF THE AHURIRI COMMUNITY BOARD MEETING
HELD IN THE DUNTROON COMMUNITY HALL, DUNTROON
ON TUESDAY, 1 JULY 2025 AT 2:00 PM**

PRESENT: Chairman Calum Reid, Member Alan Pont, Member Mike King, Cr Brent Cowles

IN ATTENDANCE: Mayor Gary Kircher
Alex Parmley (Chief Executive)
Paul Hope (Director Support Services)
Arlene Goss (Governance Services Lead)
Erik van der Spek (Network Manager)
Lindsay Hyde (Recreation Specialist)
Allyson Wock (Governance Services Officer)
Jan Keeling (Duntroon Hall)

MEETING OPEN

The Chair declared the meeting open at **1.57pm** and welcomed everyone present.

1 APOLOGIES

RESOLVED ACB 2025/015

Moved: Member Mike King
Seconded: Member Alan Pont

That the apologies received from Members Karen Turner and Steve Dalley be accepted.

CARRIED

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 PUBLIC FORUM

Jan Keeling asked to speak regarding the Duntroon Community Hall. She said all the small halls are struggling to meet costs and she wanted to know if there was anything happening as a result of the Long Term Plan survey asking for community views on local halls. She said even the cost of supplying power to the hall was more than the hall made per day in hire income.

She suggested that council consider the rating boundaries for hall costs.

The school needed the hall to continue, but there was no money from the education department to help maintain it. The school was making a \$500 annual donation.

The chairman said he had discussed this matter with Cr Cowles. He asked Jan Keeling to prepare an ongoing maintenance plan and come back to the council with this. They needed to consider how to fund this down the track.

Cr Cowles said the Hampden Hall had the same issues and did an asset management plan, which informed them on what rates would need to be collected over the life of the hall to keep it maintained. This plan also helped them when they approached Lotto for funding.

The chairman asked Jan to get her committee together and put a submission to council to increase the rates to whatever it needs to be. He thanked her and she left the meeting.

4 CONFIRMATION OF PREVIOUS MEETING MINUTES

4.1 PUBLIC MINUTES OF THE AHURIRI COMMUNITY BOARD MEETING HELD ON 12 MAY 2025

RESOLVED ACB 2025/016

Moved: Mr Mike King
Seconded: Mr Alan Pont

That the Ahuriri Community Board confirms the Public minutes of the Ahuriri Community Board Meeting held on 12 May 2025, as circulated, as a true and correct record of that meeting.

CARRIED

5 DECISION REPORTS

5.1 OHAU PLANTING PLAN

The purpose of this report was to provide the Ōhau Community with forward funding to assist them with landscaping in the Ōhau area.

Lindsay Hyde took the floor and introduced the main points in his report. He was looking for confirmation he could go ahead and use the available funds.

Discussion took place on various sources of funding.

RESOLVED ACB 2025/017

Moved: Member Calum Reid
Seconded: Member Alan Pont

That the Ahuriri Community Board:

1. Carries over the balance of the money available for planting to occur in the 2025/2026 financial year.
2. Agrees for officers to work with the community on a plan that will help achieve the objectives of the development plan.

CARRIED

5.2 PADDY'S FLAT MAINTENANCE

The purpose of this report was to approve the use of Kurow Amenity funds to enable the Kurow Creek drainage system to function as intended.

A system of drainage channels designed to receive flood water from the Diggers Gully and Cattle Gully catchments near Kurow requires maintenance to ensure the system operates as planned. Council currently does not hold a budget for maintenance and operation of stormwater systems in Kurow.

Remedial works were estimated at a cost of \$25,000 to rectify current issues, and an annual budget of \$4,000 to maintain the system.

This issue has been ongoing since 1993 when the first flood happened.

Erik van der Spek introduced this report and outlined the issues with the lack of maintenance of the drainage network.

The Mayor asked if there was potential for a local contractor to do this work on contract to council. Or a community group. Would the Alps2Ocean contractor be interested. Mr van der Spek said staff have had four quotes, all very close to each other in price.

Discussion took place on the history of this matter and previous attempts to address this problem.

RESOLVED ACB 2025/018

Moved: Mr Alan Pont
Seconded: Cr Brent Cowles

That the Ahuriri Community Board:

1. APPROVES up to \$25,000 towards remedial works on the Kurow Creek drainage system from Kurow Amenity funds, and
2. APPROVES up to \$4,000 annually from Kurow Amenity funds for routine maintenance of the Kurow Creek's (Paddy's Flat) drainage system from Amenity funds.

CARRIED

6 MEMORANDUM REPORTS

6.1 FINANCIAL REPORT TO AHURIRI COMMUNITY BOARD (JULY 2025)

This report updated the Ahuriri Community Board on financial matters and activities within the Ahuriri ward.

Paul Hope apologised for a Waihemo table being accidentally attached to the Ahuriri Report.

The finance report showed a reasonable amount of work being undertaken over the last six months.

Was it possible to get an understanding of how much was spent and how much still to go, so they could get an idea of where projects are at?

The chief executive said there was work underway to introduce a reporting system that reflected this information and this would come to the future community board.

Delegations held by the board increased this term from \$5000 to \$50,000.

There was discussion about having a workshop before the end of the term to talk about the next board round. What did they want to pass onto the future board? It would be good to discuss this.

The chairman complimented the work of the locality officers, who have been really good and are responsive.

They decided to hold a workshop in August.

RESOLVED ACB 2025/019

Moved: Cr Brent Cowles
Seconded: Mr Mike King

That the Ahuriri Community Board receives and notes the information.

CARRIED

6.2 MEMBER REPORTS

The purpose of this report was to convey reports from the Ahuriri Community Board Members and the Ahuriri Ward Councillor for the information of communities throughout the Waihemo Ward. The chairman read out a report from member Karen Turner, who was an apology for the meeting.

He also read out his own report as follows:

12th May - 2 Monthly meeting at Omarama Hall

27th May - Meet with Eric and contractors to look at maintenance expectations around Kurow, Otematata, and Omarama. Contractors had been doing a good job.

6th June - Go over the Paddy's Flat Flood issues, with an engineer, and contractors. Passed on the original maintenance plan drawn up by Ecan, for funding.

12th June - Discussion with Duntrroon Community Hall Chair about funding possibilities for a new roof, but also look at a bigger maintenance plan for the LTP.

12th June WVCS monthly meeting. Discussion on projects around the town and progress. Good discussion on the Kurow Boat ramp issues. The chairman suggested that a QR code could be used to collect money to maintain this asset. The boat club had said they were happy to put money into the maintenance of the boat ramp.

Cr Cowles also tabled his report to the community board as follows:

28 April - LTP Financial Discussions
29 April - PAR and Council Meetings
30 April – Omarama Airport Directors Interview
6 May - Council Briefing /Workshop Day
8 May - Extraordinary Council Meeting
8 May - Waitaki Lakes Shorelines Authorities Committee Meeting
13 May - Sub-Committee meetings, workshops & Briefings
14 May – Geopark Strategy Meeting
16 May - Otago Regional Growth Summit
19 May - Local Water Done Well community meeting – Otematata
20 May - Governance Team Session
27 May - PAR & Council Meetings
28 May – Combined Councillor Webinar – Southern Water Done Well
28 May – Waitaki Whitestone Geopark Trust Meeting
3 June - Briefings/Workshop – Zoom
4 June - Workshop with Southern Water Done Well (SWDW)
5 June – Tourism Waitaki Shareholder Sub-Committee Meeting
5 June - Meet with Whalan Lodge representatives.
10 June – Worshops
10 June – Airport Briefing
11 June – Meet with Property - Waitaki Valley Health Hub

Cr Cowles said there was a new director appointed to the Omarama Airfield. He had also attended the Waitaki Lakes Shoreline Authority Meeting. Biodiversity and lake weed were major issues. The community meeting in Otematata on the future of three waters had a good turnout with good feedback from the community.

RESOLVED ACB 2025/020

Moved: Mr Mike King
Seconded: Mr Alan Pont

That the Ahuriri Community Board receives and notes the information.

CARRIED

6.3 BUILDING CONSENTS ISSUED IN THE AHURIRI WARD DURING APRIL AND MAY 2025

The purpose of this report was to provide the Board members with a list of building consents issued in the Ahuriri Ward during April and May 2025.

RESOLVED ACB 2025/021

Moved: Cr Brent Cowles
Seconded: Mr Mike King

That the Ahuriri Community Board receives and notes the information.

CARRIED

6.4 COUNCIL INFORMATION REPORT - LINKS TO COUNCIL MEETING AGENDA PAPERS

The purpose of this report was to provide links to agenda papers and any related attachments for recent Council Meetings and events, for the information of Community Board members and their Ward communities.

The Mayor spoke about his report, which was attached to the agenda.

He summarised the current situation with the water services delivery plan and rural water schemes. Discussion took place on the history of water services reorganisation since 2013, and other factors affecting the big picture.

Chief executive Alex Parmley then spoke about his report. He said the organisation continues to be under pressure and will be for some time, but progress is being made.

He spoke about the changes to customer services and a new case management approach. The customer service portal was still to come. The project management team is now managing all projects to a higher standard.

The LTP was adopted with the lowest rates rise in Otago. Even if the water services remain in house there will be big changes ahead.

Election nominations open on Friday.

The new events centre build is going well. There is a roof shout on Thursday for people who have contributed. Not all the funds have been raised yet to cover the costs of the project. Hopeful of good news soon. An announcement will be made this Thursday.

Mike King asked for statistics on how many people are registering their dogs online and how many are going into the office.

7 MEETING CLOSE

The Chair declared the meeting closed at 3.31pm.

TO BE CONFIRMED at the Ahuriri Community Board Meeting to be held on Monday, 8 September 2025.

5 DECISION REPORTS

5.1 AHURIRI MINOR IMPROVEMENTS BUDGET PRIORITIES

Author: Erik van der Spek, Network Manager

Authoriser: Roger Cook, Director Natural and Built Environment

RECOMMENDATION

That the Ahuriri Community Board:

- Approves three priority projects to progress from the Ahuriri minor recreation improvement budget.

DECISION OBJECTIVE

To get agreement on what projects to focus on for completion from the 2025/26 minor improvement budget.

SUMMARY

The Ahuriri Community Board has \$23,460.00 available for minor recreation improvement projects.

DECISION-MAKING EXPECTATIONS

Governance Decision-Making:	To determine priorities.
Operational Decision-Making:	To deliver chosen projects.
Communications	Media Releases – contributed to by officers and Elected Members Media/public enquiries regarding governance decision-making topics above can be addressed by governance
	Media/public enquiries regarding operational decision-making topics above can be addressed by officers

SUMMARY OF DECISION-MAKING CRITERIA

	No/Moderate/Key		No/Moderate/Key
Policy/Plan	No	Environmental Considerations	No
Legal	No	Cultural Considerations	No
Significance	No	Social Considerations	Moderate
Financial Criteria	Moderate	Economic Considerations	No
Community Views	Moderate	Community Board Views	Key
Consultation	No	Publicity and Communication	No

BACKGROUND

The Ahuriri Community Board has \$23,460.00 available for minor recreation improvement projects. The budget is loan-funded and should be spent on community improvements, other than maintenance.

