



# **KAWERAU DISTRICT COUNCIL**

**Te Kaunihera ā rohe o Kawerau**

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**TAONGA O TE WHENUA - TREASURE OF THE LAND**

**The Meeting of the  
Regulatory and Services Committee  
Will be held on Wednesday 11 February 2026  
commencing at 9.00am**

**A G E N D A**

## REGULATORY & SERVICES COMMITTEE

**Her Worship the Mayor - F K N Tunui**  
**Councillor S Kingi - Chairperson**  
**Councillor W Apiata**  
**Councillor M Dowie**  
**Councillor T Hill**  
**Councillor B J Julian**  
**Councillor G T Leokava-Taani**  
**Councillor J Ross**  
**Councillor A R Worsley**

### GUIDELINES FOR PUBLIC FORUM AT MEETINGS

1. A period of thirty minutes is set aside for a public forum at the start of each Ordinary Council or Standing Committee meeting, which is open to the public. This period may be extended on by a vote by members.
2. Speakers may address meetings on any subject. However, issues raised must not include those subject to legal consideration, or be issues, which are confidential, personal, or the subject of a formal hearing.
3. Each speaker during the public forum is permitted to speak for a maximum of three minutes. However, the Chairperson has the discretion to extend the speaking time.
4. Standing Orders are suspended for the duration of the public forum.
5. Council and Committees, at the conclusion of the public forum, may decide to take appropriate action on any of the issues raised.
6. With the permission of the Chairperson, members may ask questions of speakers during the period reserved for public forum. Questions by members are to be confined to obtaining information or clarification on matters raised by the speaker.

**The Meeting of the Regulatory and Services Committee  
will be held on Wednesday 11 February 2026  
commencing at 9.00am**

**A G E N D A**

**1 Karakia Timatanga | Opening Prayer**

**2 Apologies**

**3 Leave of Absence**

**4 Declarations of Conflict of Interest**

Any member having a “conflict of interest” with an item on the Agenda should declare it, and when that item is being considered, abstain from any discussion or voting. The member may wish to remove themselves from the meeting while the item is being considered.

**5 Public Forum**

**6 Action Schedule (101120)**

**Pgs. 1 - 6**

**Recommendation**

*That the updated Action Schedule of resolutions/actions requested by Council be received.*

**PART A – REGULATORY**

**7 Monthly Report - Regulatory and Planning Services (Group Manager, Regulatory and Planning) (340000)**

**Pgs. 7 - 13**

Attached is the report from the Group Manager, Regulatory and Planning covering Regulatory and Planning Services activities for the months of December 2025 and January 2026.

**Recommendation**

*That the report from the Group Manager, Regulatory & Planning Services for the months of December 2025 and January 2026, be received.*

**PART B – NON-REGULATORY**

**8 Monthly Report - Finance and Corporate Services (Group Manager, Finance and Corporate Services) (211000)**

**Pgs. 14 - 22**

Attached is the report from the Group Manager, Finance and Corporate Services covering Finance and Corporate Services activities for the months of December 2025 and January 2026.

**Recommendation**

*That the report from the Group Manager, Finance and Corporate Services for the months of December 2025 and January 2026, be received.*

**9 Monthly Report - Operations and Services (Group Manager, Operations and Services) (440000)**

**Pgs. 23 - 30**

Attached is the report from the Group Manager, Operations and Services covering Operations and Services activities for the months of December 2025 and January 2026.

**Recommendation**

*That the report from the Group Manager, Operations and Services for the months of December 2025 and January 2026, be received.*

**10 Monthly Report - Economic and Community Development (Economic and Community Development Manager) (309005)**

**Pgs. 31 - 37**

Attached is the report from Economic and Community Development Manager covering Economic and Community activities for the months of December 2025 and January 2026.

**Recommendation**

*That the report from the Economic and Community Development Manager for months of December 2025 and January 2026, be received.*

**11 Monthly Report – Communication and Engagement (Communication and Engagement Manager) (340100)**

**Pgs. 38 - 41**

Attached is the report from the Communication and Engagement Manager covering Communication and Engagement activities for the months of December 2025 and January 2026.

**Recommendation**

*That the report from the Communication and Engagement Manager for the months of December 2025 and January 2026, be received.*

**12 Proposed Council Submission on the Planning Bill and Natural Environment Bill (Group Manager, Regulatory and Planning) (340000)**

**Pgs. 42 - 83**

Attached is a report from the Group Manager, Regulatory and Planning covering the Proposed Council Submissions on the Planning Bill and Natural Environment Bill.

**Recommendation**

- 1. That the report “Proposed Council Submission on the Planning Bill and Natural Environment Bill” be received.*
- 2. That the Committee provides any recommendations or amendments to the draft submission.*

3. *That the Committee delegates to the Mayor and CEO the final sign off of the submission.*

13 **Karakia Whakamutunga | Closing Prayer**

M Godfery

**Chief Executive Officer**

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## ACTION SCHEDULE FOR BOTH STRATEGIC AND OPERATIONAL MEETING ACTIONS

| Meeting Date   | Strategic Action   | Operational Action | Comments   | Status      | Estimated Date    |
|----------------|--|--------------------|--|-------------|-------------------|
| OC<br>26.06.24 | <p><b>Activity Review for Economic Development</b></p> <p><b>ECDM</b> to provide additional information including the return on investment that Council makes to external partners and agencies.</p>   |                    | <p>EBOP Economic Development Refresh was adopted by all partner authorities.</p> <p>An internal Economic Development steering group was formed, including: CEO - M Godfery, E&amp;CDM - L Barton, C&amp;EM - T Humberstone, MA – M Rogers, SNR EA – P Maxwell</p> <p>ED Steering group meet regularly to develop options and an ED plan for future consideration by Elected Members.</p> <p>Economic Development event Pathway to Prosperity was held on Thursday 13 November 2025 at Firmin Lodge.</p> <p><u>Update (21/11/2025)</u><br/>KDC ED Steerco will brief Council early 2026 on next steps towards development of a Kawerau led Economic Development Strategy.</p> | In Progress | March 2026        |
| OC<br>26.06.24 | <p><b>Activity Review for Pensioner Housing</b></p> <p><b>C&amp;EM</b> to return the report with additional information including history of the partnership between Council and Kawerau Social Services Trust (that operates Mountain View) and further detail on the implications of any future expansion plans.</p> |                    | <p>Activity Review will be returned back to Council as part of Long Term Plan (LTP) process, with additional information as requested by Elected Members.</p>  | In Progress | Quarter 4 of 2026 |

| Meeting Date                                | Strategic Action  | Operational Action   | Comments  | Status             | Estimated Date    |
|---|---|--|---|--------------------|-------------------|
|   | <p><u>R&amp;S 16.10.24</u><br/> <b>C&amp;EM</b> to provide a timeline for all Housing Development.</p>  |  | <p>Suitable timeframe for the activity review to be returned.<br/>                     Timeline for the history of the housing development leading to Porritt Glade, will be provided as part of the S17A Activity Review for Pensioner Housing.<br/>                     An additional report will be provided with the history of other Council-led housing developments comprising Central Cove, Bell Street and Hine Te Ariki and Stoneham Park.</p>                            |                    |                   |
| <p>OC<br/>                     27.11.24</p> | <p><b>Adoption of Porritt Glade Lifestyle Village Performance Report for year ended 30 June 2024</b><br/> <b>GMF&amp;CS</b> to refresh Elected Members on Porritt Glade Lifestyle Village reporting and accounting principles through a meeting with Audit New Zealand.</p> |  | <p>Working with Auditors when they are likely to be at KDC on site and when there is an opportunity to present to the new Council.</p>  | <p>In Progress</p> | <p>April 2026</p> |
| <p>OC<br/>                     26.03.25</p> |   | <p><b>Action Schedule</b><br/> <b>ECDM</b> to provide designs created by the previous Youth Council for the skatepark and basketball area. This will be added to and developed on.</p> | <p>Update 22/08/2025<br/>                     Youth Council Members and Sports BOP presented at a workshop on 13/08/2025, re: engagement in the community highlighting the need to develop the skate park, BMX track, basketball court, playground and Rec Centre site<br/>                     Staff are establishing a steering group, with a view to further youth sector engagement and developing concept plans, in preparedness for a feasibility study and funding plan.</p> | <p>In Progress</p> | <p>March 2026</p> |

| Meeting Date | Strategic Action  | Operational Action   | Comments   | Status      | Estimated Date   |
|--------------|---|--|--|-------------|--|
| R&S 13.08.25 | <b>Monthly Report – Economic and Community Development</b><br><b>ECDM</b> to advise Elected Members following the debrief session with the Ministry of Youth Development (MYD), the reasons the funding application was declined.                   | <u>R&amp;S 12.11.25</u><br><b>ECDM</b> to send an invitation out to the community for contribution to the Project Revamp.  | Internal project team currently focused on methodology around project planning, design and delivery. Community call to action will occur early 2026.<br><br>As reported to Council in the R&S September 2025 meeting, MYD awarded funding contracts to 12 organisations to deliver youth services under the 'Expanding Youth Enterprise and Education Funding Stream'.<br><br>Council still awaits a debrief session appointment from MYD.<br><br><u>Update 10/12/2025</u><br>Council's YPO has undertaken an online debrief with MYD advisor. Feedback and assessment of application received and will be provided to Council in March 2026 R&S meeting | In Progress | November 2025  |
| OC 27.08.25  | <b>Adoption and Hearing of Submissions to the Draft Waste Management and Minimisation Plan 2025-2031</b><br><b>C&amp;EM</b> to go out to the community with the next steps and a timeline for the Waste Management and Minimisation Plan 2025-2031. |  | Development of the outputs and key actions into the second phase communications' plan taken on board the submissions to the Draft Waste Management and Minimisation Plan.  | In progress | Key timeline being finalised as part of the phase 2 comms' plan in quarter 2 of 2026 |
| R&S 10.09.25 |   | <b>Monthly Report - Economic and Community Development</b><br><b>ECDM</b> to engage with the Programme Facilitators of the Young Enterprise Trust to see what support they can provide to the Kawerau Youth Council. | <u>Update (10/12/2025)</u><br>Council's YPO currently researching in-depth the services offered by successful MYD funding recipients – Council will be provided with an overview report in early 2026  | In Progress | Feb/Mar 2026   |

| Meeting Date    | Strategic Action   | Operational Action   | Comments   | Status      | Estimated Date             |
|-----------------|--|--|--|-------------|----------------------------|
| R&S<br>12.11.25 | <p><b>Monthly Report - Operations and Services</b></p> <p><b>GMO&amp;S</b> to contact Horizon and query the timeframe and targets for streetlights in the Kawerau District</p> |  | <p>Streetlight issues that were reported through service requests were addressed promptly. However, lights with cable faults may take longer to repair due to the extensive scope of work and the numerous resources required. The R&amp;S report for September and October 2025 indicated that there were zero overdue streetlight faults. The set target is to complete 90% of faults within 14 days and 10% of faults within 28 days.</p> | In progress | Quarter 1 2026             |
| OC<br>26.11.25  |  | <p><b>Iwi Liaison Committee Minutes</b></p> <p><b>CEO</b> to provide a timetable of waiata   song lessons to support Council's Iwi Liaison and Cultural Advisor in waiata.</p>   | <p>CEO to identify in-house expertise and reach out for additional support from local partners.</p>  | In Progress | March 2026                 |
| R&S<br>10.12.25 |  | <p><b>Monthly Report - Regulatory and Planning Services</b></p> <p><b>GMR&amp;P</b> to inform community re: legislation and safety measures for residential swimming pools.</p> <p><b>GMR&amp;P</b> to inform community re: leaving furniture on the kerbside and the cost to ratepayers if the owner cannot be identified and Council staff are required to dispose of the items.</p> |  | In Progress | February 2026 <sup>4</sup> |

| Meeting Date    | Strategic Action | Operational Action  | Comments   | Status   | Estimated Date   |
|-----------------|------------------|---|--|--|--|
| R&S<br>10.12.25 |                  | <p><b>Monthly Report – Finance and Corporate Services</b></p> <p><b>GMF&amp;CS</b> to provide an update and feedback on the Pirate Murder Mystery evening.</p> <p><b>GMO&amp;S</b> to include in future reports, a breakdown priority list of tree removals and circulate the Street Tree Policy to Elected Members.</p> <p><b>GMF&amp;CS</b> to find out whether a new RFS can be linked to a previous RFS from the same complainant, for the same issue.</p>                                | <p>Feedback on the Pirate Murder Mystery evening is included in the R&amp;S Monthly Finance and Corporate Services Report for December 2025 and January 2026.</p> <p>CEO to re-circulate policy</p> <p>Feedback on the RFS linking of complaints is included in the R&amp;S Monthly Finance and Corporate Services Report for December 2025 and January 2026</p> | <p>Completed</p> <p>In Progress</p> <p>Completed</p> | <p>February 2026</p> <p>February 2026</p> <p>February 2026</p> |
| R&S<br>10.12.25 |                  | <p><b>Monthly Report - Economic and Community Development</b></p> <p><b>CEO</b> to follow up on who is putting in an application for the Wood Processing Growth Funds that would benefit our community.</p> <p><b>ECDM</b> to add Rautahi marae to the Marae Emergency Preparedness Plans.</p> <p><b>ECDM</b> to provide a report to Council highlighting all aspects, volunteer groups and individuals, security and services that were involved in the making of Christmas in the Park.</p> | <p>CEO confirms this is private information that is not at Council's discretion to share</p>   | <p>Completed</p> <p>Completed</p> <p>In progress</p> | <p>March 2026</p>  |