Improvement work officers are aware of being discussed include:

- Ōhau planting – (usually \$5,000)
- Kurow picnic shelter and seating
- Kurow playground

Community Board members are likely to have other improvement projects that officers are unaware of. In discussing projects, Community Board members are advised to be conscious of the maintenance costs associated with improvements. E.g. Items such as Barbeques get little use and come with a cleaning, gas and servicing cost.

SUMMARY OF OPTIONS CONSIDERED

Option 1 – Community Board determines up to three projects in order of priority, with indicative budgets for officers to progress. (Recommended)

Option 2 – Community Board delegates officers' authority to use the budget as necessary throughout the year.

ASSESSMENT OF PREFERRED OPTION

Option 1 is the preferred option as this would reflect community board priorities.

CONCLUSION

A decision on up to three priorities would enable officers to progress work in a timely and efficient manner.

ADDITIONAL DECISION-MAKING CONSIDERATIONS

Waitaki District Council Strategic Framework

Outcomes

Community Outcomes

Prosperous District

- Attractive to new opportunities
- Supporting local businesses
- Fostering a diverse and resilient economy

Strong Communities

- Enabling safe, healthy communities
- Connected, inclusive communities
- Promoting a greater voice for Waitaki
- Celebrating our community identity

Quality Services

- Robust core infrastructure and services
- Community facilities and services we are proud of

Valued Environment

- Protecting our diverse landscapes and water bodies
- Meeting environmental and climate change challenges

Community Views

Officers understand that Community Board members will be aware of community priorities.

Financial Considerations

Improvement funds are for minor improvement work, are loan-funded, and are not anticipated to be used for maintenance.

6 MEMORANDUM REPORTS

6.1 FORMER KUROW SCHOOL BUILDING

Author: Claire Foster, Commercial & Property Lead

Authoriser: Joanne O'Neill, Director Strategy, Performance, and Design

RECOMMENDATION

That Ahuriri Community Board receives and notes the information.

PURPOSE

To provide the Community Board with information and options for restoration of the former Kurow School building.

BACKGROUND

A community member has submitted a proposal to restore the former Kurow School building, located at 10 Ranfurly Street, Kurow, with the aim of establishing a Waitaki Art School within part of the building.

The proposed restoration would be funded through community grants, donations, and from the local community and practicing artists with volunteer trade and labour supporting the required work.

The building would house a gallery showcasing local artists and a school offering classes in visual arts, dance, music drama and crafts. Currently the school is being run in various Kurow buildings.

The summary of the building's ownership and occupation history is provided in Attachment 1.

LAND AND BUILDING STATUS

The land located at 10 Ranfurly Street, Kurow described as Part Lot 2 DP 7534, is Crown derived land vested to Waitaki District Council under the **Reserves Act 1977 (the Act)** and shown in Image A below.

Image A



The land is classified as Recreation Reserve under the Act and is managed by Council as a neighbourhood reserve in accordance with the adopted Reserves Management Plan. It is zoned Open Space under the Waitaki District Plan.

The former Kurow School building, located on the site, holds heritage significance. It is listed as a Category B heritage item in the District Plan and is registered as a Category 2 historic place by Heritage NZ (register no. 4891).

Although the building is not on Council's asset register, the Department of Conservation has advised that, in the absence of evidence to the contrary, the building was transferred into the ownership of the former Waitaki County Council when the land was vested in 1984. Council is authorised to dispose of the building under section 12 of the Local Government Act 2002 and must do so in accordance with section 14 of that Act.

RECREATION RESERVE CONSIDERATIONS

Under Section 54(1)(d) of the Act, commercial activity may be permitted on a recreation reserve where it is **necessary to enable public benefit and enjoyment of the reserve or for the convenience of users**. Commercial activity is considered a discretionary activity in the Reserves Management Plan. Accordingly, any proposal must undergo officer assessment, public notification, and a formal process to consider submissions.

Is the proposed activity commercial?

While a business case is yet to be received by Council, it is understood that the proposal will be modelled on the Christchurch Arts Centre charitable trust. A charitable trust could be established to oversee the building's restoration and operate an arts education centre. However, to become a Trust, requirements are:

- All proceeds are used solely for charitable purposes; and
- No private financial benefit is derived by individuals.

We understand that artists would receive payment from gallery art sales. The Christchurch Arts Centre includes leased retail spaces and a café, which generates income to support the Trust's objectives. The Christchurch Arts Centre is located on land owned by the Trust. Retail space on a recreation reserve would be deemed commercial as would sale of art and crafts for individual profit.

An alternative model could be to setup a trust specifically for the purpose of restoration and management of the building. This trust could then sublease the building to an art school, which would operate as a commercial business subject to approvals under the Act. This model is like that used by the Whitestone Civic Trust, which exists to ensure the preservation and enhancement of built heritage in the Heritage Precinct of Ōamaru. The Whitestone Civic Trust leases its heritage buildings to commercial tenants and uses the rental income to support its charitable purpose. Council holds a ground lease with the Trust and a market rent is charged. The Trust is enduring in nature, with its focus solely on building preservation.

At this stage we do not yet know the outcome of any charitable trust application. Our initial assessment is that, regardless of how the Trust is structured, there are commercial elements involved as it is not an ancillary activity to people enjoying the reserve. A ground lease for the building footprint could be granted to a charitable Trust for a 33-year term; however, the activities undertaken in the building must be assessed against the requirements of section 54(1)(d) of the Act.

Would the proposed activity meet the commercial guidelines of section 54(1)(d) of the Act and the Reserves Management Plan?

A business case and application in accordance with Appendix 3 of the Council's Reserves Management Plan is required so the activity can be assessed.

Preliminary advice from officers indicates that restoring the former school building and using it for arts and wellbeing programming would enhance public use and enjoyment of the reserve. As such, officers would support progressing to formal evaluation of the proposal under the Act.

Operating the hub as a commercial venture, where individuals may earn income from teaching or art sales, is consistent with the intent of section 54(1)(d) of the Act, provided that the activity clearly serves the public interest. A commercial use model creates an incentive to ensure the space remains active, engaging, and well-utilised by the community.

Ground lease considerations

If a Trust were gifted the building, Council would negotiate a **33-year ground lease** under section 54(1)(d) and Schedule 1 of the Act to ensure the lease complies with legal requirements. For example, Schedule 1 mandates that ownership of the building must revert to Council at the end of the lease term. Alternatively, the building could be sold and removed, subject to obtaining resource consent and approvals from Heritage New Zealand.

Upon lease expiry, a new lease could be granted to the Trust, contingent on a reassessment of the activity's compliance with the Act and the Reserves Management Plan, along with successful public notification.

Council officers would work closely with the Trust to develop a lease arrangement that best supports the Trust's operations, returns a market rent to Council, and fully complies with the legal requirements of the Act.

District Plan Considerations

The reserve is classified as an Open Space Zone under the District Plan and Resource Consent will be required to run a business on the reserve.

Outdoor area development

A key principle of the Act is the preservation of public access for recreation and enjoyment. Consequently, it is unlikely that the Trust would be granted a lease for the entire outdoor area, as leases typically confer exclusive use.

However, leasing a small portion of the outdoor space may be possible if it remains available for public use.

Council officers' welcome ideas for developing the reserve, and volunteer groups can assist with improvements to enhance public enjoyment once they have been approved.

Council officers will collaborate with the Trust to identify which outdoor areas can be leased and establish appropriate conditions for their use.

OPTIONS

1. Restore building and operate art school on recreation reserve

The art school business case needs to be assessed against the Act's legal requirements for operating a commercial business. Whilst restoring the former school is highly desirable and beneficial for the community, a business must be assessed against the Recreation Reserve classification of the Act and the correct process must be followed. Not following the correct legal process could expose Council to legal action.

2. Restore building and operate art school on reclassified historic reserve

Further investigation is required to determine whether the reserve, or a portion of it, meets the criteria for reclassification as a historic reserve (refer to Attachment 2). Commercial activity that supports the purpose of a historic reserve is permitted, provided it aligns with the reserve's cultural, historic, or educational objectives. A detailed business case would need to be assessed by officers.

A decision in principle to reclassify would involve public notification and consideration of any objections.

An arts school with a commercial component may be considered an appropriate fit, particularly if the reserve is classified to protect a historic educational facility and if the building and land meet the necessary heritage and reserve criteria.

Not following the correct legal process could expose Council to legal action.

3. Relocate building to an alternative site

In principle, Council's Heritage Advisor supports relocating the former Kurow School building to an alternative site and would advocate for this with Heritage New Zealand in order to preserve the building.

A potential site is adjacent to the museum buildings along the state highway. Although the museum site is Crown land, there may be an opportunity to stop part of the road behind the ancillary buildings, allowing for the creation of a separate title or amalgamation with the Crown land. This location would also be conducive to commercial activities.

While this location eliminates the complexities of commercial leasing on a Reserve, it would introduce significant additional costs e.g. building relocation, surveyor, legal, installation of services, relocation of track currently utilising unformed road access. The suggested location is shown below as Image B.

Image B



PARTNERSHIP TO CREATE COMMUNITY FACILITY

The options outlined above do not establish a formal partnership with Council. While Council officers support the development proposal as currently understood, they are unable to commit to a partnership involving ratepayer funding—either now or in the future—without a clear assessment of the demand for additional community or recreational facilities in Kurow.

If the building was to remain in Council ownership, then funding for restoration would be very hard to obtain.

Currently, funding for public halls is raised through a hall rate, with Kurow having the highest targeted hall rate in the district.

SUMMARY OF OPTIONS THAT COULD BE PROGRESSED:

1. Gifting of the building to a Trust with a building footprint 33-year ground lease at market rent with all outgoings payable granted subject to community approval and Council consents.
2. Reclassify the reserve as historic and gift the building to a Trust with a building footprint 33-year ground lease at market rent with all outgoings payable granted subject to community approval and Council consents.
3. Gifting of the building to a Trust for building removal off site subject to Council consents, Heritage NZ and community approval.

NEXT STEPS:

These next steps are a guide and may change depending on the option taken and model proposed. It is anticipated that endorsement by Council may not occur until February 2026 due to election year delays.

1. Preparation of a draft Trust Deed and business case in accordance with Appendix 3 of the Reserves Management Plan. [Waitaki Reserves Management Plan 2014](#).
2. Assessment of the activity by the Recreation Specialist
3. Case officer assigned to manage liaison and coordination of Council requirements and permissions
4. Decision report to the Community Board with recommendation
5. Recommendation endorsed by Council
6. Public notification of intention to grant lease
7. Hearing (required if there are submissions that don't support the proposal)
8. Council endorsement of Hearings Committee decision
9. Trust established
10. Ground lease negotiations
11. Transfer of building to the Trust

Attachment 1 - Historical Overview

- The land was reserved for a school site in 1881.
- The school was built in 1881–1882 by the Otago Education Board.
- A new school was built elsewhere in 1931; the original school was temporarily reopened in 1939.
- In 1957, the land was added to the Kurow Domain.
 - By 1984, it became part of the Kurow Recreation Reserve, vested in the Waitaki County Council.
 - In 1989, following local government restructuring, the Waitaki County Council became the Waitaki District Council which assumed its reserve responsibilities.
- In 1957, part of the school site was appropriated for the Kurow Girl Guides and Boy Scouts (Deed of Lease from 1958–1978).
- In 2006, the Scout Hall's 'guardianship' was transferred to the Upper Waitaki Pioneer Museum and Art Gallery, which became responsible for its upkeep, maintenance, and insurance.
- The Museum is currently using the building for storage.

Attachment 2 – Historic Reserve Classification

Administrating bodies would classify a reserve historic in order to “protect and preserve in perpetuity such places, objects and natural features of historic, archaeological, cultural, educational, and other special interest” (section 18(1) of the Act).

The Department of Conservation Reserves Guide provides the following guidelines to administrating bodies for classifying reserves.

Historic Reserve

Purpose	An area of land (or land and water) possessing places, objects and natural features of historic, archaeological, cultural, educational and other special interest
Objectives of Management (s.18)	<p>Primary</p> <ul style="list-style-type: none">Manage structures, objects and sites to illustrate with integrity the history of New ZealandAllow the public freedom of entry and access subject to such conditions and restrictions as are necessary for the protection and general wellbeing of the reserve and for the protection and control of the public using itAs appropriate, preserve the indigenous flora and fauna and natural environment as far as possible <p>Secondary – if applicable</p> <ul style="list-style-type: none">Manage and protect scenic, archaeological, geological, biological, or other scientific features, or indigenous flora and fauna, or wildlifeMaintain value as a soil, water, and forest conservation area

Cont'd over

Guidance for Selection	<ul style="list-style-type: none">Area should be sufficiently large to preserve all the significant historic or archaeological features associated with the place, object or natural featureArea should include sufficient additional land as a buffer against incompatible development or as unobtrusive sites for necessary services for management and public useThe primary value should be traditional, historic or archaeological – through an association with major events, or Maori traditionArea should have immediate interest to the visitor, or be important as a key for continuing research and interpretation of New Zealand history
Organisational Responsibility	<ul style="list-style-type: none">Owned by the Crown or vested in an administering body; orControlled and managed by DOC unless an administering body would better carry out the purposes of the reserve

6.2 WAITAKI VALLEY SCHOOL LEVEL CROSSING AND FOOTPATH CONNECTIONS FROM WHALAN LODGE

Author: Paul Hayes, Assets Planning Manager

Authoriser: Joanne O'Neill, Director Strategy, Performance, and Design

Attachments:

1. Pedestrian Crossing Point outside the Waitaki Valley School on Manse Road 
2. Connection of the Footpath Network from Whalan Lodge to the top of Manse Road 
3. Extension of the White Sight Rail at the bottom of Manse Road into Robinson Street and extension of the Footpath to Provide a Safe Crossing Point and Connection into Kurow Township 

RECOMMENDATION

That the Ahuriri Community Board receives and notes the information.

PURPOSE

This memo provides the information requested by the Ahuriri Community Board on the following;

1. Pedestrian crossing point outside the Waitaki Valley School on Manse Road
2. Connection of the footpath network from Whalan Lodge to the top of Manse Road
3. Extension of the white sight rail and footpath at the bottom of Manse Road into Robinson and Wynyard Streets to provide a safe crossing point and connection into Kurow township
4. Installation of kerb and channel option on Diggers Gully Road and Manse Road / Robinson and Wynyard Streets

BACKGROUND

The Ahuriri Community Board has requested that Council assess the location of a pedestrian crossing point at the top of Manse Road for the Waitaki Valley School, connection of footpath from Waylan Lodge to the top of Manse Road as well as assessing how the footpath network could be made continuous into Kurow Township.

Staff from the Asset Planning Team visited the Waitaki Valley School on the 14 August, met with the school principal Jane Severinsen and observed the movement of school pupils at 3.00 pm when the school closed for the day.

The four areas of information requested by the Ahuriri Community Board are discussed below.

1. Pedestrian crossing point outside the Waitaki Valley School on Manse Road

Currently school children are supervised by two teachers and cross the top of Manse Road outside the school gate to the opposite side of the road and then walk down the sealed footpath into the Kurow township. The crossing point is not marked in any way and needs to be formalised to ensure that children cross safely. This crossing point is located outside the school gate.

There were approximately 12-15 school children observed using the crossing. The options available are a formalised school patrol or school warden. However, this is quite an onerous process, particularly given that the numbers using the crossing point are low – i.e. Council approves a school patrol and delegates that responsibility to the School Board of Trustees who in turn delegate responsibility to the principal and then a teacher. A similar process is followed for school warden. These can be explored but are not considered attractive options.

More suitable options include installation of a crossing point with kerb and channel and the possibility of sealing an asphalt strip across the road where the children cross and continue to be supervised by two teachers daily.

The location of the crossing point is not ideal but is manageable as vehicles exiting Settlement Road onto Manse Road are controlled by a Give Way and there is reasonably good sight distance to oncoming vehicles coming down Cattle Valley Road and into Manse Road.

For improved sight distance, the crossing point should be moved down Manse Road by at least 60 metres which, combined with the temporary 30km/hr speed restriction from 2.30 to 3.20pm, provides improved safety.

A plan of the existing and the proposed crossing point is attached as Attachment 1.

2. Connection of the footpath network from Whalan Lodge to the top of Manse Road

Residents of Whalan Lodge using mobility scooters or walking don't currently have a connected footpath access from their driveway on Diggers Gully Road along Settlement Road past the school and to the top of Manse Road. To facilitate this connection within the existing footpath network and utilising an existing concrete footpath on the periphery of the school, 145 metres of asphalt footpath and 30 meters of concrete footpath are required.

Plans showing the location of the proposed footpaths are attached as Attachment 2.

3. Extension of the white sight rail at the bottom of Manse Road into Robinson Street and extension of the footpath to provide a safe crossing point and connection into Kurow township

The existing footpath network connects all the way down on the west side of Manse Road through to Robinson Street where the formed footpath has separation from the road with a white sight rail. It is suggested that the white sight rail be extended around the corner and into Robinson Street to ensure that pedestrians on the footpath are separated and protected from vehicle traffic on the road.

At this point, outside no 3 Robinson Street, the footpath continues on the opposite or east side of the road. It is clearly an unsafe point to encourage pedestrians to cross as sight visibility for vehicles travelling in either direction is poor at this location even with permanent warning signage in place.

To ensure the safety of pedestrians, the footpath on the east side of Robinson Street should be extended through to the intersection of Bowen and Wynyard Street. This requires an additional 185m of footpath, a crossing point back to the south-east of Robinson Street and 10m length of footpath to connect to the current network.

A plan showing the location of the proposed footpaths is attached as Attachment 3.

4. Installation of kerb and channel option on Diggers Gully Road and Manse Road / Robinson and Wynyard Streets

The inclusion of kerb and channel on Diggers Gully Road would help during wet weather and the inclusion of kerb and channel on the footpath at the bottom of Manse Road into Robinson and Wynyard Streets would help to keep the surface of the footpath clear of aggregate. This makes the project more expensive but provides improved connection to the footpath network.

SUMMARY

Approximate costs of the above works packages are summarised below. The estimate is based on roading valuation data and could potentially be more expensive being out of Oamaru. Full design and more detailed costs estimates should be obtained once the preferred scope of works has been confirmed.

Package	Cost without kerb and channel	Cost with kerb and channel
1. Pedestrian crossing point outside the Waitaki Valley School on Manse Road	\$10,500	\$10,500
2. Connection of the footpath network from Whalan Lodge to the top of Manse Road	\$72,000	\$77,000
3. Extension of the white sight rail at the bottom of Manse Road into Robinson Street and extension of the footpath to provide a safe crossing point and connection into Kurow township	\$89,000	\$159,000
Total	\$171,500	\$246,500

WDC Map

Appendix 1



WDC Map



WDC Map



Appendix 2 Plan 2



WDC Map



6.3 CORRESPONDENCE

Author: Allyson Woock, Governance Services Officer

Attachments:

1. Mayor's Response to the Ahuriri Community Board's Submission on Waitaki District Council's 2025-34 Long Term Plan [!\[\]\(16928c57dac52c3fe5b04ff84df2a61f_img.jpg\) PDF](#)
2. Kurow Island Jet Boat Ramp Correspondence [!\[\]\(7aea9981381759ae2319ead9082c8a98_img.jpg\) PDF](#)
3. Omarama Hall Carpark Correspondence [!\[\]\(0a73ca9a12d2c4a951603ba54ce3f228_img.jpg\) PDF](#)
4. Community Board Delegations Correspondence [!\[\]\(a06a1c7365ff2a36d74aa029e2a76204_img.jpg\) PDF](#)

RECOMMENDATION

That the Ahuriri Community Board formally receives the attached items of correspondence and considers officer comments (where available) and any actions in response.

PURPOSE

The purpose of this report is to present relevant correspondence.



1 August 2025

Alan Pont
apont@waitaki.govt.nz

Dear Alan,

Phone +64 3 433 0300

Web www.waitaki.govt.nz

Office 20 Thames Street
Private Bag 50058
Oamaru 9444
Waitaki District
New Zealand

Thank you for your submission on behalf of Ahuriri Community Board.

I am pleased to confirm that we have the following Masterplans for the Ahuriri ward in the 2025-34 LTP:

Kurow/Duntroon Masterplan – Development in years 2027-28, 2028-29 and 2029-30

Omarama Masterplan – Development in years 2027-28 and 2028-29

Otematata 2.0 Masterplan - Development in years 2027-28, 2028-29 and 2029-30

With regard to the A2O trail to be completed through Otematata town and down the right hand side of the lake to link up with the existing trail, this project currently sits in Years 7 & 8 of the LTP (Ōtematata to Aviemore and Benmore Dam to Loch Laird) due to the lack of funding commitment by Central Government. However, we understand the passion for the local community to achieve this goal, and we will continue to work with community members and the Ahuriri Community Board to progress it. The A2O Joint Committee will be discussing priorities soon, recognising that this is an important link for the Ōtematata community.

Council has suggested that the Ahuriri Community Board discuss the Ohau Fire Prevention needs with community members and FENZ to progress any possible solutions.

Council has also suggested that the Ahuriri Community Board can agree on the additional funding they would like to provide in support of the Waitaki Valley Community Society to assist with their operational costs.

Council would like to thank the Ahuriri Community Board for their commitment to their ward, and to the greater Waitaki district.

This LTP has been developed during one of the most financially challenging periods that local government has experienced in recent years. With the local elections looming, we have done our best to develop a budget which delivers the many activities and services we are responsible for and which is still as affordable as possible for the next Council and, more importantly, for our communities across Waitaki.

Rising inflation, increased costs, the need to improve the quality and resilience of core infrastructure, not to mention the ongoing government reforms, have created significant budget pressures and uncertainty for councils across New Zealand.

Other Long Term Plan Decisions:

In this complex environment, Council has focussed on essential services and infrastructure and community wellbeing, while taking a prudent approach to spending. This meant scaling back or deferring projects that were desirable but not essential and carefully evaluating new project requests to ensure they provide clear value to our community.

We have worked to balance affordability with necessary investment while managing financial pressures responsibly and have now landed on a 9.4% average rates increase. The actual change in any individual property rates will differ from this depending on location etc.