GMF&CS: GM, Finance & Corporate Services  
C&EM: Communication & Engagement Manager

GMO&S: GM, Operations & Services    GMR&P: GM, Regulatory & Planning  
ECDM: Economic & Community Development Manager

## MONTHLY REPORT REGULATORY & PLANNING SERVICES

### December 2025 and January 2026

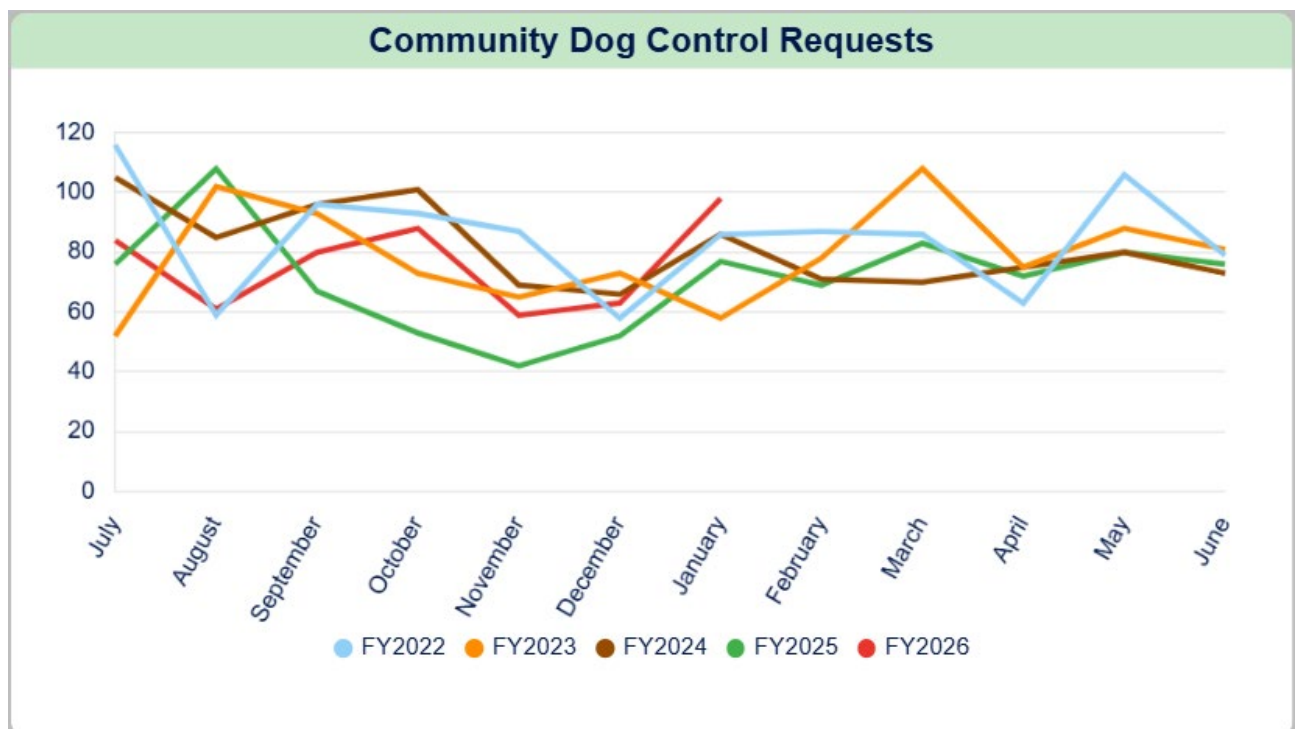
#### 1 Animal Control

##### 1.1 Dog Registration

At 31 January 2026, there are 1,250 dogs registered of the 1,317 dogs listed on the dog register for 2025/2026. This represents 94.9% of known dogs.

##### 1.2 Dog Control - Ranging, Complaints and Incidents

Sixty three (63) service requests were received in December and a further ninety eight (98) in January 2026.



A total of one hundred and eleven (111) statutory occurrences (barking, roaming, attacks, general complaints, lost dogs) were attended by Council staff over the two month period. These related largely to complaints of barking (29), roaming (66), rushes (10) and attacks (6).

Of the reported roaming complaints, fifteen (15) dogs were located.

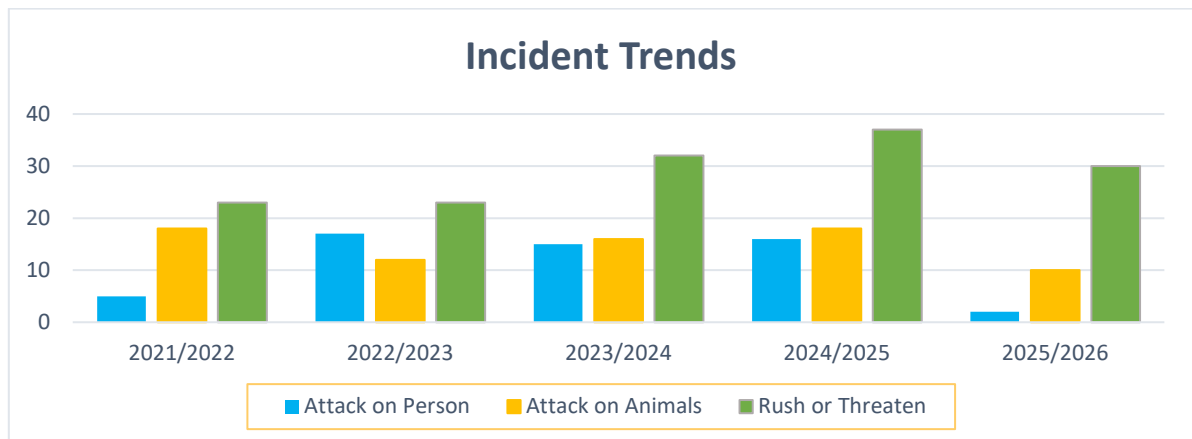
The six attacks on an animal have been attended and the outcomes to date are as follows:

- One attack related to three dogs attacking a dog being walked on a lead. One dog attacked first and the others joined in. Statement taken and enquiries are ongoing.

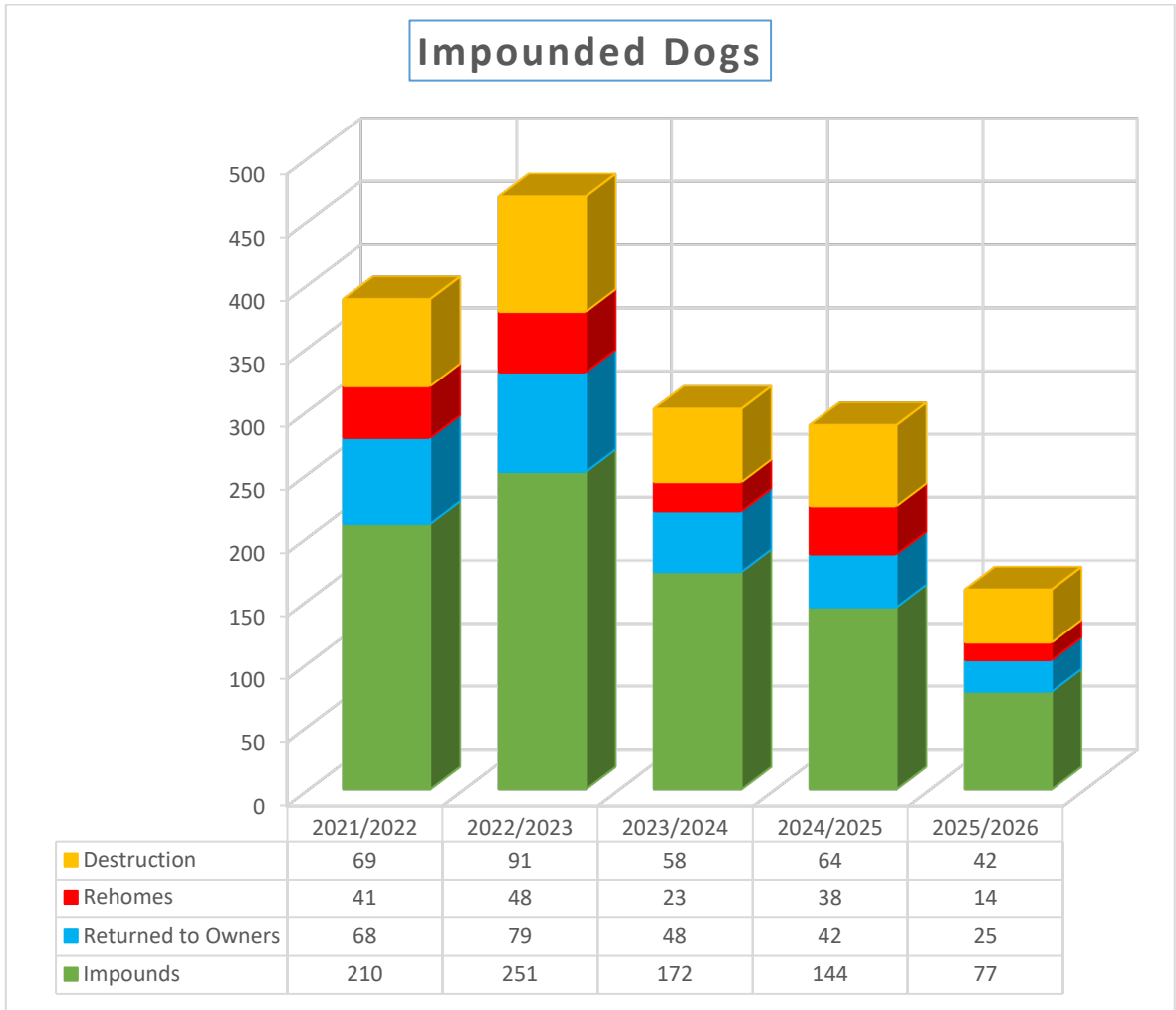
- One dog attacked and killed a cat while owner was away. Dog has not been located to date.
- Two incidents involved two dogs attacking smaller dogs walking with their owners, one was not injured while the second incident required vet attention. The offending dogs in both incidents are believed to be the same dogs. Enquiries are ongoing to locate the dogs as owners have been obstructive.
- One attack on a dog left the dog injured and we have not been able to locate the dog so no further enquiries can be made.
- The last incident relates to two dogs that killed a cat. This incident resulted in infringements being issued and a menacing classification.

The ten rush incidents have been attended and were resulted as follows:

- Two incidents related to the same dogs and resulted in an infringement and the dog being classified as menacing.
- Two incidents resulted in a warning (one on request of the victim and the other due to victim not being identified).
- One incident the dogs were identified, owners issued infringement for obstruction (hidden dogs out of town)
- One incident the dog escaped the property, infringement notice issued and property improvements being made.
- Four incidents resulted in dogs not being located.

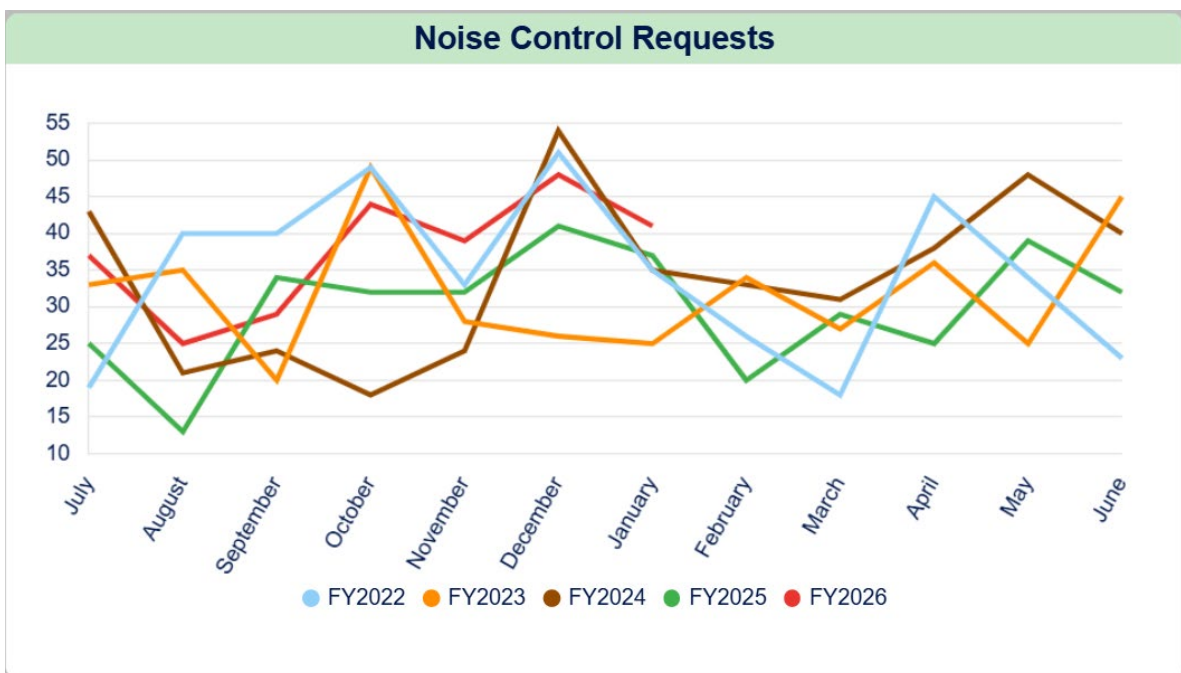


During the same period a total of twenty one (21) dogs were impounded, twelve (12) dogs were returned to owners, two (2) dogs were fostered/rehomed and eleven (11) dogs were destroyed. Six (6) puppies were surrendered, however prior to uplifting we managed to arrange for the SPCA to pick up. This has been recorded as rehomed although not impounded.