From the feedback we received through the LTP:

- We consulted further on the water services delivery options in preparation of our Water Services Delivery Plan (WSDP) to be assessed by the government in September. The decision was made by Council on 8 July to keep water services within Council. The WSDP is now being developed on that basis, and we will continue to update our community on its progress.
- Water Metering: The majority of submissions supported water metering. We weighed this up with affordability and decided it was not appropriate to bring the proposal forward.
- Stormwater Infrastructure: We'll continue to deliver planned stormwater infrastructure projects as proposed in the draft plan.
- Beach Road: We are doing more work on the options and updated costings before making a final decision on its future.
- Economic Development (ED) Agency: We will work with our Tourism Waitaki board to develop a broader ED Agency to deliver our ED Strategy.
- Property: We will test the market with some properties to help fund those increasing maintenance costs and to keep debt as low as possible.
- Community Halls: Many are well used and valued by their communities. We'll work with the relevant Hall Committees where feedback indicated they were not being well utilised.
- Council Housing: Over the next year we'll continue to review Council housing management options to ensure this valued service is being delivered in the best way possible
- And we will work on developing a fair fee structure for holiday rental accommodation.

While we have scaled down and deferred a number of proposals over the next 12 months, there is still a large volume of work we have committed to deliver to our community not only in the next year, but in the next 9 years of the LTP.

With the high number of submissions received, we have been unable to personalise all responses. If you had a question that you are still seeking a response to, please feel free to email that to:
service@waitaki.govt.nz.

It's been a privilege to be the Mayor for Waitaki for the last 12 years, and my commitment to Waitaki will continue as a resident and ratepayer. We are fortunate that we have so many people in our community who support those who need it, and who help Waitaki grow and develop. Council can not do everything on its own, and it shouldn't, as many of you are better placed to do things with our support. Council welcomes the opportunity to work with our community members more to support Waitaki's future.

Thank you again for your support and your valuable contribution.

Kind regards



Gary Kircher
Mayor for Waitaki
Koromatua

From: Walter and Sandy Cameron

Date: 6 August 2025 at 8:04:26 AM NZST

To: Calum Reid <creid@waitaki.govt.nz>

Cc: Lindsay Hyde <lhyde@waitaki.govt.nz>; David McFarlane <dmcfarlane@waitaki.govt.nz>; Steven Johnston <steven.johnston@waimatedc.govt.nz>

Subject: Jet boat Ramp

Cal – A further update on the ramp. Gary Hawkins has ideas for a solution and is going to site visit the ramp when river flows are low and provide me with a quote.

There are some large rocks in the riverbed at the end of the ramp and if removed and that area levelled off it would provide a good base for some very heavy concrete pads he has (in his stock pile) and the strong currents would not be able to shift. Worth discussion.

I am also following up with Sam the river engineer for Environment Canterbury.

Whereas we were originally advised it was the responsibility of the Regional Council/Harbour master - to keep the Region's river boat ramps open they are now suggesting the ramp is owned by the Waimate and Waitaki DCs!

Of course it was installed as mitigation when the bridges were replaced.

I was also advised any structure within 50 metres of a SH bridge was within NZTA. You and I have discussed this on a previous occasion. There is a new manager for NZTA and John Keenan has provided me his contact. Perhaps they may take responsibility for the shingle bar further out that can ground the boats in low flows.

Throwing some ideas into the mix.

Also the MEL sign waring the river users the river flows can rise rapidly - was removed/stolen.

I advised MEL/DOC and a very smart new one has been installed embedded in concrete- however I am of the opinion it does not go far enough in that it does not advise recreational users of low flows and boat stranding? Believe me as an adjacent land owner we have rescued many in our day!

Welcome discussion. I spoke to H&S when I submitted to MEL renewal of Power System with ideas and input from F&G Temuka and Kennedy Lange Ecan.

Kind Regards Sandy

From: Joanne O'Neill <joneill@waitaki.govt.nz>

Sent: Monday, 11 August 2025 13:29

To: Mike King <mike.king@waitaki.govt.nz>; Allyson Woock <awoock@waitaki.govt.nz>

Subject: Re: Omarama funds

Hi Mike

I understand you've requested an update on the car park resealing. At this stage, I don't have any new information to share I'm afraid.

Finance has confirmed their expectation that we would receive an invoice from the selected provider. My understanding was that the provider was chosen by ACB, and that the request to proceed would come from the Board to their nominated contractor.

Apologies if I've misunderstood, but I'm not aware of who the provider is or the full scope of the works. I had assumed the Board had obtained a quote for the project. Has a request been made to the contractor?

Happy to discuss this further if helpful.

Jo

Joanne O'Neill

Director Strategy, Performance & Design

From: Arlene Goss <agoss@waitaki.govt.nz>
Sent: Wednesday, 27 August 2025 11:23 am
To: Allyson Wock <awoock@waitaki.govt.nz>
Subject: FW: Community Boards workshop on spending delegations

Hello Allyson,

Further to your enquiry about community board delegations, the current situation is outlined in my email to Calum below.

After the election we will be reviewing the following with the new Mayor:

Stage 1 (October to December) – Council's governance structure, elected member remuneration and the terms of reference for each committee/community board/other group.

Stage 2 – (January to March) – Delegations for each group and how they will work together. This includes community board delegations.

I look forward to working with the community boards further on this. Please attach this email trail to the board correspondence to make them aware.

Thanks

Arlene

Arlene Goss

Governance Services Lead

From: Arlene Goss <agoss@waitaki.govt.nz>
Sent: Wednesday, 2 July 2025 3:37 pm
To: Calum Reid <creid@waitaki.govt.nz>; Heather McGregor <hmgregor@waitaki.govt.nz>
Subject: Community Boards workshop on spending delegations

Good afternoon Calum and Heather,

At the Ahuriri Community Board meeting yesterday Calum asked for a workshop on how to spend community board money, or an explanation of the new delegations that allow the community boards to make bigger spending decisions, without these being a recommendation to council.

I did some research on this and found the report to council below from December, 2023. This was adopted by Council so is currently in place:

Both Community Boards have been given a new Power to Act delegation, “to establish priorities and programmes, consistent with Council-adopted asset and activity management plans, for expenditure on works and services up to \$50,000 funded wholly or principally within the community board area, provided that overall funding levels are consistent with the Waitaki District Council Long Term Plan, Annual Plan, Council policy or otherwise approved by Council. They have also been given an accompanying new Power to Recommend delegation for changes to such priorities and programmes that are over that \$50,000 level.”

I'm sure you are already aware that spending \$50,000 on a project is something that would legally require a staff report and a formal resolution, but otherwise your spending options are pretty open for the community board to decide.

At your September meeting Erik is planning to bring you a report on what he sees as the priorities for minor improvements in your communities. This will ask you to make decisions on spending some of your surplus budget.

Then early next year the plan is to help the newly-elected community boards write a community plan that lists their priorities for spending, including any big ticket items that will need to go into the next Long Term Plan.

I hope that provides some clarity around your spending delegations and processes.

Please let me know if you still need a workshop on this matter, or if there are outstanding questions that need to be answered. Feel free to forward this to the other members if you think it would help.

Thanks,

Arlene

Arlene Goss
Governance Services Lead

6.4 COUNCIL INFORMATION REPORT

Author: Arlene Goss, Governance Services Lead

Attachments: 1. Chief Executive's Report to Council August 26, 2025 [!\[\]\(601b98b71de866467fbdeacf1ccbac3e_img.jpg\)](#)

RECOMMENDATION

That the Ahuriri Community Board receives and notes the information.

PURPOSE

The purpose of this report is to provide links to agenda papers and any related attachments from recent Council Meetings and events for the information of Community Board members and their ward communities.

Please note that recordings of all the public meetings can be found on Council's YouTube page:

[Waitaki District Council - YouTube](#)

<https://www.youtube.com/channel/UC5QsY7I0r-NK-TEIR8C9yNw>

Click on the LIVE tab to bring up the various meetings and events that have been livestreamed.

REPORTS OF INTEREST TO AHURIRI RATEPAYERS

1. Chief executive's report to council, attached to this report.
2. Water Services Delivery Plan, [attached to the agenda of the Council meeting on August 26](#).
3. Revocation of Reserve and Gifting of Land (Waitaki Valley Health Trust) attached to the [agenda of the Council meeting on August 26](#), go to page 58.
4. 2025/26 Road Resealing Programme, attached [to the agenda of the Roading Committee meeting on August 12](#). Go to page 9.

5.1 CHIEF EXECUTIVE'S REPORT

Author: Alex Parmley, Chief Executive

Attachments: 1. Annual Elected Member Survey 2025

RECOMMENDATION

That Council receives and notes the information.

PURPOSE

This report aims to update Elected Members on the progress made toward achieving the Council's goals and programme, including the status of the Key Performance Indicators (KPIs) set by Council for the Chief Executive (and organisation) for the year ending 30 June 2025. This edition also marks the completion of the current KPI cycle and so does not include the overview of performance within finance, people and projects, but these reports will continue in the quarterly reports going forward.

OVERVIEW

The final quarter of the financial year has seen the organisation delivering several large, priority and in some cases, challenging pieces of work. This includes:

- Concluding the Long Term Plan,
- Responding to the government's Local Water Done Well reforms,
- Responding to and considering a significant number of other government reforms that effect local councils and our communities including RMA reform and the impact on and uncertainty for a challenging District Plan review,
- Progressing our Transformation programme, and
- Delivering our capital programme and "business as usual".

The past year, including the last quarter, has seen the organisation, its capacity and its people stretched to being close to overwhelmed with the volume of high priority work, while maintaining delivery to our district and communities.

The Council overall has made good progress on achieving its ambitions while responding to the reform and challenges and ensuring it delivers its programme and services.

I would like to formally record my thanks for the efforts and commitment of staff and the Governance Team to the Council and our communities over such a challenging year.

The staff team and I remain focussed on working with Governance to continue to deliver and embed transformation so we can achieve our ambition to be "a leading, innovative Council delivering the best for our communities" and realise the benefits we want for our organisation and the communities we serve, including:

- greater value and efficiency,
- improved levels of customer service,
- stronger local focus and connection,
- becoming an employer of choice to retain and attract the skills we need to deliver for our communities, and
- improved communication, engagement and partnering with our communities.

Transformation

After two years (2022/3 and 2023/4) of considering the case for change, developing the business case, and then working with staff and Governance on designing the programme of change, this past financial year (2024/5) has been the year in which we commenced implementing the Transformation Programme and the changes within it. This is the biggest change this organisation has been through since it was established in 1989 and a huge undertaking for the organisation. It is more apparent than ever, with the changes impacting local government, that embarking on the Transformation Programme was the right thing to do.

Transformation has seen a fundamental change in model and approach to how the council delivers and conducts its business. Staff from across the organisation have shown courage, determination and commitment to the organisation and the communities we serve, in delivering change. This has been despite the personal uncertainties change has brought; the other additional work priorities that have emerged; and while largely maintaining services and business as usual to our communities.

The Transformation Programme has delivered significant achievements and improvements in how we deliver services to the community, but with more benefits to come. While the business case set out that many benefits would not be fully realised until two to three years after implementation, improvements are increasingly apparent. It was always understood that transformation would be difficult at various times. However, several unforeseen factors have made transforming Council more challenging than anticipated.