## 2 Monitoring and Compliance

There were a total of twenty five (25) noise complaints in December 2025 and a further thirty seven (37) in January 2026. A total of nineteen (19) incidents were found to be excessive with fourteen (14) excessive noise notices issued.



### **3 Alcohol Regulation**

Two (2) special licence applications were approved in December 2025.

Eleven (11) alcohol inspections were completed in January 2026.

Interviews for the Commissioner and List Members for the Eastern Bay of Plenty District Licensing Committee have been completed with a confidential paper being prepared for Council on 25 February 2026. Interviews were completed by a panel with one elected member from each of the Eastern Bay of Plenty Councils.

### **4 Food Safety and Premises**

Two (2) Food Control Plan renewals were completed in December 2025 and a further one (1) in January 2026 (Galway Dairy, KK Bean and Delish Pizza).

One (1) new Food Control Plan registration was received (Da Rib Man) in January.

One (1) new National Programme 3 registration was received (Snow Queen).

Three (3) Food Control verifications completed with two found to be acceptable and one unacceptable

One food complaint received relating to labelling of food which was not found on the shelves, however ongoing.

### **5 Environmental Health**

Two environmental health complaints were received relating to unkempt properties. Letters issued to occupier to address the concerns raised.

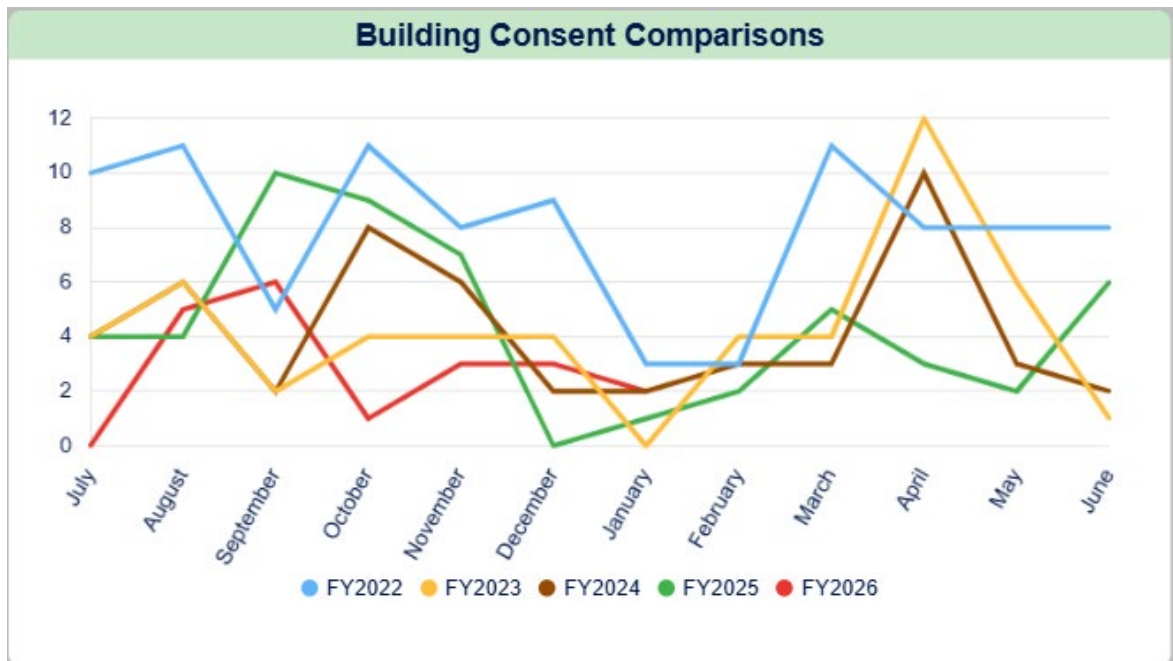
### **6 Building Control**

#### **6.1 Building Consent Authority (BCA)**

Three (3) building consents were issued in December 2025 and a further two (2) issued in January 2026. The total value of the building consents was \$890,000.

The types of building work for the month included:

- 1 x Relocation of two classrooms
- 1 x Bathroom Alteration
- 1 x Construction of a new treatment plant building

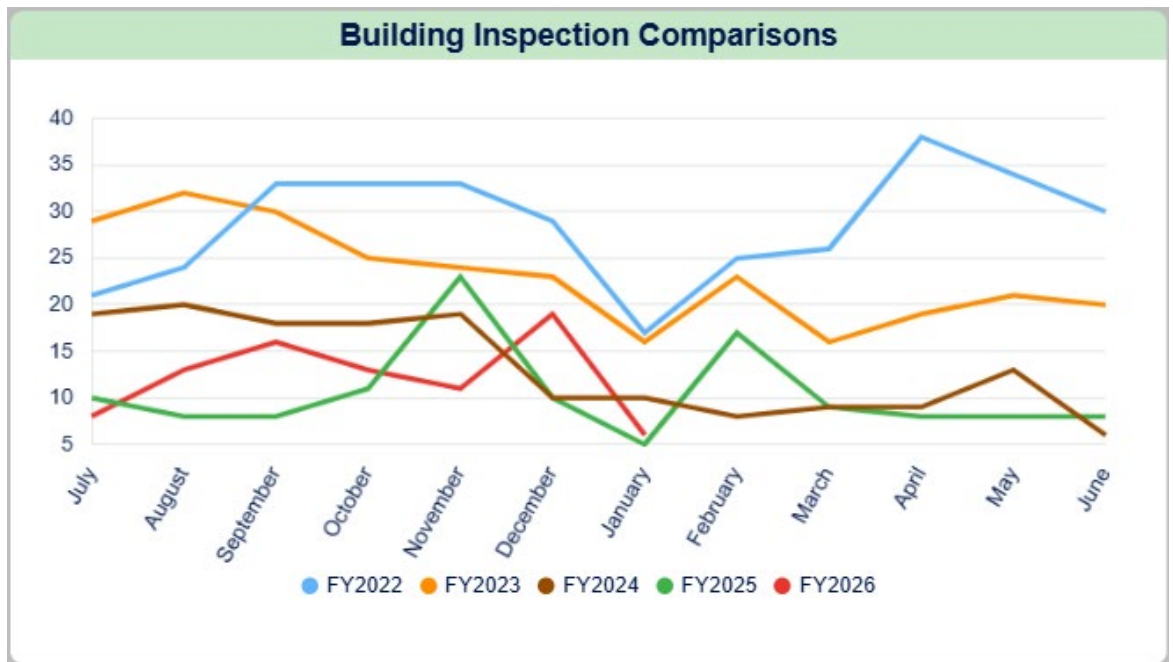


Two (2) certificates of acceptance were granted in December 2025 relating to an ablation block on a residential property and the construction of a wet area shower.

Two (2) code of compliance certificates were issued in December and a further six (6) issued in January 2026.

Three (3) building consent exemptions were approved in December 2025.

A total of twenty five (25) building inspections were completed within the two month period.



The Building Consent Authority ('BCA') is working through the clearances for the IANZ (International Accreditation New Zealand) which will be completed by March 2026.

## 6.2 Territorial Authority

Thirteen (13) Land Information Memorandum ('LIM') reports were issued during the two month period.

Four (4) Building Warrant of Fitness checks were completed in January 2026.

Two (2) notices to fix were issued over the two month period relating to unconsented building work and failure to provide details of updated system for Compliance Schedule.

## 6.3 Regulatory Reform

On 25 October the Building and Construction (Small Stand-alone Dwellings) Amendment Bill received royal assent indicating the commencement date in early 2026. On 15 December 2025, Government announced the Act comes into force from 15 January 2026. This combined with the introduction of the National Environment Standard for Detached Minor Residential Units, enables property owners to build a single level, self-contained dwelling up to 70sqm without a building consent.

Property Owners are required to apply for a Project Information Memorandum (PIM) prior to commencing any work. Once issued (must be issued within 10 working days), the property owner has 2 years to complete the building project.

Owners are responsible for providing Council with all documentation (compliance certificate plumbing, electrical and as built plans) within 20 working days after completion of the building project. This is to ensure Councils have a record of building works for the property.

Outside of issuing the PIM, Council is not required to do inspections or provide a Code of Compliance Certificate for the Un-consent Small Stand-alone Buildings. Initial processes are in place, with some work being completed in the background to ensure smooth processing across the organisation as this has an impact on most departments through water/waste water connections, levels of service, rubbish bins and rating and address numbering.

Information is available on the Kawerau District Council Website with links to the guidance documents provided by the Ministry of Business, Innovation and Employment.

## **7 District Plan**

### 7.1 District Plan Review

With the approved exemption from the Stop Plan legislation, work is being completed to finalise the proposed zoning with landowners for all properties affected by the Boundary Change, complete the required mapping and finalise the draft Māori Purpose Zone ready for consultation.

### 7.2 Resource Consents

The following resource consent applications were processed to a decision during December 2025.

| Applicant                      | Date Lodged | Description  | Property Address          | Decision            |
|--------------------------------|-------------|--|---------------------------|---------------------|
| Transpower New Zealand Limited | 05/11/2025  | Land Use Consent - Replace existing transmission pole          | 184 Park Road, Putauaki   | Approved 3/12/2025  |
| Stephen Peters                 | 10/11/2025  | Subdivision consent - Two Lot Subdivision (One Additional Lot) | 344 River Road, Kawerau   | Approved 17/12/2025 |
| Cullen Holdings Limited        | 10/11/2025  | Subdivision Consent - Two Lot Subdivision (One Additional Lot) | 25 Onslow Street. Kawerau | Approved 9/12/2025  |

## **RECOMMENDATION**

That the report from the Group Manager, Regulatory and Planning Services for the months of December 2025 and January 2026 be received.



Michaela Glaspey

**Group Manager, Regulatory and Planning**

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# MONTHLY REPORT

## FINANCE & CORPORATE SERVICES

### December 2025 and January 2026

## 1 Library and Museum

### 1.1 Library

December's focus was Summer Reading with the theme *Drawn to Read*. A total of 84 children aged from 0-14 years signed up to the reading programme with 74 adults taking away reading flags for book reviews. The Library team ran a number of activities from Christmas bow making to creation stations and Lego building. The Adult Book Club group had their final meeting of the year with nine participants.

The displays for December were Drawn to Read and Christmas.

January continued with the Summer Reading theme *Drawn to Read*. Activities included bead craft, watercolour art, collage, Lego, creation stations and shared colouring/puzzles at the Library.

For the Pirate Murder Mystery evening, success was based on the 15 paying participants passing onto staff positive comments about the event and voting unanimously to ask staff to organise another similar event. Staff were surprised by all the participants dressing in character (including 1 person handknitting her own green beard) and the enthusiasm in which attendees embraced their characters. This was a trial to see if this type of adult event would be of interest and the participation levels/number of participants was higher than staff expected.

The displays for January were Drawn to Read and Summer Reads.

### Library Statistics

|                 | December<br>2025 | January<br>2026 | YTD<br>2025/26 | December<br>2024 | January<br>2025 | YTD<br>2024/25 |
|-----------------|------------------|-----------------|----------------|------------------|-----------------|----------------|
| Items issued    | 2,902            | 3,293           | 21,178         | 2,710            | 3,646           | 22,550         |
| People visiting | 3,639            | 4,558           | 31,651         | 3,363            | 4,211           | 29,175         |
| New members     | 12               | 16              | 117            | 16               | 19              | 111            |
| Active members* | 1,173            | 1,294           |                | 1,300            | 1,306           |                |

\*Those people that have used library services in the last 2 years

### 1.2 Museum

An exhibition titled The Unofficial Cartoons - Early Satire from the Mill was put up in the Library foyer in January. Council recently received a donation from the family of an ex Mill worker from the late 1950s which included three hand drawn cartoons by R. Edwards. These rare cartoons show that humour was foundational to the mill's culture. Displayed here they act as a prequel to our main exhibition of the art of Herbie Pukeroa and Rob Morrison, and they tell us that as long as the machines have been running, the workers have been drawing.

## Sir James Fletcher Kawerau Museum Statistics

|   | Dec<br>2025 | Jan<br>2026 | YTD<br>2025/26 | Dec<br>2024 | Jan<br>2025 | YTD<br>2024/25 |
|---|-------------|-------------|----------------|-------------|-------------|----------------|
| Exhibitions                               | 0           | 1           | 5              | 0           | 1           | 3              |
| Vernon<br>Records                         | Dec<br>2025 | Jan<br>2026 | YTD<br>2025/26 | Dec<br>2024 | Jan<br>2025 | YTD<br>2024/25 |
| Objects –<br>items added<br>to collection | 4           | 30          | 123            | 10          | 21          | 170            |
| Individuals &<br>Organisations            | 24          | 53          | 550            | 25          | 14          | 323            |
| Documents                                 | 44          | 68          | 359            | 33          | 4           | 284            |
| Photographs                               | 31          | 85          | 439            | 27          | 81          | 583            |

*Objects* – items added to Vernon Museum Collection, *People* – records added to Vernon on individuals and organisations, *Documents* – a document added to Vernon like newspaper articles, forms, etc., and *Photographs* – photos added to Vernon.

## 2 Weather Station

The average temperature for the month of December 2025 was 27.8° and for January 2026 was 28.7°. The highest temperature for December 2025 was 35.6° on the 7<sup>th</sup> of December and for January 2026 was 35.0° on the 11<sup>th</sup> of January.

The accumulated sunshine hours for December 2025 totalled 242 hours and 54 minutes and for January 2026 was 224 hours and 18 minutes. The appendix to this report shows a combined graph of the temperature and sunshine data collected for December 2025 and January 2026.

Rainfall for December totalled 159 mm, with the accumulated rainfall for the calendar year totalling 2,294 mm.

## 3 Payments

There were five payments in December 2025 and three payments in January 2026, which exceeded \$50,000.00 as follows:

### December 2025

- Inland Revenue Department (x2) - \$181,455.32 (total) - PAYE for fortnights ending 16/11/2025 & 30/11/2025.
- Andy's Marquee & Party Hire - \$53,932.18 – Christmas in the Park Staging for Concert.
- Draintech - \$234,331.24 – Progress claim 8 for Zone 5 & 6 reticulation renewals (coded to 403001.002 Pipework Zone 2)
- Waiotahi Contractors Ltd (x2) - \$53,428.43 – One invoice \$48,838.20 Waste cartage for November 2025 and Christmas in the Park refuse cartage \$4,590.23.
- Waste Management Ltd - \$75,072.94 (x4 invoices) for General Waste November 2025.

January 2026

- Inland Revenue Department (x2) - \$247,726.49 (total) - PAYE for three fortnights ending 14/12/2025, 31/12/2025 & 11/01/2026.
- Waiotahi Contractors Ltd - \$51,892.03 for Waste cartage for December 2025.
- Waste Management Ltd - \$81,270.94 for General Waste December 2025.

\*\* Please note the payments above are GST inclusive, however all financial reporting is GST exclusive. When comparing to capital expenditure reporting there is likely to be timing differences between payment date and reporting date.

#### 4 Requests for Service

The following table has the total number of service requests received for December 2025 and January 2026 and identifies if they have been completed or still being progressed by the end of the month.

| Service                             | December   |             | January    |             |
|-------------------------------------|------------|-------------|------------|-------------|
|                                     | Completed  | In Progress | Completed  | In Progress |
| Dogs                                | 51         | 10          | 79         | 19          |
| Noise                               | 49         | 1           | 34         | 4           |
| Building Enquiries                  | 8          | 1           | 5          | 0           |
| Parks & Reserves                    | 20         | 8           | 20         | 14          |
| Trees                               | 8          | 4           | 7          | 2           |
| Rubbish (Bins & Collections)        | 66         | 0           | 50         | 1           |
| Water                               | 14         | 0           | 9          | 3           |
| Wastewater                          | 3          | 0           | 2          | 1           |
| Stormwater                          | 1          | 0           | 1          | 1           |
| Roading/Streetlights *              | 18         | 4           | 17         | 27          |
| Enforcement/Health/Food/Stock       | 3          | 0           | 8          | 2           |
| Council Buildings/Facilities maint. | 23         | 0           | 14         | 2           |
| Events/Consents/Rates/Vandalism     | 7          | 2           | 7          | 9           |
| Official Information Requests       | 6          | 0           | 1          | 5           |
| <b>Total</b>                        | <b>277</b> | <b>30</b>   | <b>254</b> | <b>90</b>   |

\* Of the 27 Roothing requests in progress as at 31 January 2026 – 23 have been referred to the External Contractor for the maintenance of Street Lighting.

For December, 36 requests came via the website/emails and 27 via Antenno. The balance of the requests came from phone calls or visits.

For January 2026, 64 requests came via the website/emails and 19 via Antenno. The balance of the requests came from phone calls or visits.

A service request once closed cannot be reopened, however additional notes can be added, and the assigned staff member will receive a notification email. A closed service request can be referenced and linked to a new service request.

## 5 Funds

### The following funds were held at 31 December 2025:

| Invested in               | \$                 | Interest Rate | % External    |
|---------------------------|--------------------|---------------|---------------|
| ANZ – on call             | \$632              | 0.65%         | 0.02%         |
| BNZ – current & on-call   | \$2,594,287        | 1.55%         | 99.09%        |
| Rabobank (on-call)        | \$23,239           | 1.45%         | 0.89%         |
| <b>Total Funds (Cash)</b> | <b>\$2,618,158</b> |               | <b>100.0%</b> |
| Internal Loans            | \$1,410,299        |               |               |
| <b>Total Investments</b>  | <b>\$4,028,456</b> |               |               |

The following table shows Council's reserve and general funds balances as at 31 December 2025:

|  | December 2025      | December 2024      |
|--|--------------------|--------------------|
| <b>Reserve Balances</b>                              |                    |                    |
| Depreciation Reserve Funds*                          | \$5,084,310        | \$5,136,875        |
| <b>Total Reserve Balances</b>                        | <b>\$5,084,310</b> | <b>\$5,136,875</b> |
| General Funds  | (\$1,055,855)      | \$175,714          |
| <b>Total (comprising funds &amp; internal loans)</b> | <b>\$4,028,456</b> | <b>\$5,312,588</b> |

\* This includes loan funds uplifted.

### The following funds were held at 31 January 2026:

| Invested in               | \$               | Interest Rate | % External    |
|---------------------------|------------------|---------------|---------------|
| ANZ – on call             | 632              | 0.55%         | 0.03%         |
| BNZ – current & on-call   | 2,383,777        | 1.55%         | 99.00%        |
| Rabobank (on-call)        | 23,264           | 1.30%         | 0.97%         |
| <b>Total Funds (Cash)</b> | <b>2,407,673</b> |               | <b>100.0%</b> |
| Internal Loans            | 1,404,306        |               |               |
| <b>Total Investments</b>  | <b>3,811,979</b> |               |               |

The following table shows Council's reserve and general funds balances as at 31 January 2026:

|  | January 2026       | January 2025       |
|--|--------------------|--------------------|
| <b>Reserve Balances</b>                              |                    |                    |
| Depreciation Reserve Funds*                          | \$4,975,692        | \$4,988,245        |
| <b>Total Reserve Balances</b>                        | <b>\$4,975,692</b> | <b>\$4,988,245</b> |
| General Funds  | (\$1,163,714)      | (\$437,408)        |
| <b>Total (comprising funds &amp; internal loans)</b> | <b>\$3,811,979</b> | <b>\$4,550,837</b> |

\* This includes loan funds uplifted.

The figures show that overall Council has decreased funds of \$738,858 at the end of January when compared to the same time last year. There are a number of variables that impact Council's cashflows throughout the year. The attached graphs, particularly the cashflow graph, illustrates the highs and lows of Council's cashflows. The incurring of expenditure and receipt of revenue, for Council's wide range of activities alters from one month to the next, which results in timing differences in Council's cashflows.

Council prudently manages all funds as a whole, which assists with the cashflow peaks and troughs that occur throughout the year. Both the December and January months are typically lower in funds, in particular due to some expenditure items such as insurance (\$200k), subscriptions, valuation fees and IT licences (\$150k), being paid in full for the first half of the year, rather than spread evenly throughout the year. The timing of incurring the majority of maintenance costs for Wastewater, Roding, Water and the Maurie Kjar Aquatic Centre (\$110k) have also been in the first half of the year.

While some expenditure is higher the first six months, there is also income that is also variable on timing, for example the third quarterly rates instalment is due in February, when the majority of rates are paid and timing of subsidy and grants is also variable.

## 6 Loans

The following table details Council's current external loan balances for the Reticulation Renewal Project, the interest rates and loan maturity dates.

|   | <b>Loan</b>        | <b>Maturity Date</b> | <b>Interest Rate</b> |
|---|--------------------|----------------------|----------------------|
| Loans 1 & 2 (Initially raised in 2022 & 2023) | \$4,000,000        | April 2029           | 4.55%                |
| Loan 3 (raised 2024)                          | \$2,000,000        | April 2029           | 4.91%                |
| Loan 4 (raised 2025)                          | \$2,000,000        | April 2028           | 3.64%                |
| <b>TOTAL</b>                                  | <b>\$8,000,000</b> |                      |                      |

## 7 RECOMMENDATION

That the report from the Group Manager, Finance & Corporate Services for December 2025 and January 2026, be received.