The Council's decision to embark on transformation began out of a desire to do more with the resources it had available so it can deliver the best for the district, residents and customers. And while there would be benefits, it was known that these would take two to three years from implementation to be realised. The Council's leadership knew transformation would be difficult at various times and has had to take place alongside:

- The Government's water reforms and the changes in policy—3 Waters, Affordable Waters, Local Water Done Well
- The pressures on local government finances (including from water reform) resulting in a challenging, time consuming and resource intensive Long-Term Plan (LTP)
- The additional time and resources required for the District Plan.

While these factors have placed additional pressure on the organisation, on top of the pressure of change, it has not derailed the trajectory of transformation. The Transformation Programme is within its final six months, with the organisation having fully implemented its new structure and all new teams now operational, albeit not all changes and new ways of working up and running yet. The focus is now shifting towards embedding transformation outcomes, ensuring momentum is maintained, and preparing for a seamless transition into a continuous improvement framework, post-programme closure at the end of 2025. The programme's status reflects measured progress across key areas, a clear understanding of remaining work, and a proactive approach to overcoming ongoing external and internal pressures.

The Council has successfully implemented significant structural changes to support its new operating model, breaking down traditional silos and enabling greater cross-departmental collaboration and visibility of work.

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Implementation of a new *Customer Service Model* is improving access to customer services and increasing the speed of service delivery, as well as ensuring greater efficiency in use of resources. This is being enabled by:

- A new service desk at Oamaru Library providing extended hours of service including Saturdays for first time, whilst reducing resource requirements.
- An AI bot supporting customer operatives, helping move towards a target of 90% of enquiries dealt with at first point of contact, speeding up service, reducing routine issues going into the back office that cause delays and take up time and specialist resources.
- Digitisation of all Council forms – improving access to services whilst also delivering back-office efficiency savings.
- Digitisation of property files – improving access for customers to property information and enabling self-service which produces efficiencies in saved staff time.
- Implementation of a Case Management approach for applications and complex requests – improving levels of service, improved support for customers, removing the need for customers to navigate their way around different departments and providing efficiencies as less time is taken up of specialists.
- Customer Portal implementation in progress to provide full self-service across the range of council services, give easy access to residents on the information we hold related to them – which will help shape and reduce demand and reduce the cost to serve.

The development of a *Locality Model* is enhancing our connection with and responsiveness to our local communities. Area Leads in the infrastructure team provide local focus in planning local programmes of work as well as a more responsive service for Community Boards and communities. Locality Officers are part of Case Teams but connected to the Customer Team and Infrastructure Team and are our eyes and ears on the ground, enabling us to be more proactive, more connected to communities and improve efficiency. When fully embedded our locality model will enable clear local delivery plans and provide performance reporting on a locality basis to assist more local focus and continuous improvement.

Establishing a *Project Management Office* (PMO) is supporting higher standards of project management, enabling us to ensure improved value for the ratepayer and supporting an improved delivery rate of projects and our capital programme. There is more robust challenge around value for ratepayer funds in terms of quality and cost together with more rigorous project performance management instituted and which is now reported to Council and the Senior Management Team. Improved processes are being put in place, which to date includes project initiation processes and rigorous business cases for projects.

Our approach to *Asset Planning* has been refined, and this will enable an integrated programme across our assets and better asset information that will produce efficiencies. This is a long-term benefit change but already the team are integrating the various programmes of work which were originally planned separately. Our improved *Communications and Engagement* approach supported by a new strategy and a single engagement team where previously our engagement staff were distributed around the different departments, is starting to ensure better information dissemination and higher levels of community engagement.

Investment in and use of *technology*, including AI, is supporting improvements across the organisation. This is supporting our customer service model enabling more efficient and higher levels of service. It also includes many improvements to back-office systems that help remove or automate previous inefficient processes that were a frustration to staff and took resource away from delivery. These systems are also providing staff with better information and self-service

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options that reduce demand on support teams, improves service, and enable resources to be devoted to activities that add more value to the Council and our communities.

We have commenced the deployment of an *Organisational Performance Management Framework* which is supporting moving the organisation from an activity focus to an outcomes, value, performance and continuous improvement focus. This is work in progress and there is much more to do, including embedding continuous improvement processes. This ambition has been one of the most challenging projects for the council. However, the organisation and all teams now have clearer work objectives and performance measures and there is a more robust framework governing individual staff performance. The recent commencement of Council Benchmarking by the Government will also be helpful in tracking our progress and performance as an organisation and support the drive for continuous improvement.

There has been considerable progress in people and capability management to realise our ambition of becoming an *Employer of Choice* so we can retain and attract the skills we need to deliver effectively for our community. Our new People Strategy provides the focus for this. It has led to a review of our contracts and terms so that our offer is competitive and we can maximise the appeal of less costly non-financial benefits. There is a complete new suite of role profiles across the organisation that are community outcome focussed and less task focussed. In addition, the Competency Framework with its focus on attitudes and behaviours provides for a more robust approach to recruiting the right people with the skills and attitude we need and to managing and enabling high performance. There has been progress in supporting leadership skills and development in the organisation which is important in helping to create a high performing organisation and reshaping the organisational culture. Reshaping the organisational culture is a long-term undertaking and is a work in progress to foster a more empowered workforce that is focussed on customer and community outcomes, takes responsibility and is accountable.

Transformational change of this scale can be disruptive for organisations, BAU delivery, customers and staff. Overall though, during the transformation, services have largely been maintained with minimal levels of disruption and our capital delivery rate has gone up, with the main projects - including large projects such as the Network Waitaki Sports and Events Centre, the Forrester Gallery Extension and the Kakanui Bridge replacement - being progressed successfully. Exceptions are within the library service, where there was temporary disruption, and within governance support, where we struggled to find the capacity to make the planned changes initially, in the context of additional and complex meetings and whereas a result, the service standards dropped for a period. The focus on maintaining BAU across the organisation during the changes, and the fear of failure and the consequences of this, has put a lot of pressure on staff and has slowed the progress of Transformation, but has not stopped it.

Work is progressing on transferring responsibility for Transformation outcomes and benefits into teams' business-as-usual operations and the new performance management framework as the organisation practice becomes increasingly one of continuous improvement. In the meantime, focus for the remainder of the programme will be on progressing the implementation of plans to deliver the target outcomes and benefits in the following areas:

- Customer service model, including locality
- Performance management
- Project Management Office
- Cultural Change
- Embedding prioritisation

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- Updating the management / operational leadership model to clarify terms of reference and remits

Long Term Plan (9 Year Budget)

On 30 June, Council adopted its Long Term Plan and 9 year budget. This has been the most challenging LTP this council has faced with significant inflation and in particular the cost of complying with water standards driving up costs at a time when large parts of our community are feeling cost pressures in their household budgets. The financial challenges we faced have meant that the process we went through was not the one we originally planned and different to what Council agreed at the start of the process. There were significantly more briefings and workshops than originally planned to scrutinise every part of the organisation and understand all of our costs and opportunities to reduce these.

Whilst our approach to the LTP has evolved slightly from that in the past to be more focussed on outcomes and value for communities, there is still scope for improvement in approach. Following a feedback session with the Governance Team we will now progress capturing the lessons learned and identifying the opportunities for improvement so that we can have an enhanced process to support the new Council in prioritising, ensuring a clear outcome focus, and also be able to plan for the different needs of our different communities, including with our community boards in Ahuriri and Waihemo. Following the Council's decision to retain water service in house, we will also now plan for an LTP amendment process early in the new triennium, to reflect water services now remaining within Council after 2027.

Elections

We have continued to prepare for elections, focussing our communications on encouraging people to consider standing for Council or their local Community Board. It is pleasing to see a good field of candidates come forward to stand to represent their communities with no costly byelections being required and a choice of candidates for most seats. Our communications focus has now turned to encouraging people to ensure they are registered to vote and then encouraging people to vote.

Work is nearing completion on putting in place an Induction Process for a new Mayor, the new Council and our Community Boards. A good induction programme is essential to ensuring that, whatever background our Elected Members are from, everyone is equipped with the skills and knowledge to perform the governance role. In doing this, our induction will be aiming to ensure the new Mayor, Councillors and Community Boards are set up and supported to be successful in delivering their ambitions for our district and community. The feedback received on the previous Induction Programme together with the survey on support for Elected Members, has been invaluable in ensuring we can develop and improve our support for Governance.

Local Water Done Well

The last financial year has seen considerable work undertaken on understanding and responding to the Government's Local Water Done Well reforms. The timeframes given to councils by the government to submit our Water Services Delivery Plan are short. Such an important strategic decision with such a big impact on our organisation and the communities we serve deserves more time to consider than we have been given. There has been a lot for all of us and our communities to understand in the intent and the implications of the government's reforms, including that maintaining the status quo is not an option, and that all available options will see significant increases in water charges for our community. All options have up sides and down sides and whatever option is selected, councils will have less control of water with more power given to

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regulators in the form of the Water Services Regulator and the Commerce Commission as economic regulator, who between them determine the standards, and can determine investment levels and revenue & charges, of Water Services Organisations, whether a CCO or in-house operation.

With the decision by Council to deliver water services inhouse, Council will need a new organisational strategy to continue to reshape how it works and delivers. This will need to take account of the progress made in the Transformation Programme and continue to realise the benefits of the changes, and enable & ensure the creation of a ring-fenced inhouse business unit for water. The strategy will need to continue progress on maximising efficiency and support a focus on priorities, to ensure delivery for our district and communities whilst minimising the cost impact on ratepayers. Work is commencing on the development of a new organisational strategy which will support the review of the LTP and the Water Services Delivery Plan and associated Implementation Plan.

KEY PERFORMANCE INDICATORS (KPIs)

The following KPIs for the Chief Executive for the year ending 30 June 2025 were agreed and adopted on 24 September 2024.

KPI 1 – TRANSFORMATION DELIVERY

KPI – Delivery/Implementation of Transformation Programme – Changing the Way We Waitaki

Objective:

Build the best council in NZ that empowers people and communities, is ambitious and high performing, and delivers excellent outcomes

- an ambitious council seeking to deliver the best for the district and residents
- focussed on role as a community organisation and community leader
- flexible, agile and data driven, focussed on performance and continuous improvement
- modern, efficient, effective, customer focussed services
- well governed
- a leading employer with an empowered workforce
- One Team in all that we do

Strategic Framework:

- Deliver Transformation Programme – Changing the Way We Waitaki

Key Results: (series of results that will enable successful delivery of the objective)

1. We deliver a customer experience that we're proud of
 - Interactions with Council are frictionless
2. We do the right things at the right time for our community
 - Responsive to real needs of community
 - Delivering on our promises
 - Understanding our community
3. We have a reputation as a trusted partner
 - We have the agility to thrive
 - Responsive to change
 - Fit for purpose technology
4. We live within our means adding value for money
 - Reduced costs of living in community
 - Rates viewed as an investment
 - Council gives more than it takes

Key Measures: (*initial measures, but not limited to these measures*)

- Effectiveness – Achieve greater than 80% of key performance outcomes as agreed in the Annual Plan.
- Efficiency – Improve the delivery of new and existing council provided services by 10% by implementing better processes and tools.
- Effectiveness – Reduce the cost to deliver council provided services by 10% to reinvest in new council provided or partner services.
- Community – Involve partners in the delivery of 10% of existing and new council services to support the delivery of the community outcomes.