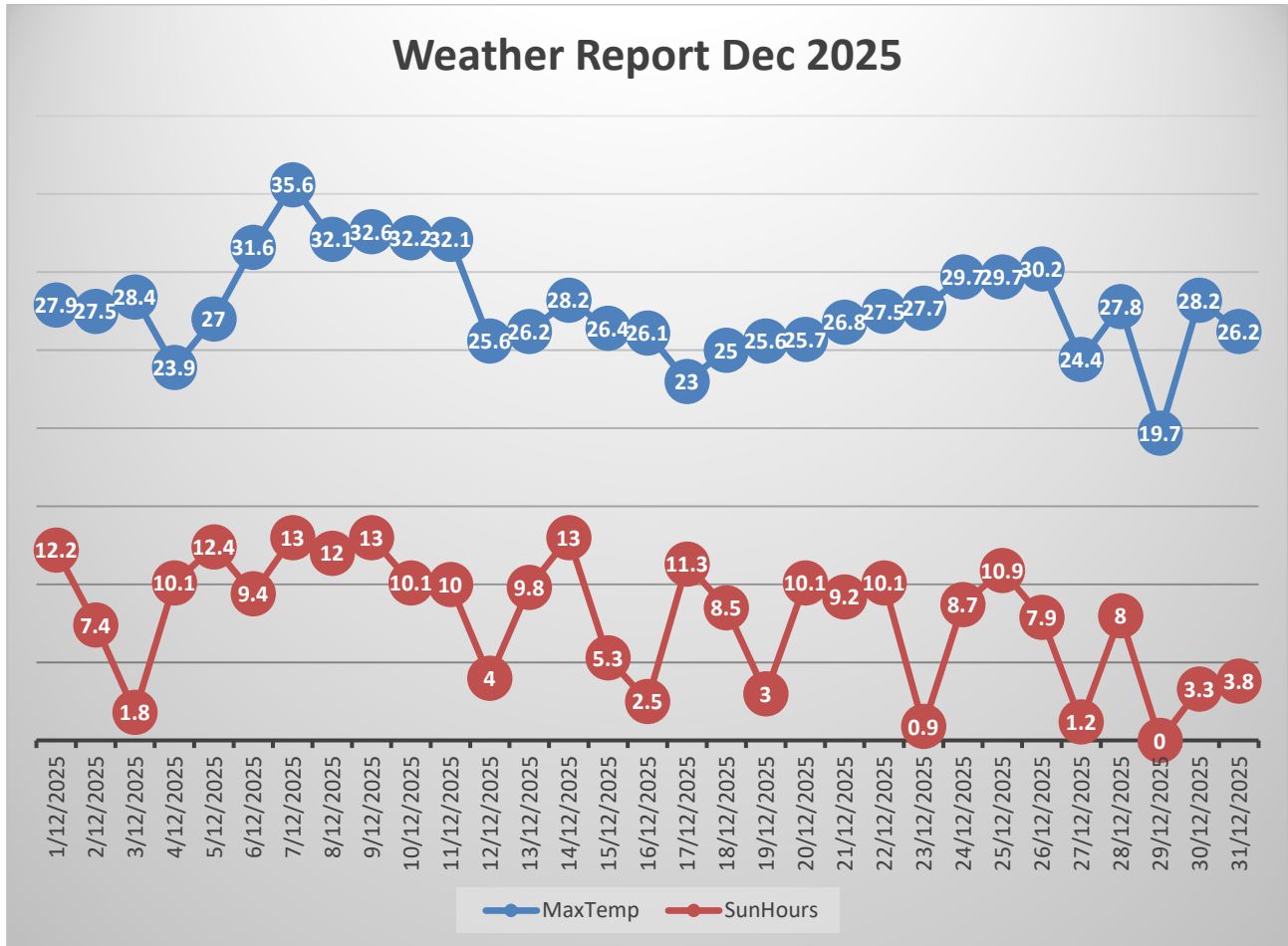


Lee-Anne Butler, CA, BMS

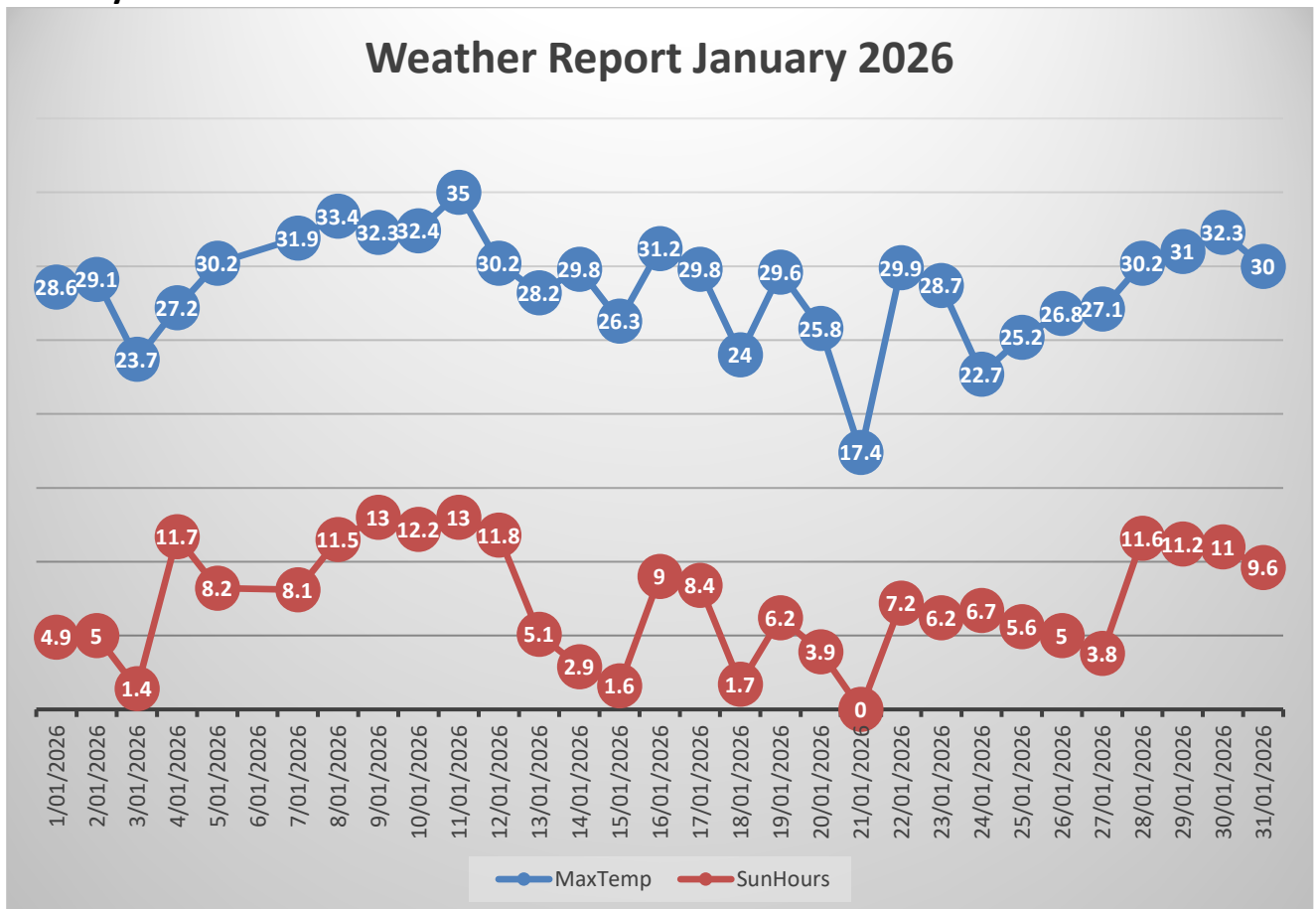
**Group Manager, Finance & Corporate Services**

Appendix

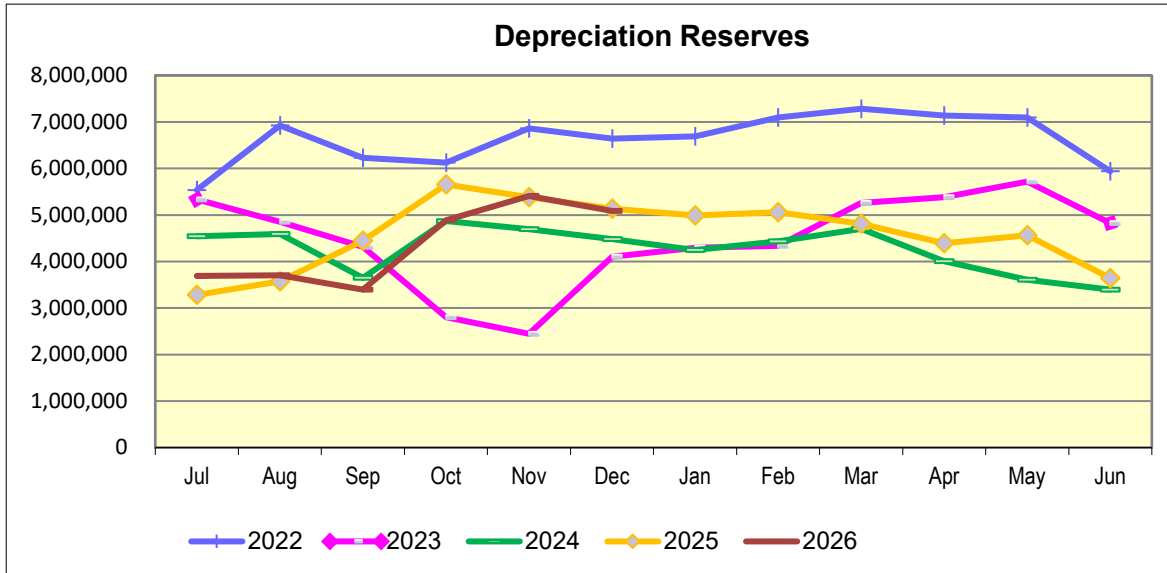
December 2025 - Weather Data



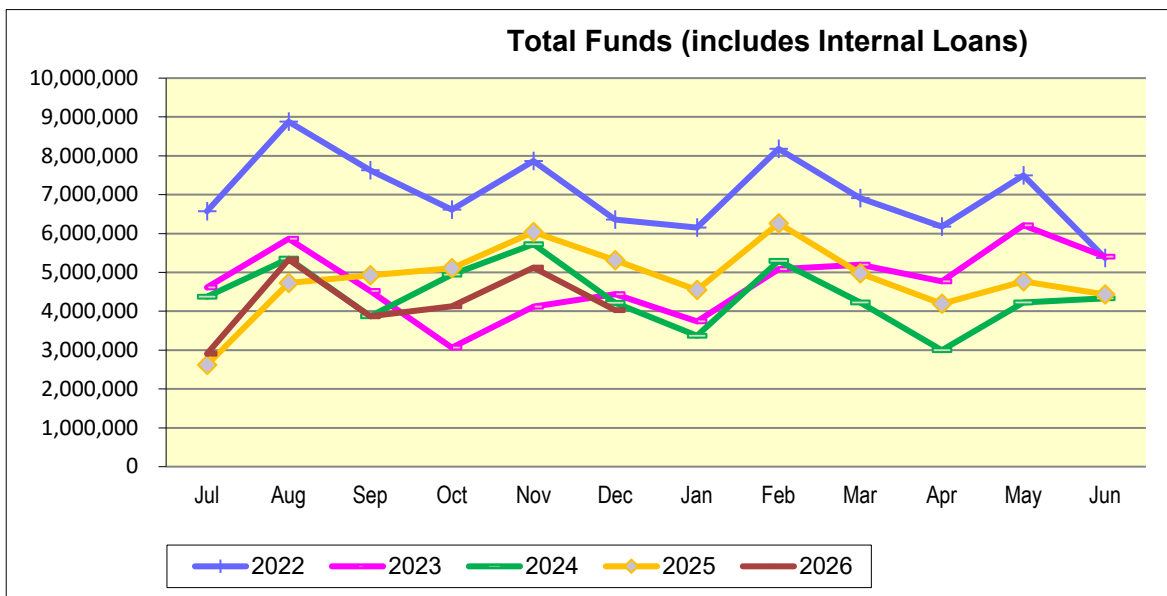
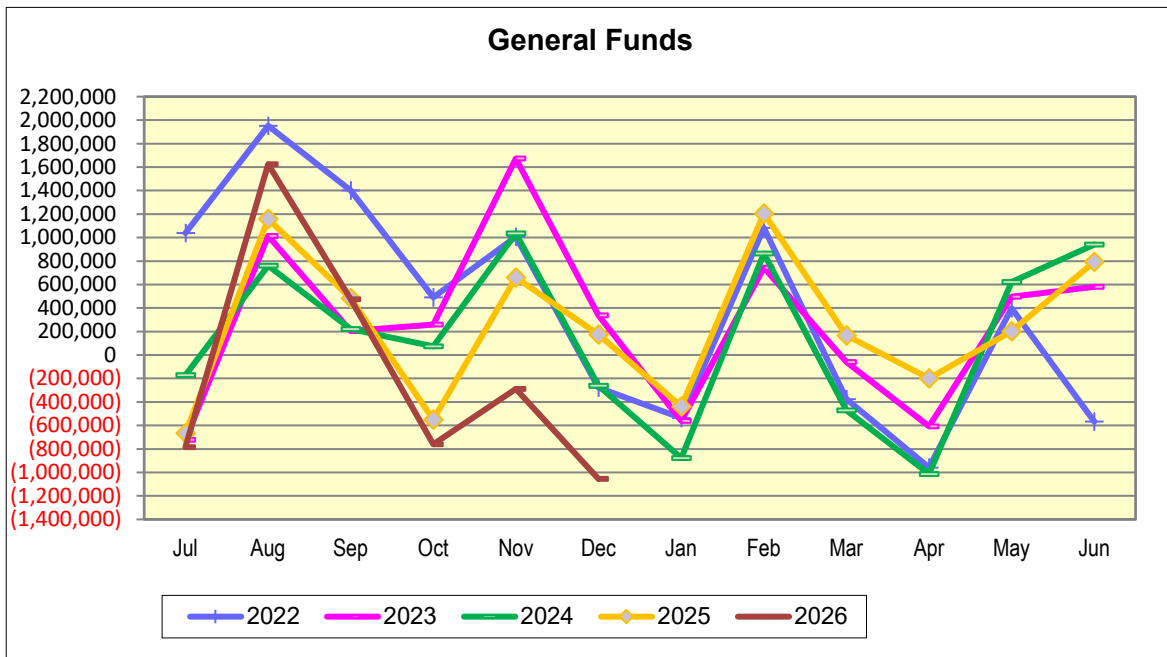
January 2026 - Weather Data

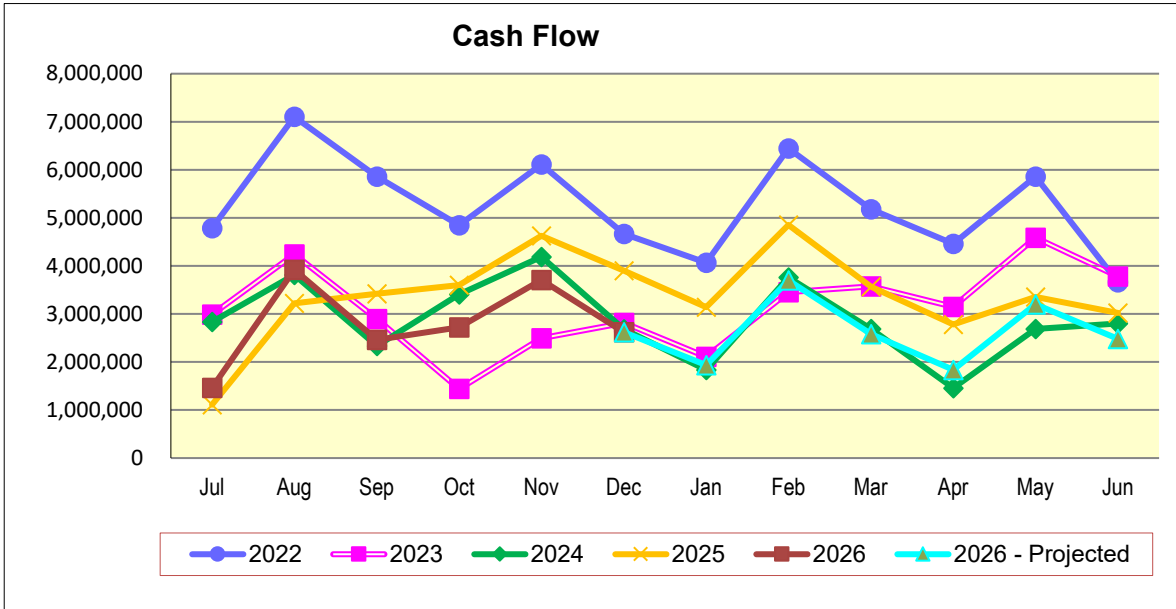


Financial Data - December 2025



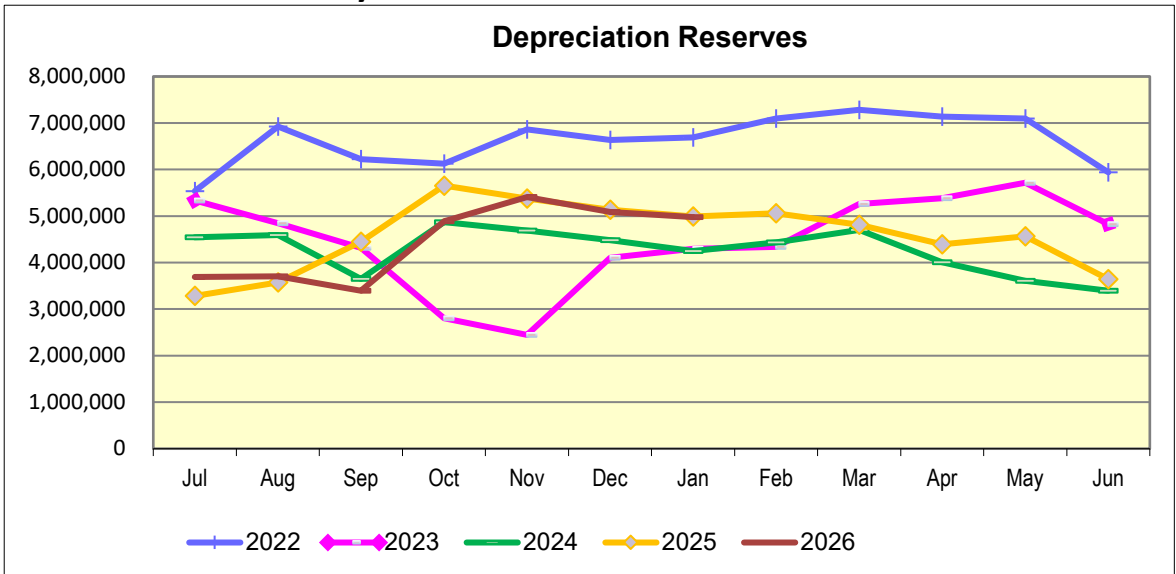
The depreciation reserves funds above includes the loan funding Council has uplifted.



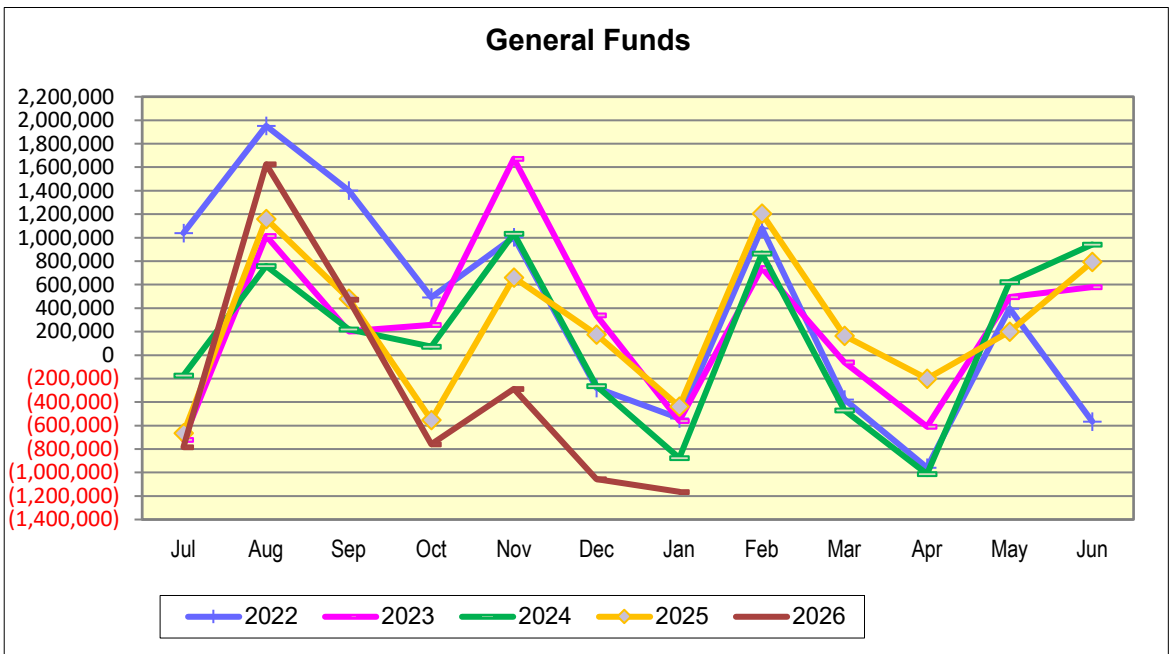


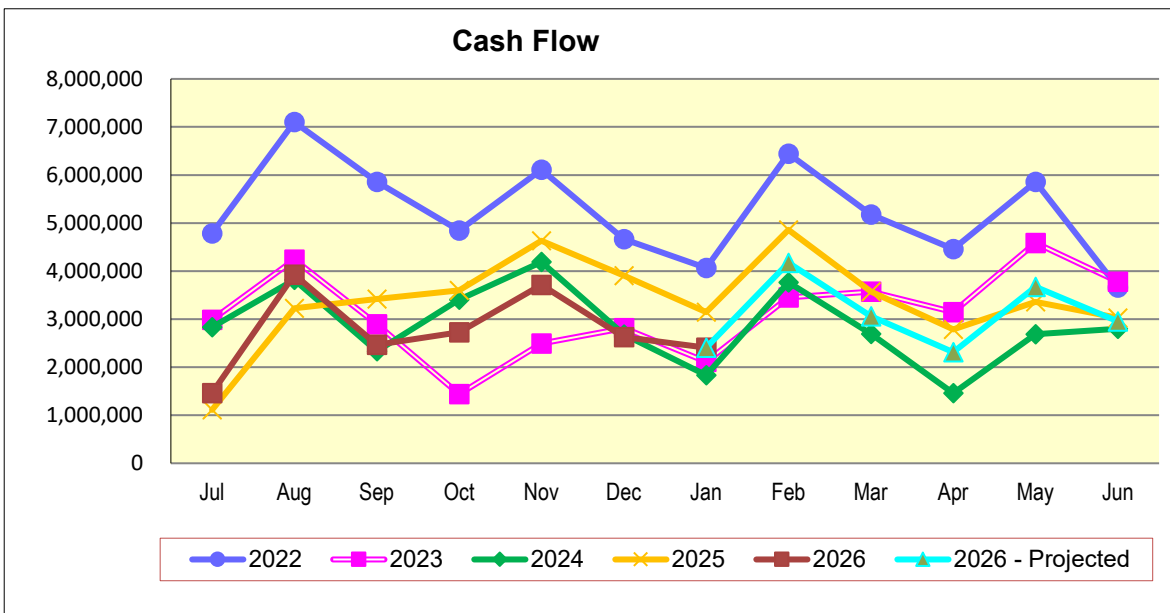
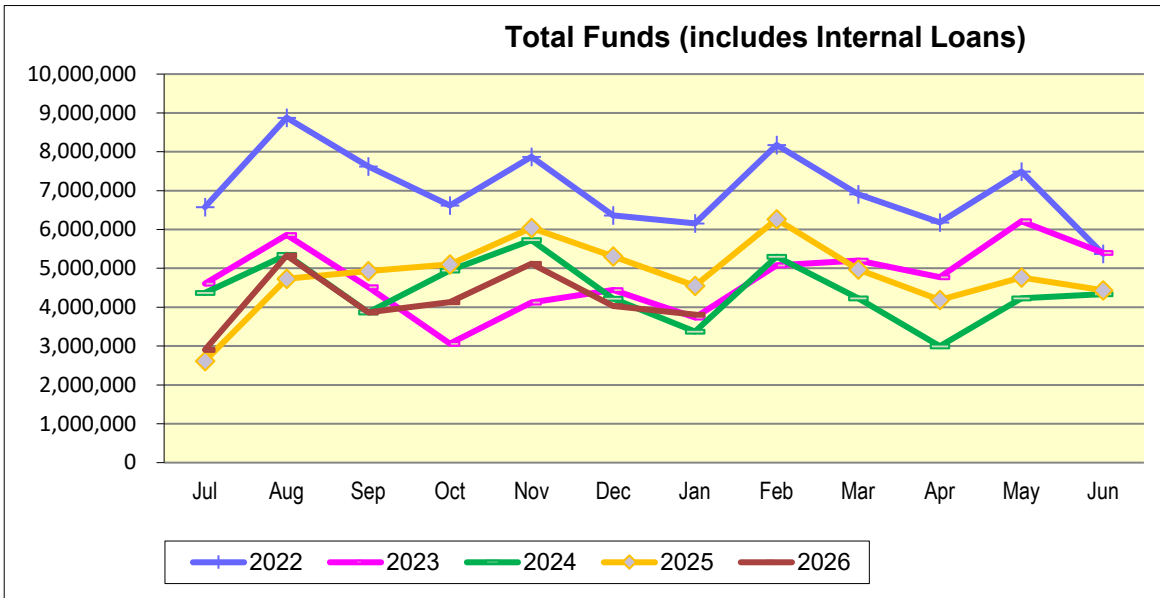
Please note that the 2026 actual cashflow is the same as the forecast cashflow for months year to date.

### Financial Data - January 2026



The depreciation reserves funds above includes the loan funding Council has uplifted.





Please note that the 2026 actual cashflow is the same as the forecast cashflow for months year to date.

# MONTHLY REPORT OPERATIONS AND SERVICES

## December 2025 and January 2026

### 1 Water Supply

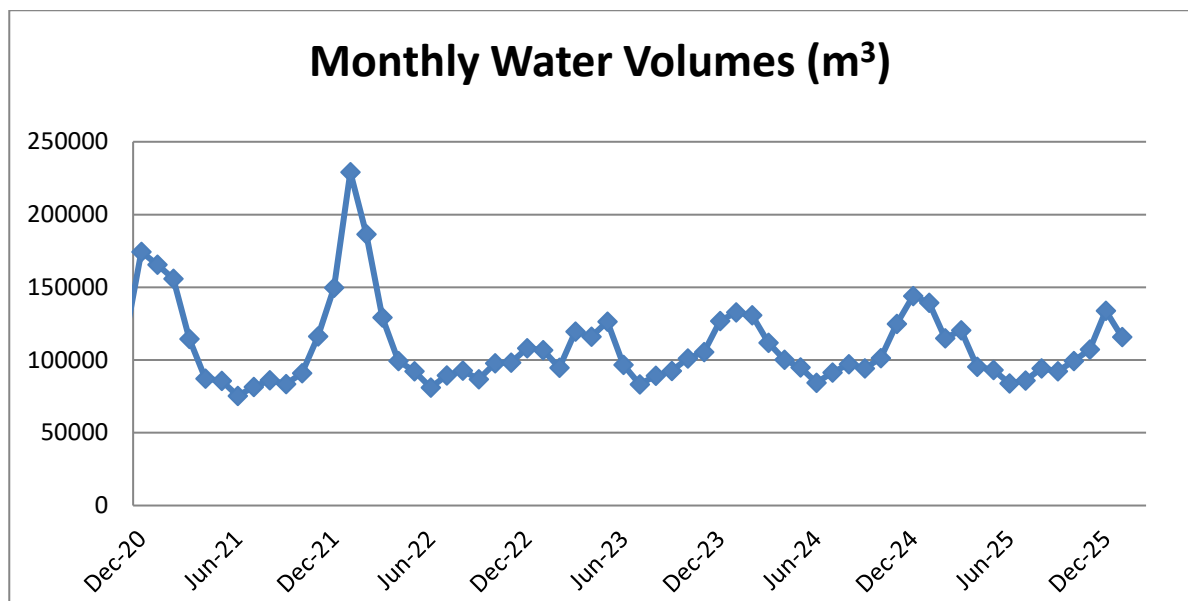
Umukaraka Spring has been fully developed, and all the necessary telemetry and infrastructure is in place.