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5. We are an employer of choice <ul style="list-style-type: none">• Staff proud to work at Council	<ul style="list-style-type: none">• Achievement of a 5% increase in the Culture measure, for each undertaking of the survey, in the Council's chosen Staff Engagement Survey.
6. The Governance Team and Community Board members are supported to carry out their governance roles.	<ul style="list-style-type: none">• A baseline measurement is introduced during the 2025 calendar year, to be measured on an annual basis.

Progress Update:

1. We plan to close the Transformation Programme by the end of 2025. This does not mean that we will have fully complete the transformation process and achieved all of the outcomes and benefits. Whilst we can now see the benefits of Transformation starting to be realised, as set out in the business case agreed by Council, the benefits of transformation will not be fully realised until two to three years from implementation. Work is progressing on the final stages of the programme and the transition of the transformation ambitions and outcomes in the BAU of the organisation, including in how the organisation manages performance and supports continuous improvement. This will include ensuring that metrics relating to the outcomes and benefits of transformation are reflected in the performance management information and reporting. Annual reports will document Council's performance against Annual Plan metrics, starting with the 2025/26 annual report as the initial point of comparison.
2. All Council forms are now available online, with many supporting payments and integrating into business workflows. New self-service tools—including knowledge base articles and an automated customer assistance to give residents 24/7 support - are live on our website. Progress continues on i) the introduction of a Customer Portal to provide improve access to services for self-serve and to customer information; ii) making available on line all property files iii) an online booking system which – all of which are planned to launch in late 2025 and which will improve access to and levels of service.
Ongoing efficiency improvements are anticipated in the coming months as the Performance and Continuous Improvement team advances the foundation set by the Transformation Programme. Employees will experience further enhancements through the implementation of updated workflows, while customers will continue to benefit from new tools and processes designed to strengthen and expand Council services.
3. Several benefits of transformation have been observed in both communication strategies and community engagement, with increasing levels of participation and interaction. The implementation of the locality model, along with place-based planning and service delivery, is beginning to yield positive outcomes. Further results are anticipated as these new approaches become further integrated over the next 6 to 12 months.
4. The recent Staff Engagement Survey reported an employee engagement (culture) score of 67% (3.37/5), an increase from 65% in 2023. Teamwork and collaboration are recognised as key organisational strengths, with the majority of employees reporting collegial support. Additional positive elements include well-established team dynamics, leadership initiatives designed to provide support, autonomy within individual roles, and effective managerial mentorship.

5. A survey has recently been conducted of Elected Members to establish a baseline measure of the level of support governance receives. The results of the survey are attached to the report and demonstrate positive satisfaction with the support for Elected Members and in particular, the improvements made, but point to areas where further improvement can be made as part of our continuous improvement approach.

KPI 2 – COMMUNITY OUTCOMES

KPI 2a – Quality Services	
<p>Objective:</p> <p>Deliver modern, effective customer services within a culture of continuous improvement.</p>	
<p>Strategic Framework:</p> <ul style="list-style-type: none">• Robust core infrastructure and services• Community facilities and services we are proud of	
<p>Key Results: (series of results that will enable successful delivery of the objective)</p> <ol style="list-style-type: none">1. Support our district to thrive via sustainable, resilient, and reliable networks and infrastructure2. Enhance access to current and future services for the community through user-friendly and convenient options3. Improve community wellbeing through enabling the provision of a highly valued and financially sustainable network of community facilities4. Council as an organisation delivers value and improvement efficiently and effectively to the district	<ul style="list-style-type: none">• Key Measures: (initial measures, but not limited to these measures)<ul style="list-style-type: none">• By achieving an overall satisfaction rating with the Council's performance of 60% from resident surveys• Reduce the need for over-the-counter service by 20% in the 12 months following the implementation of the new Customer Service model• Achieve an overall satisfaction rating with quality of life in the district of at least 85% from resident surveys• By implementing agreed outputs of the Transformation Programme by the end of the financial year (see KPI 1 for more detail)

Progress Update:

1. The Resident Satisfaction survey is currently being finalised, and a full report and analysis is planned to be tabled at the September meeting of Council. The overall satisfaction rating was 44% in 2025, below the target of 60% and down from 48% in 2024. Satisfaction with sealed roads declined from 42% in 2024 to 39% in 2025, while satisfaction with unsealed roads saw a slight increase, rising from 29% to 31% over the same period. Additionally, satisfaction with the water supply experienced a small decline, dropping from 75% in 2024 to 70% in 2025. The average satisfaction scores for Roading and Waters changed from 48.6 in 2024 to 47 in

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2025. Overall, Councils across the country are experiencing declining satisfaction increasing distrust. In addition, in implementing large scale organisational change programmes it is common to see an impact on customer satisfaction. However, this does not mean that the level of satisfaction is accepted, and the results of the satisfaction survey will be used as a focus for the Council's continuous improvement.

2. All hardcopy and PDF forms related to core services have been digitised. Additional self-help and self-service features, including webchat and a knowledgebase, are now available to decrease over-the-counter transactions. A baseline for the 2024/25 financial year will be established and compared at the conclusion of the 2025/26 financial year.
3. Overall satisfaction with facilities shifted from 78.8% in 2024 to 75.9 in 2025. Satisfaction at Oamaru Opera House changed from 91% in 2024 to 89% in 2025. Parks and Reserves maintained a consistent satisfaction rate of 80% across both years. Sports fields and facilities moved from 75% in 2024 to 73% in 2025. Campgrounds recorded 72% in 2024 and 69% in 2025. Public toilets had a satisfaction rate of 70% in 2024 and 72% in 2025. Aquatic Centre figures were 75% in 2024 and 76% in 2025. Cemeteries went from 81% in 2024 to 76% in 2025. Libraries measured 85% in 2024 and 74% in 2025. Resource Recovery Park showed a satisfaction rate of 80% in 2024 and 75% in 2025.
3. The KPI for delivery of the Transformation outputs is considered complete for the financial year, with all four transition stages finished on schedule as outlined. Expected benefits are projected to continue to be realised as planned, over the upcoming months and years, in accordance with the benefits realisation indicated in the initial business case and mandate for change. The operating model and associated teams and departments will continue to develop and be embedded as new working methods are implemented.

KPI 2b – Strong Communities

Objective:

Support and enable our communities to improve wellbeing

Strategic Framework:

- Enabling safe and healthy communities
- Connected, inclusive communities
- Promoting a greater voice for Waitaki
- Celebrating our community identity

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Key Results: (series of results that will enable successful delivery of the objective)	Key Measures: (initial measures, but not limited to these measures)
<ol style="list-style-type: none">1. Support and promote public health and wellbeing through community initiatives and programmes.2. Promote diversity and cultural understanding within the community and within Council3. Facilitate the development of an “intentional plan” with the Council Governance Team that enables the Waitaki community to have local input into regional and central government decision-making – engage with ministers and officials to advocate for Waitaki.4. Support and promote local arts, culture, sport, and recreation	<ul style="list-style-type: none">• By increasing Council participation in education and awareness by 50%• By increasing the delivery of cultural competency education programmes to 14 by the end of the year• Engaging in 75% of all relevant submission opportunities• By growing utilisation and participation by 5% year on year

Progress Update:

1. The Warmer Waitaki Curtain Bank initiative has been successfully launched, with operational training provided by the Dunedin Curtain Bank, enabling volunteers to begin their work and local service providers to start making referrals. In addressing homelessness, Stronger Waitaki organised a hui with community partners to complete a stocktake and gap analysis of available services and to identify suitable referral pathways. This gathering not only facilitated connections among service providers and community groups, fostering collaborative opportunities, but also saw attendance from 40 individuals representing 25 organisations. Additionally, a partnership has been formed with Fire and Emergency New Zealand to assist locality officers in delivering fire safety education to people living rough. Stronger Waitaki remains committed to strengthening home-focused referral pathways and processes between service providers. Efforts are ongoing to review existing successful models, investigate technology-enabled solutions, and seek funding opportunities to further support this work.
2. The Arts, Culture and Libraries team, collaborating with the Strategic Communications & Engagement team, has delivered 14 Mātauranga Māori programmes between September and November, and is planning a series of evening events to promote diversity and cultural competence in the community. They have also organised a Matariki programme, including community events and the George Burns Memorial children's art exhibition with a Matariki theme, in June in conjunction with the public holiday.
3. Between June 14 and July 31, 2025, a total of ten submissions were made, comprising six direct Council submissions and four in collaboration with Taituara. The direct Council submissions included the Building and Construction (Small Stand-Alone Dwellings) Amendment Bill, as well as the Resource Management - National Direction Packages 1-3, which focused on infrastructure and development, the primary sector, and freshwater, along

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with Package 4, which addressed housing growth. The Taituara partnership submissions covered topics such as the Regulatory Standards Bill, the National Infrastructure Plan, and the Resource Management - Integrated National Direction Packages 1-3.

4. The OKR team is updating seasonal sports licences to require reporting of player data from sporting codes, further improving the Council's ability to track and promote participation.

KPI 2c – Prosperous District

Objective:

Develop and enable a thriving district economy, characterised by sustainable and inclusive growth

Strategic Framework:

- Attracting new opportunities
- Supporting local businesses
- Fostering a diverse and resilient economy

Key Results: *(series of results that will enable successful delivery of the objective)*

1. Support and grow the district's primary sector
2. Revitalise our places (CBD and townships) through opportunities to support businesses, homes, and visitors
3. Increase visitor economy return
4. Enhance business innovation and growth
5. Increase the skills base available to employers in the district and improve opportunities within the district for skills development

Key Measures: *(initial measures, but not limited to these measures)*

- By facilitating at least two new feasibility studies by the end of the financial year to enable land and water use optimisation and supporting innovation and secondary industry opportunities
- By activating 50% of CBD vacant spaces by the end of the financial year (excludes Palmerston CBD); AND By measuring the resulting economic impact by December 2025.
- By generating >15% increase in overall annual visitor spend through increased overnight stays
- By supporting a minimum of 10 startups to become established through an entrepreneurship ecosystem
- By creating career pathways for at least 50 people into employment across diverse business sectors

Progress Update:

1. The Waitaki Grown initiative, a collaboration between the Waitaki District Council and local farmers, aimed to encourage land use diversification and boost economic resilience by developing new crops and accessing high-value markets. The first harvest of medicinal crop trials has yielded promising phytochemical results from four root crops: Astragalus, Baical Skullcap, Liquorice, and Withania (Ashwagandha).

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These initial results demonstrate the potential for cultivating high-value medicinal plants in the Waitaki region. The findings, obtained through laboratory testing, will help the project team refine cultivation strategies in the coming year.

Waitaki Grown is exploring future research partnerships, including applications in animal health and soil wellbeing. These efforts align with a broader vision for integrated land use systems that promote both environmental and economic sustainability across the district.