The council staff have updated and prepared the water source consent application to secure long-term approval for the sustainable use of Pumphouse Springs and Tarawera Bores. Bay of Plenty Regional Council have issued draft consent conditions for these water sources, and those draft conditions remain under review.

Umukaraka Spring will be subject to a separate consent application.

#### 1.1 Use

The district consumed 133,817 m<sup>3</sup> of water in December 2025 and 115,916 m<sup>3</sup> in January 2026. The graph below shows the monthly water volume used (in m<sup>3</sup>) over the past five years for reference.

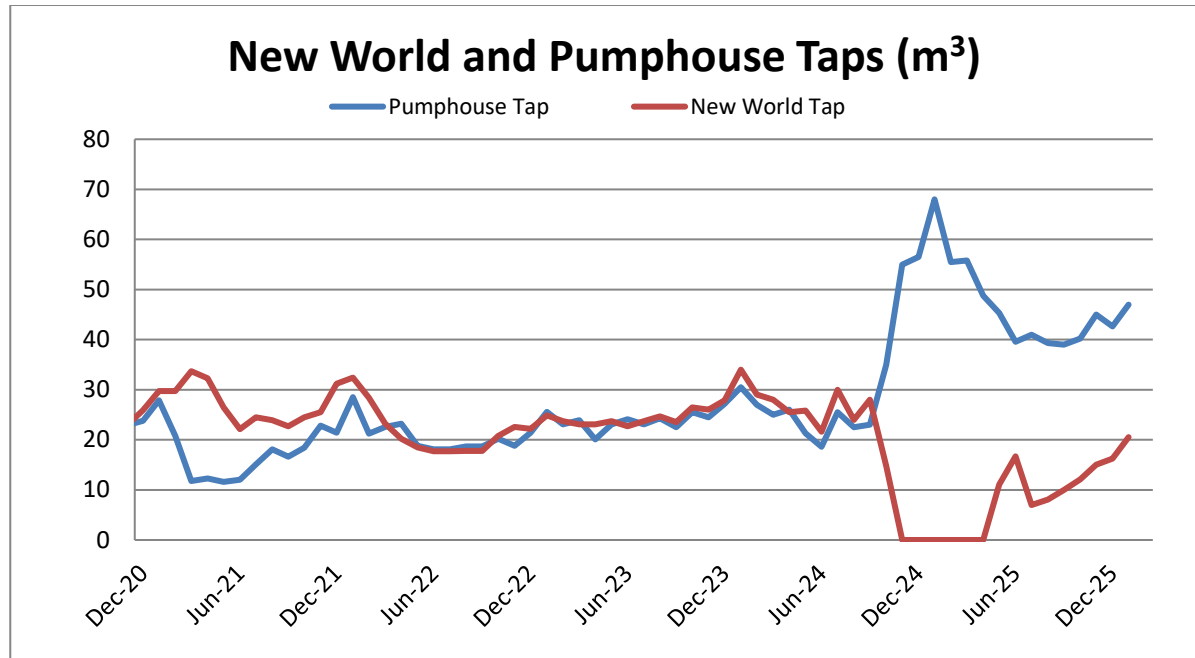


The recorded water consumption for the New World car park was 16.27 m<sup>3</sup> in December 2025 and 20.5 m<sup>3</sup> in January 2026. In comparison, the pumphouse on River Road supplied 42.66 m<sup>3</sup> in December 2025 and 47 m<sup>3</sup> in January 2026.

Pumphouse Taps at the Kawerau District Council water treatment plant provide the community with access to unchlorinated, non-fluoridated drinking water. Before being discharged, the water is filtered to remove solid contaminants and treated with ultraviolet (UV) light to eliminate harmful microorganisms.

New World taps, located in the New World shopping centre car park, provide unchlorinated drinking water integrated into the district's potable water system, ensuring effective chlorine removal through advanced filtration.

The attached graph illustrates the monthly water usage (in cubic metres) over the past five years.



## 1.2 Water Quality

All routine supply samples tested negative for E. coli, and there were no reported incidents of low water pressure related to the Council.

One report of discoloured water was received, linked to new water connections. This issue was resolved after flushing the system.

Additionally, there was one report of low water pressure due to a leaking valve, which has since been replaced. Following the replacement, water pressure has been restored.

## 1.3 Reticulation

A contract has been awarded for the next phase of the reticulation replacement project in Zones 5 and 6. This phase involves replacing 12 kilometres of piping.

### Zone 5

All properties in Zone 5 are now successfully connected to the new utility lines, marking a significant milestone in the infrastructure project. Additionally, 95% of the reinstatement work is complete, ensuring the affected areas are restored to their original condition. However, as of January, some footpath reinstatement work along Cobham Drive is still in progress, with crews working diligently to finalise these sections. We appreciate the community's patience throughout this process and remain committed to enhancing the area's safety and accessibility.

### Zone 6

Drilling along Spencer Avenue and Tamarangi Drive, from Islington Street to Spencer Avenue, has now been completed. As of the end of December 2025, a total of 8,100 metres of drilling was finished, with approximately 4,000 metres drilled through rock.

In January 2026, a drill shot walkover was conducted along Manukorihi Drive and Paora Street, including the section crossing the State Highway intersection, to verify ground conditions before the next stage of work. A variation to the Traffic Management Plan (TMP) may be required at the State Highway intersection, and Draintech will engage with the New Zealand Transport Agency (NZTA) as necessary.

## 2 Wastewater

During this reporting period, the Wastewater Treatment Plant complied with all resource consent conditions, with no breaches recorded.

There were no sewer overflow issues related to the Council.

Planning for wastewater infrastructure renewal is underway. Scoping and tenders are being prepared for the identified renewals.

The tender for the replacement of two wastewater lines along Onslow Street closed on 19 December 2025. Two submissions were received. These tender submissions are currently being evaluated.

## 3 Stormwater

No stormwater complaints were received in December 2025. One stormwater complaint was received in January 2026; the team attended. Following the investigation, it was confirmed that the matter was not a Council issue.

## 4 Roading and Facilities

Renewals and maintenance has been undertaken throughout the district.

- Kerb Renewals – The Kerb replacement project is in progress, and during the reporting period, 280m of kerb length was completed out of a total kerb quantity of 375m. 75% of the work is complete, and completion is expected by the end of February 2026.
- Annual roading pavement renewals – The annual pavement treatment project was completed in January; it covered 950m<sup>2</sup>. The repair work covered sections of Plunket Street, Islington Street, Onslow Street and River Road.
- Annual reseal project – During this period, annual reseal projects were completed according to the original scope of work. Fenton Mill Road and Ballantrae were resealed.
- Reseal car park – During the reporting period, the KDC main car park, in between the main building and the ANZ building, has been refurbished.

- Temporary Traffic Management – During this period, the roading team was responsible for all traffic management planning and execution for kerb replacement, pavement treatment, and resealing projects. Additionally, they prepared a traffic management plan for the Christmas in the Park event, along with 15 other plans for various council activities, including roadworks and tree cutting.
- Christmas tree and Xmas lights – The Christmas tree has been reinstated, and a new power supply cable, lights and a control box have been installed.

## 5 Facilities

The facilities team have received 38 service requests; 34 have been completed, and 4 are still in progress.

## 6 Street Light Maintenance and Renewals

Maintenance: During December and January, 39 streetlight service requests were received. Out of these, 27 requests were created by the roading team and the duty supervisors. Of these, 12 have been completed, and 27 are still in progress. The following table summarises these requests.

Note: the CEO holds an action item to explore escalation processes with Council's contractor where appropriate.

| Streetlight Service Requests in December and January |         |               |                |            |                |
|--|---------|---------------|----------------|------------|----------------|
| No   | SR ID#  | Date Reported | Date Completed | Days Taken | Current Status |
| 1  | SR.5691 | 5/12/2025     | 10/12/2025     | 4          | Completed      |
| 2  | SR.5803 | 15/12/2025    | 17/12/2025     | 3          | Completed      |
| 3  | SR.5804 | 15/12/2025    | 17/12/2025     | 3          | Completed      |
| 4  | SR.5806 | 15/12/2025    | 17/12/2025     | 3          | Completed      |
| 5  | SR.5811 | 15/12/2025    | 17/12/2025     | 3          | Completed      |
| 6  | SR.5829 | 16/12/2025    | 17/12/2025     | 2          | Completed      |
| 7  | SR.5833 | 16/12/2025    | 9/01/2026      | 11         | Completed      |
| 8  | SR.5840 | 16/12/2025    | 9/01/2026      | 11         | Completed      |
| 9  | SR.5843 | 16/12/2025    | 9/01/2026      | 11         | Completed      |
| 10   | SR.5903 | 22/12/2025    | 9/01/2026      | 7          | Completed      |
| 11   | SR.6010 | 9/01/2026     | 9/01/2026      | 1          | Completed      |
| 12   | SR.6097 | 15/01/2026    | 22/01/2026     | 6          | Completed      |
| 13   | SR.6098 | 15/01/2026    |                |            | In Progress    |
| 14   | SR.6100 | 15/01/2026    | 22/01/2026     | 6          | Completed      |
| 15   | SR.6101 | 15/01/2026    |                |            | In Progress    |

| No | SR ID#  | Date Reported | Date Completed | Days Taken | Current Status |
|----|---------|---------------|----------------|------------|----------------|
| 16 | SR.6105 | 15/01/2026    | 22/01/2026     | 6          | Completed      |
| 17 | SR.6107 | 15/01/2026    |                |            | In Progress    |
| 18 | SR.6108 | 15/01/2026    |                |            | In Progress    |
| 19 | SR.6109 | 15/01/2026    |                |            | In Progress    |
| 20 | SR.6110 | 15/01/2026    |                |            | In Progress    |
| 21 | SR.6111 | 15/01/2026    | 21/01/2026     | 6          | Completed      |
| 22 | SR.6258 | 29/01/2026    |                |            | In Progress    |
| 23 | SR.6259 | 29/01/2026    |                |            | In Progress    |
| 24 | SR.6260 | 29/01/2026    |                |            | In Progress    |
| 25 | SR.6261 | 29/01/2026    |                |            | In Progress    |
| 26 | SR.6262 | 29/01/2026    |                |            | In Progress    |
| 27 | SR.6263 | 29/01/2026    |                |            | In Progress    |
| 28 | SR.6264 | 29/01/2026    |                |            | In Progress    |
| 29 | SR.6265 | 29/01/2026    |                |            | In Progress    |
| 30 | SR.6266 | 29/01/2026    |                |            | In Progress    |
| 31 | SR.6267 | 29/01/2026    |                |            | In Progress    |
| 32 | SR.6268 | 29/01/2026    |                |            | In Progress    |
| 33 | SR.6269 | 29/01/2026    |                |            | In Progress    |
| 34 | SR.6270 | 29/01/2026    |                |            | In Progress    |
| 35 | SR.6271 | 29/01/2026    |                |            | In Progress    |
| 36 | SR.6272 | 29/01/2026    |                |            | In Progress    |
| 37 | SR.6273 | 29/01/2026    |                |            | In Progress    |
| 38 | SR.6274 | 29/01/2026    |                |            | In Progress    |

## 7 Parks and Reserves

The parks and reserves teams have concentrated their efforts on the following activities in the district:

- Identification and maintenance of hazardous trees
- District-wide mowing and weed spraying operations
- Inspections and maintenance of playgrounds
- Pest control for all Council-owned public facilities
- Cemetery maintenance and housekeeping
- Street tree maintenance of trees that affect overhead lines
- Leaf blowing and vacuuming across the district
- Annual bed maintenance and Irrigation
- Blackberry spraying at the detention basins
- Preparations for Christmas in the park

## 8 Maurie Kjar Aquatic Centre

**Water Quality** - All swimming pools are currently operating within their designated water quality parameters. This includes maintaining appropriate chemical balances for pH, free available chlorine (FAC), water hardness, and alkalinity. The pools have met the Regional Council's monthly monitoring requirements for faecal matter and bacteriological levels.

**Heating** - In November 2025, the geothermal well casing and pressure tests were conducted to assess the well's condition and inform subsequent actions. The assessments indicated that both the bore casing and footings are in satisfactory condition. Recommendations have been made to mitigate the risk of future blockages within the bore.

Following heavy rainfall, the geothermal well was compromised. Work is underway to clear blockages and restore the bore. The well clearing will be accompanied by the installation of an antiscalant dosing line to prevent future blockages. This work is expected to be completed in February 2026. The pools have cooled since 22 January 2026 and have been operating at ambient temperature since then.

**Visitors** - During the school holidays, our aquatic centre experienced a substantial increase in visitors. We recorded approximately 32,000 visitors in total, with a peak of 1,031 on December 29, 2025. At times, the facility reached capacity and temporarily stopped accepting new guests while managing the flow of people exiting the premises.

To ensure safety, we have rules that limit the number of swimmers in the pool based on the number of lifeguards on duty. For every qualified lifeguard, we can accommodate 40 swimmers; for each non-qualified lifeguard, the limit is 20 swimmers. Whenever possible, our staff arranged for an additional casual lifeguard to help manage the large number of visitors and ensure everyone's safety.