2. The Revitalise our Places Ōamaru (ROPO) programme concluded in December 2024, leading to two businesses arranging short-term leases for vacant Thames Street spaces. Community projects from the Central Ōamaru Masterplan are progressing. Thames Street facade renovations began in May as stage one, with stage two planned for Spring 2025. Several placemaking initiatives were finished this quarter, including the adoption of the Ōamaru North Masterplan. A new Waitaki identity and story has been developed to boost reputation and community pride, and new Gateway and Township signage will be the first visible step in this initiative.
3. Tourism in the Waitaki District saw mixed results over the last year. Expenditure grew 6.3% to \$202 million by September 2024, outpacing Otago and national rates. Guest nights jumped 11.4%, totalling 467,700. By December, expenditure growth eased to 2.5% (\$204 million), trailing regional and national averages, though international spending surged 20.7% from a low base. Guest nights kept rising, up 7.6% to 475,600. However, by March 2025, tourism spending fell 2.4% to \$204 million. April data showed renewed growth, with international spend up 19.3% year-on-year, despite making up only 7% of the total. Guest nights edged up 0.9% to 471,100, bucking declines elsewhere. Overall, while spending fluctuated, rising guest nights and strong international growth point to a resilient Waitaki tourism sector.
4. This workstream is on hold due to resource constraints.
5. A dedicated Mayors Task Force for Jobs Officer has now been appointed to oversee the development of a new, in-house delivery model for the 2025/26 financial year. In terms of building capability, nine students have begun their studies toward a Bachelor of Applied Management through Capable NZ.

KPI 2d – Valued Environment

Objective:

Protect Waitaki's natural and built environment for present and future generations

Strategic Framework:

- Protecting our diverse landscapes and water bodies
- Meeting Environmental and climate change challenges

Key Results: (series of results that will enable successful delivery of the objective)

1. Provide leadership to support sustainable long-term community resilience.

Key Measures: (initial measures, but not limited to these measures)

- By implementing a minimum of eight climate sustainability and/or resilience projects

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2. Enable environmental ownership and protection in the community through education, incentives, and collaboration.	• 100% allocation of the Heritage, Biodiversity, and Waste Minimisation Funds
3. Establish and implement robust strategies that promote the long-term protection and sustainability of Waitaki's natural and built environment.	• Ensuring WDC achieves all national legislative planning standards by the end of the year

Progress Update:

1. The Council remains actively engaged in collaborative meetings with the Otago Climate Officers Group (OCOG) and the Canterbury Climate Partnership Plan (CCPP), where we consistently share and provide relevant information to support the objectives of these partnerships.
2. A significant portion of the Biodiversity and Heritage funds—about 50-60%—has already been allocated, with a new funding round set for February 2025. The 2024 Waste Minimisation Fund was fully distributed in August 2024, supporting initiatives such as a Construction and Demolition waste tradie breakfast, regional webinar, and the Repair Cafe. Waste staff aided in diverting food waste from a Netflix film shoot, and the Waste Free Waitaki social media continues to promote waste minimisation. The Enviroschools kaupapa remains active in fostering youth sustainability efforts. Recent highlights include a Biodiversity Hui that drew around 40 participants and strong demand for the Waitaki Biodiversity Fund, which received three applications totalling more than twice the remaining annual budget. Additionally, the Waitaki Heritage Fund Sub-Committee awarded \$13,753 to three successful applicants in June 2025, representing 14% of the fund due to low application numbers.
3. The Proposed Waitaki District Plan was notified for public consultation on 1 March 2025, with the submission period closing on 16 May 2025. During this time, a total of 314 submissions were received from the community. These submissions have now been recorded in a dedicated database, and a comprehensive summary is currently being prepared. Subject to Council direction in light of the government's Plan Stop announcement and proposed legislation, and the result of any exemption requests made to the Minister, hearings on selected topics are anticipated to commence in late 2025 or early 2026.

KPI 3 – LEADERSHIP

KPI – Overarching Leadership

Objective:

As the employee of the Governance Team, lead the staff of Council to achieve other key initiatives in the Strategic Framework and programme of priorities.

Strategic Framework:

- Prosperous District
- Strong Communities
- Quality Services
- Valued Environment

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Key ACTIONS: (series of ACTIONS that will enable successful delivery of the objective)	Key Measures: (initial measures, but not limited to these measures)
<ol style="list-style-type: none">1. Plan developed and executed for the next stage of the Economic Development Strategy2. Development and implementation of a Communications and Community Engagement Strategy and approach3. Delivery of a new Waitaki Sports and Events Centre that meets the “must have” requirements4. A strong partnership exists between the Council and iwi based on trust, understanding and shared aspirations; Council is fulfilling the Te Tiriti commitments5. Successful adoption of a fit for purpose, transformative, Long-Term Plan that sets a direction for the district and its communities and a focus for what and how the Council will deliver to support this6. As part of the LTP, review CCOs and progress new arrangements to support delivery of Council target outcomes and objectives.7. Development of a Water Services Delivery Plan and Partnership Development for waters with other councils	<p><i>It is not appropriate to have measures for this KPI as it is identified as an overarching leadership objective for the Chief Executive.</i></p> <p><i>The development and implementation of each of the Key Actions in the left column will be the deliverables in this case.</i></p>

Progress Update:

1. Following the direction from the LTP process where this matter was consulted on again, a plan to repurpose Tourism Waitaki as an Economic Development Agency will be developed and brought back to Council. It is proposed to engage Tourism Waitaki in this process.
2. Following the Council's adoption of the Communications and Engagement Strategy 2025–28 in July, implementation is now underway. Initial priorities have centred on enhancing internal capability, including the development of a new Communications Toolkit for staff. The phased introduction of the new Council brand has also commenced. Concurrently, work continues on establishing a Community Engagement Framework to promote more consistent and inclusive engagement across Council initiatives. Preliminary feedback has been favourable, with staff noting greater clarity and confidence in communication planning.

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3. The construction work is progressing well being on time and on budget. The roof cladding, pouring concrete for floor slab in cricket area, blockwork installation is complete, and the installation of internal wall electrical and IT cables has commenced. Planned works include external wall cladding installed, completion of cabling with commencement of interior wall linings installation.
4. Te Rūnanga o Moeraki have recently appointed a new Chief Executive, and discussions are progressing the further development of the partnership between Council and TROM and where this can bring benefits to our communities.
5. The 2025-34 LTP was adopted by Council on 30 June 2025.

The LTP document has been updated to align with the new organisational structure, reducing its length from 500 pages to 200 pages to improve readability. Following adoption, Council decided to retain water services delivery in-house rather than joining a joint CCO. Consideration is now being given to the preparing an amendment to the 2025-34 LTP, which would update the plan to reflect the proposed water services delivery model and set the path for an in-house business unit.

6. The Water Services Delivery Plan is moving forward for in-house delivery, with a draft submitted to the Government Department of Internal Affairs on 31 July.

PROGRESS WITH OTHER KEY WORK

In summary, other areas on which the Chief Executive continues to engage are:

- Regular meetings with Council Controlled Organisation Chief Executives and Boards.
- Regular meetings with other Waitaki Chief Executives.
- Otago Chief Executives Forum, for which the CE is currently the Chair.
- Otago Mayoral Forum.
- Otago Civil Defence Executive Group.
- Otago Civil Defence Joint Committee.
- Canterbury Chief Executives Forum.
- Canterbury Mayoral Forum.
- Waitaki Events Centre Project Board meetings.

6.5 BUILDING CONSENTS ISSUED IN THE AHURIRI WARD DURING JUNE AND JULY 2025

Author: Brent Cunningham, Building Services Manager

Authoriser: Roger Cook, Director Natural and Built Environment

RECOMMENDATION

That the Ahuriri Community Board receives and notes the information.

PURPOSE

To provide the Board members with a list of building consents issued in the Ahuriri Ward during June and July 2025.

JUNE 2025

Project Address	Project Description	Cost (\$)
Kurow-Duntroon Road, Kurow	Change of use from a IL1 outbuilding to IL2 CL public venue building	50,000
Clutha Street, Otematata	Construction of a 7.8m x 5m Versatile Garage with two firewalls	61,000
Ahuriri Heights, Ōmārama	Extension to existing dwelling to create office room	19,000
Hardacre Place, Ōmārama	Construction of a 5-bedroom, 3 bathrooms dwelling with Metro Woodburner, Spa Pool, attached garage and Ecoflow system.	1,200,000
Ōhau Drive, Ōhau	Pile foundations, retaining walls, connection to services and drainage for 2-bedroom, 2-bathroom new relocated dwelling	50,000
Eastern Road, Otekaike	Internal alterations to existing dwelling to include bathroom refurbishment and internal beam replacement	65,000
Waitaki Drive, Otematata	Installation of a free-standing Pellet Fire and Flue with Dektite Soaker Flashing	5,000
Kurow-Duntroon Road, Kurow	Installation of a free-standing Metro Woodburner connected to wet-back and ECO Flue Kit with Dektite Boot Flashing	7,000

Area Sub-totals	Cost (\$)
Kurow	57,000
Ōhau	50,000
Ōmārama	1,219,000
Otekaike	65,000
Otematata	66,000

JULY 2025

Project Address	Project Description	Cost (\$)
Tasman Road, Otematata	Relocation of existing dwelling with extension and alterations for additional bedroom, open plan living and garage	550,000
Duntroon-Georgetown Road, Duntroon	Installation of a Woodburner and Heat Saver Flue Kit with Dektite Flashing	5,000
Bledisloe Street, Kurow	Seismic Upgrade and part of building to become Gym and Laundromat	180,000
Ōmārama Avenue, Ōmārama	Construction of a 5-bedroom, 2-bathroom dwelling	470,000
Hardacre Place, Ōmārama	Construction of a 2-bedroom, 1 bathroom dwelling with Woodburner and Waste Treatment System	292,000
Pinot Noir Court Ōmārama	Installation of a free-standing Woodburner and Flue Kit with Dektite Premium Soaker Flashing	4,500
Rata Drive, Otematata	Installation of a free-standing Woodburner and ECO Flue Kit with Dektite Soaker Flashing	7,800
Otematata-Kurow Road, Otematata	Installation of a free-standing Woodburner and Flue Kit with Dektite Premium Soaker Flashing	5,500
Rata Drive, Otematata	Installation of a free-standing Woodburner and ECO Flue Kit with Dektite Flashing	3,000
Wynyard Street, Kurow	Installation of a free-standing Woodburner and Flue Kit with Dektite Soaker Flashing	4,500

Area Sub-totals	Cost (\$)
Ōmārama	766,500
Duntroon	5,000
Kurow	184,500
Otematata	566,300

6.6 FINANCIAL REPORT TO AHURIRI COMMUNITY BOARD (SEPTEMBER 2025)

Author: Amanda Nicholls, Chief Financial Officer

Authoriser: Paul Hope, Director Support Services

RECOMMENDATION

That the Ahuriri Community Board receives and notes the information.

PURPOSE

This report is intended to update the Ahuriri Community Board on financial matters and activities within the Ahuriri ward.

BACKGROUND

Summary of key financial results – Appendix A

This is a high-level view which summarises rates revenue and the operational cost of the Community Board activity – operating costs include the remuneration and other expenses related to the elected members of the Board themselves and a share of Council overheads, together with details of grants made during the period.

This report records the Board's financial performance against budget for the nine months ended 30 June 2025.

Significant projects within the ward – Appendix B

The Board may submit proposals for works to be undertaken that it believes will benefit the community, and Council officers also schedule large projects with that same objective. This report provides a financial summary listing those projects, their budgeted cost, and the amounts spent to date on bringing them to fruition. Members may request further information to be provided to a future meeting.

Community funding – Appendix C

This report provides details of budgeted and actual amounts of grant funding provided for community groups and activities within the Board's purview.

Separate rate accounts – Appendix D

This report details balances for accounts as of 30 June 2025. The Board will receive full details of all separate rate accounts pertaining to activities within the ward as of June each year, but during the year will receive a quarterly update on the position relating to halls.

Appendix A - Summarised Key Financial Results for the period ended 30 June 2025

The table below sets out summarised financial information related to the Community Board for the fourth quarter of the 2024-25 financial year, including amounts budgeted but unspent in 2025 and previous periods for community grants and discretionary spending.

Further analysis of unspent grant funding is provided in Appendix C which details community grant and discretionary spending.

Ahuriri Ward	2025	2025	2024
	Full Year	Full Year	Full Year
	30-06-2025	30-06-2025	30-06-2024
	Actual	Budget	Actual
Rates Revenue	274,978	274,681	241,374
Unspent budget brought forward		51,987	
Total Revenue	274,978	326,668	241,374
Operating Costs	268,360	308,998	228,263
Unspent budget brought forward		17,669	
Total Operating Costs	268,360	326,667	228,263
Surplus / (Deficit)	6,618	1	13,111

This report details projects to be undertaken in the Ahuriri ward during the 2024-25 financial year, highlighting progress being made by reporting projected project cost and actual cost incurred to date. The intention of this report is to inform the Board on progress towards the completion of key capital works for the benefit of the communities in the Ahuriri ward.

Approved budget includes both the adopted 2024-25 Enhanced Annual Plan budget for the work and any unspent budget amounts approved to be carried forward from the 2024-25 financial year.

Spent to date includes expenditure processed up to 30-06-2025.

	Project	2025 Budget	Spent to date	Balance
W2106	Duntroon Wastewater Treatment Plant Upgrade	0	906	(906)
W615	LTP Adjusted 2024: Bushy Creek Drinking Water Standards Upgrade	0	3,500	(3,500)
W613	LTP Adjusted 2024: Lake Ohau Drinking Water Standards Upgrade	100,000	552,300	(452,300)
W1831	LTP Adjusted 2024: Otematata Water Main Renewals	500,000	572,818	(72,818)
W2140	LTP New 2024: Otematata Wastewater Disposal Field Extension	250,000	210,141	39,859
7406	Lake Ohau stormwater	0	0	0
W616	Otematata drinking water upgrade	436,000	3,320	432,680
		1,286,000	1,342,985	(56,985)

W2106 – Duntroon Wastewater Treatment Plant Upgrade

This project has been included in the 2026 and 2027 financial years of the LTP. No further expenditure is expected this financial year.

W613 – Lake Ohau Drinking Water Standards Upgrade

This project is currently at the commissioning stage, with final works underway.

W1831 – Otematata Water Main Renewals

This project is now complete, with all physical works finalised. The length of piping renewed was extended to include adjacent properties while onsite, resulting in a variation to the contract and an associated budget overspend.

W2140 – Otematata Wastewater Disposal Field Extension

Construction works are complete, and the project is now awaiting compliance sign-off.

7406.770. – Lake Ohau Stormwater

This project is complete, with no outstanding works remaining.

W616 – Otematata Drinking Water Upgrade

This project is currently deferred pending confirmation of the new drinking water standards.

Appendix C - Community Funding

The annual budget for the Community Board includes amounts intended to enable it to provide a level of additional financial support within its local community.

- **Discretionary Fund**

1. The annual budget of \$5,000, together with unspent funds of \$9,509 from the 2023-24 financial year, provides \$14,509 to fund small community projects. As this budget is funded directly from rates, balances unspent at year end are carried forward until spent.

2.

- **Community Grants**

3. An annual budget of \$10,000 for Community Grants, including \$5,000 for the Kurow Museum. Unspent balances are carried forward until spent, and \$39,978 has been added from 2024-25, providing \$44,978 for the 2024-25 financial year.

The report below details expenditure on grants in the current year – recipient, purpose, and amount provided against the annual budget, including amounts unspent from previous periods.

Community Grants	Annual Budget	Payment made to	Project/purpose of payment
Kurow Museum			
Annual Plan budget	5,000		
ADD unspent budget from prior year			
Available to spend	5,000		
Total spent current year	5,000	Waitaki Valley Community Society Inc	Kurow Museum and Info Centre Grant 11/170
Balance to spend	0		
General Community Grants			
Annual Plan budget	5,000		
ADD unspent budget from prior year	39,978		
Available to spend	44,978		
	840	Waitaki Valley Community Society Inc	Improvements to access to the entrance of the Kurow Wetlands
	898	Waitaki Valley Community Society Inc	Improvements to the West Wing meeting room at the Kurow Information Centre
Total spent current year	1,738		
Balance to spend	43,240		
Discretionary Fund			
Annual Plan budget	5,000		
ADD unspent budget from prior year	9,509		
Available to spend	14,509		
Total spent current year	3,000	Waitaki Valley Community Society Inc	Grant Paid
Balance to spend	11,509		

Appendix D - Separate Rate Accounts

These record unspent balances of targeted rates levied for specific purposes, such as water and sewer systems, township amenities (including stormwater systems if applicable), community halls, and Ward Services (including parks and reserves, sports fields, etc).

The preparation of financial reporting of separate rate accounts is subject to delays arising from the need to ensure accuracy in processing financial transactions, particularly relating to capitalisation and depreciation of assets, and to the funding of capital projects. For this reason, presentation of these reports cannot be made in a timely manner.

The table below lists the balances of separate rate accounts relating to the Ahuriri ward as of 30 June 2025.

Ahuriri Ward	Rate Account Balance	Depreciation Reserve Balance	Internal Loans Balance
Ward Services	30-Jun-25	30-Jun-25	30-Jun-25
Ahuriri Ward Services	49,308	430,335	0
Township Amenity	30-Jun-25	30-Jun-25	30-Jun-25
Duntroon	18,354	0	0
Kurow	115,379	0	0
Lake Ohau	39,110	0	0
Omarama	126,718	0	0
Otematata	193,899	0	(177,579)
Water	30-Jun-25	30-Jun-25	30-Jun-25
Duntroon	(136,964)	83,851	(68,195)
Kurow	(439,626)	(225,004)	(47,790)
Lake Ohau	(142,884)	183,919	(456,751)
Omarama	(282,094)	(191,292)	(2,900,565)
Otekaieke (Bushy Creek)	(52,554)	44,033	(75,982)
Otematata	(383,822)	(419,463)	(1,095,799)
Sewerage	30-Jun-25	30-Jun-25	30-Jun-25
Duntroon	(45,983)	709	0
Kurow	39,378	539,619	0
Lake Ohau	(46,873)	266,740	0
Omarama	(148,590)	549,149	(802,136)
Otematata	(312,858)	998,097	(10,178)
Hall	30-Jun-25	30-Jun-25	30-Jun-25
Duntroon	25,791	0	0
Kurow	14,078	0	0
Omarama	23,592	0	0
Otekaieke (Bushy Creek)	12,443	0	0
Otematata	30,884	0	0

6.7 COMMUNITY BOARD MEMBERS' AND WARD COUNCILLOR'S REPORT

Author: Allyson Woock, Governance Services Officer

RECOMMENDATION

That the Ahuriri Community Board receives and notes the information.

PURPOSE

The purpose of this report is to share updates from the Ahuriri Community Board Members and the Ahuriri Ward Councillor for the information of communities in the Ahuriri Ward.

AHURIRI COMMUNITY BOARD MEMBER REPORTS

Board Chair Calum Reid

1 July 2025	Ahuriri Community Board Meeting, Duntroon, where Jan Keeling spoke about options for funding the Duntroon Hall.
10 July 2025	WVCS meeting. A presentation was given by Nicole Schofield on a potential project with the old Kurow school, located on the Council reserve.
16 July 2025	Meet with Council staff to look at alternative options for Paddies Flat Flooding.
11 August 2025	Talk to Council staff on the removal of some old Pine trees in Maxwell Place for safer and better access for the Public.
14 August 2025	WVCS – Discussion around the Richie McCaw statue, which is being finalised. Look at bringing Kurow Hall under the Society umbrella.
20 August 2025	Board catch-up about Project timelines with Council staff.

Board Deputy Chair Steve Dalley

23 August 2025	Otematata ORAI Meeting
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Board Member Mike King

1 July 2025	Ahuriri Community Board Meeting, Duntroon
6 July 2025	Annual Elected Member Survey
24 July 2025	Omarama Community Meeting
17 August 2025	Omarama Stream Walk & Meeting
31 August 2025	LOAVRRA. AGM. Attendance. Lake Ohau.
1 September 2025	Omarama Community Meeting

Board Member Alan Pont

1 July 2025	Ahuriri Community Board Meeting, Duntroon
10 July 2025	WVCS Monthly Meeting
21 July 2025	Meeting re Upgrade of the Historic Kurow School
30 July 2025	Meeting Otematata – presentation by Bright Fern Energy – Solar Farm Project
August 2025	Follow up meeting re Ritchie McCaw Statue
18 August 2025	Meeting Meridian Energy re Kurow project sign off concrete pour Wetlands and Kurow Park seating projects.

Board Member Karen Turner

11 August 2025	DDDA meeting, Duntroon
20 August 2025	Catchup over coffee with Locality Officer and ACB members

Ahuriri Ward Councillor Brent Cowles

Report not received at the time the agenda was published.

6.8 ELECTION UPDATE

Author: Arlene Goss, Governance Services Lead

RECOMMENDATION

That the Ahuriri Community Board receives and notes the information.

ELECTION RESULTS

Ahuriri Ward councillor Brent Cowles and current members of the Ahuriri Community Board have been re-elected unopposed.

Those members are:

- Steve Dalley
- Mike King
- Alan Pont
- Calum Reid
- Karen Turner

RETIREMENT OF MAYOR

The community board would like to acknowledge the work and support of Mayor Gary Kircher, who is retiring at the end of this triennium (October 11, 2025).

ARRANGEMENTS AFTER THE ELECTION

Members are asked to note the following dates and events:

October 14 to 17 – Individual meetings between the mayor-elect and individual community board members. This is also the time to return council tablets and perform other administrative tasks. Members will be issued with new laptops. One-on-one appointments are also available with the chief executive if useful.

October 22 at 5pm – Inauguration ceremony at the Opera House in Oamaru. Community board members will be sworn in at this ceremony. Anyone unable to attend in Oamaru will be sworn in at the beginning of the first community board meeting on November 10. (If the results of the election are challenged or the ceremony cannot go ahead for any reason on October 22, the contingency date is October 30.)

October 24 to October 31 – Most days there will be education sessions happening in Oamaru that you are welcome to attend. A programme will be sent out on October 12 with details.

Monday, November 10 – First meeting of the Ahuriri Community Board at 3pm (location to be confirmed). An agenda for this meeting will be sent to you the week before.

November 18, 10am to 3pm – Workshop in Oamaru to go over the legal responsibilities of an elected member. Highly recommended.

December 2 (to be confirmed) – Combined workshop of council and both community boards to explore how they can work together. More information to come.

Please note: Community board members can claim mileage to attend council business in Oamaru. Please ask the governance support staff for a claim form.

7 **MEETING CLOSE**