Unfortunately, we had to close the centre early on three occasions due to staffing shortages. Safety can become a concern when employees take time off or fall ill. If unexpected staff shortages occur, we may need to reduce guest capacity or close the facility entirely. The safety and well-being of our visitors is our top priority.

## 9 Solid Waste Services

During this reporting period, no disruptions to refuse collection were observed. Waste collection and transport to the Tirohia facility proceeded without incident, and recycling collections remained uninterrupted throughout the month.

Diverted and recycled materials for the December period:

- 5 tonnes of cardboard and paper
- 5 tonnes mixed recycling
- 6 tonnes of metal
- 42 tonnes of timber
- 5.4 tonnes of rubber
- 28.5 tonnes of glass

## 10 **Vandalism**

On 23 December 2025, contractors found vandalism on newly paved footpaths along Cobham Drive and between Walter Nash Avenue and Tarawera Road. Eight sections of newly laid concrete were damaged overnight. This incident will incur additional reinstatement costs. Repairs are estimated at \$ 5,000.

The Museum required repairs due to vandalism, which cost \$4,815 to replace two broken glass windows.

At the Skatepark and on Fenton Street, we spent \$2,052 to remove graffiti related to repeat vandalism.

There was also repair work needed in the town centre to replace broken glass windows, at a cost of \$390.

The total cost attributed to vandalism during this reporting period was approximately \$11,000. The total vandalism budget for the financial year is \$50,000.

## 11 **Maintenance, Projects & Schedule**

Appendix 1 includes the project schedule for the 2025/26 financial year.

## 12 **RECOMMENDATION**

That the report from the Group Manager, Operations and Services for December 2025 and January 2026, be received.



Riaan Nel, B. Tech (Mech), BSc Hons  
**Group Manager, Operations & Services**

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# Appendix 1

## Project Schedule - Jan 2026

| Activity                        | GL Code       | Project                       | BUDGET             | Actual             | Remaining          | %          | Comments   |
|---------------------------------|---------------|-------------------------------|--------------------|--------------------|--------------------|------------|--|
| 'Subsidised Rooding Expenditure | 402515 001    | Kerb Replacement              | \$84,000           | \$57,000           | \$27,000           | 68%        | Execution from 17 November - Completion 27 February                      |
| 'Subsidised Rooding Expenditure | 402515 002    | Street Light Upgrade          | \$40,500           | \$40,500           | \$0                | 100%       | Completed  |
| 'Subsidised Rooding Expenditure | 402515 003    | Reseals                       | \$136,700          | \$4,000            | \$132,700          | 3%         | Execution from 12 January - Completion 27 February                       |
| 'Subsidised Rooding Expenditure | 402515 004    | Pavement Treatment            | \$76,700           | \$61,500           | \$15,200           | 80%        | Execution from 1 December - Completion 21 December                       |
| 'Subsidised Rooding Expenditure | 402515 013    | Footpath Replacement          | \$58,100           | \$50,000           | \$8,100            | 86%        | Execution Phase  |
| 'Subsidised Rooding Expenditure | 402515 019    | Storm water catch-pit renewal | \$60,000           | \$3,000            | \$57,000           | 5%         | Target 4th Quarter of FY26   |
| Non-Subsidised Transport Manag  | 402516 001    | Reseal Carpark                | \$54,698           | \$10,000           | \$44,698           | 18%        | Execution from 1 December - Completion 21 December                       |
| AR Water                        | 403001        | Pipework Zone 1               | \$2,000,000        | \$1,080,000        | \$920,000          | 54%        | Execution Phase  |
| AR Water                        | 403001 002    | Pipework Zone 2               | \$240,417          | \$22,000           | \$218,417          | 9%         | Execution Phase  |
| AR Water                        | 403001 007    | Refurbish Pump                | \$30,000           | \$2,361            | \$27,639           | 8%         | Execution Phase  |
| AR Wastewater                   | 403520 002    | Pipework Zone 1               | \$1,621,000        | \$28,511           | \$1,592,489        | 2%         | Tender Phase   |
| AR Wastewater                   | 403520 011    | Wastewater Treatment Plant    | \$852,000          | \$430,000          | \$422,000          | 50%        | Scoping Phase  |
| AR Swimming Pool                | 404031        | Asset Renewals                | \$158,280          | \$117,000          | \$41,280           | 74%        | Aquatic Centre shutdown  |
| AR Children's Playground        | 404046 006    | Shade Sails                   | \$28,000           | \$39,000           | -\$11,000          | 139%       | Support structure - additional scope - Cover from savings overall budget |
| AR Plant                        | 60 80 01 7600 | Asset Renewals - Plant        | \$265,565          | \$78,547           | \$187,018          | 30%        | Fleet renewals - on-going  |
| <b>Total</b>                    |               |                               | <b>\$5,705,960</b> | <b>\$2,023,419</b> | <b>\$3,682,541</b> | <b>35%</b> |  |

|  |
|--|
| <b>MONTHLY REPORT</b><br><b>ECONOMIC AND COMMUNITY DEVELOPMENT</b> |
|--|

**December 2025 and January 2026**

**1 Economic Development (ED)**

*Projects to Implement Wood Biomass Aggregation Facilities*

In line with Central Government's Wood Energy Strategy previously reported to Council, Central Government commenced a Request for Proposals (RFP) tender process for *Projects to Implement Wood Biomass Aggregation Facilities*, RFP's closed on 30 January.

The Energy Efficiency and Conservation Authority (EECA) is undergoing a tender process currently and information on applicants will be published on the Government Electronic Tender Service (GETS), once the process is completed.

*Kawerau Pathways to Prosperity (P2P)*

Council's ED team circulated a post event wrap up email to the invitation list which summarised the day's themes, discussions and video recordings of speakers. A link to a survey was added into the wrap up email asking the question - *What does prosperity mean to you?* Prosperity is one of the success criteria endorsed in the EBOP Economic Development Strategy Refresh, adopted by Council in 2025.

The same question was asked at the event with attendees using dotmocracy to choose their preferences on a large public participation board. Survey participants were not limited to just one choice. There were nine participants to this question (in person and survey combined).

Seven options were provided to choose from with individual and broader ideas encouraged under 'other'. Based on the nine responses received, the following data is extracted:

- |  |   |
|--|---|
| 1. Community well-being,                                     | 9 |
| 2. Increased GDP,  | 0 |
| 3. Sustainable high-value employment,                        | 8 |
| 4. Economic resilience,                                      | 5 |
| 5. Strategic alliances – local, regional, national,          | 6 |
| 6. Transformative projects,                                  | 9 |
| 7. Other:  |   |
| • Self-sustainable   |   |
| • Gardens  |   |
| • Clean water  |   |
| • Communal living  |   |
| • Collaborations to upskill people                           |   |
| • Local career opportunities                                 |   |
| • Full alignment between Industry and government (exemplary) |   |
| • Collaborations between industries                          |   |
| • Hydrogen   |   |

The survey sample was relatively low compared to the attendees of approximately 60-70; therefore, these results provide only a small indication of how prosperity is measured in the eyes of individuals. However, what was clear is that increased GDP did not feature as an initial indicator of what prosperity meant to them.

As part of the event and survey, expressions of interest were sought from attendees whether they wish to be involved with the development of an economic development strategy for Kawerau or kept up-to-date:

- Involved            9
- Up-to-date         7

For commercially sensitive reasons, the names of individuals and the entities they represent have been omitted in this report. However, out of the nine parties indicating they would like to be involved in the development of a Kawerau Economic Development strategy, five represent businesses not currently operating within the Kawerau District but intend to become established in the Kawerau District.

Albeit initial numbers of those interested from the P2P event in being involved appear low, there was clear support from the event attendees for a Kawerau specific strategy to be developed.

Additional businesses indicated their interest to be involved during development of the EBOP ED strategy, and these businesses will be added to the expressions of interests received from the P2P event.

Collectively, this will ensure there is a strong representation from within the community, and it is anticipated that over time interest will gain momentum and additional interest.

The KDC ED team is now planning what the next phase entails to formulate a draft ED strategy and how to best involve interested parties in that process. Ngāti Tūwharetoa Geothermal Assets have indicated full support and the KDC ED team will collaborate closely with them in developing a strategy draft.

## **2 Kawerau isite Visitor Information Centre**

The isite team received 18 float registrations for the Santa Parade:

1. Kawerau Filipino Community Group
2. Christmas Tree Oh Christmas Tree (Eastern Bay Steampunk)
3. Byebye Grandma (Izaiah)
4. The Nativity (Kawerau Ministers Association)
5. Snoopy's Christmas (Rotary Club of Kawerau)
6. Kawerau Boxing
7. Lockworks – Don't Let the Grinch Steal Christmas
8. McCauley Culkin
9. EBOP Vintage Cars
10. Tongan Kawerau Santa Parade (Sili Family)
11. Jingle Bell Tots (Kawerau Community Playgroup)
12. Red Nose (Mounts)

13. Kawerau Scouts
14. Ta Hiwi o Rehua (TKKH Kaumātua)
15. Rudolph (Culham Engineering)
16. Tongan Santa Float (Tongan Community Kawerau)
17. Kawerau Youth Council
18. Sleigh the Fairway

- 4th Place - \$100 NW voucher – Rotary Club
- 3rd Place - \$200 NW voucher – Scout Group
- 2nd Place - \$300 NW Voucher – Community Playgroup
- Winners of the Float Parade - \$500 NW voucher – The Kaumatua Group – Hauora
- x1 Mystery Prize \$50 NW voucher – Eastern Bay Steampunk
- x2 Best Costume \$50 NW voucher – Filipino community group and Byebye Grandma (Isiah Wardlaw)

Over the Christmas & New Year period, Tarawera Falls Road access permits were issued from 20 December through to 4 January. This time of year is usually much busier, however December was noticeably quieter than the same period in 2024.

The isite was closed for the full day on Christmas Eve, with a half-day closure the day before. In previous years, Christmas Day was the only day the isite was closed. The additional closure day made a meaningful difference for the isite team over the holiday period.

Recent slips in the Waioeka Gorge have forced the closure of State Highway 2 between Ōpōtiki and Gisborne, causing significant disruption to travel in and out of the region. As a result of this major road closure, InterCity suspended bus services between Gisborne and Rotorua until the gorge can be safely reopened. Passengers affected by these cancellations are being asked to visit their local isite or booking outlet for a refund, and those needing to continue their journeys will need to travel via Rotorua, where normal bus services are still operating

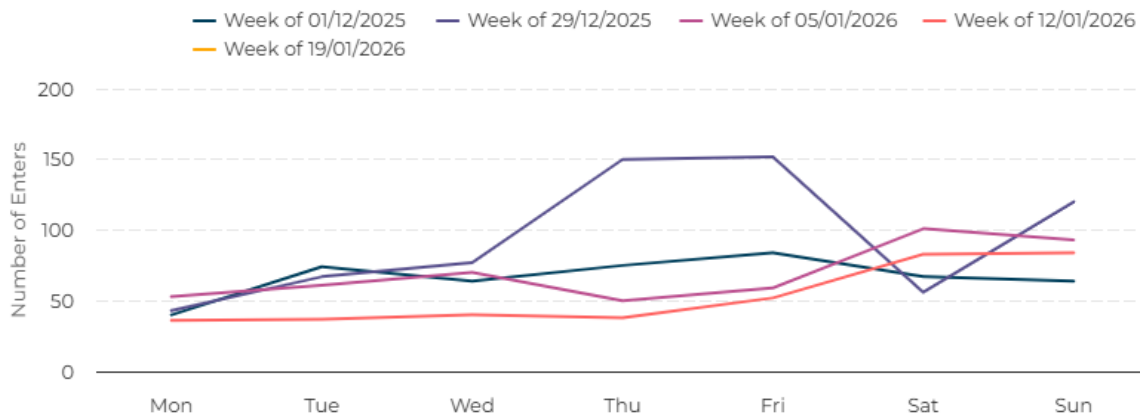
Strong wind warnings in the region meant that no Tarawera Falls permits were issued on the 24<sup>th</sup> January, conditions were deemed unsafe for visitors – the Bay of Plenty was under a declared State of Emergency due to a significant rain event.

#### Key Monthly Statistics – December 2025

| Activity          | Nov.<br>2025 | Dec.<br>2025 | % difference<br>(to Nov. 25) | Dec.<br>2024 | % Difference<br>(to Dec. 25) |
|-------------------|--------------|--------------|------------------------------|--------------|------------------------------|
| Visitor enquiries | 1352         | 1666         | <b>23%</b>                   | 1863         | <b>-11%</b>                  |
| Forest permits    | 230          | 218          | <b>-5%</b>                   | 397          | <b>-45%</b>                  |
| Public toilet use | 2680         | *            | *                            | *            | *                            |
| M/home power      | 2            | 4            | <b>100%</b>                  | 6            | <b>-33%</b>                  |

\*Door sensor faults resulting in inaccurate readings

### Weekly Foot Traffic (Enters)

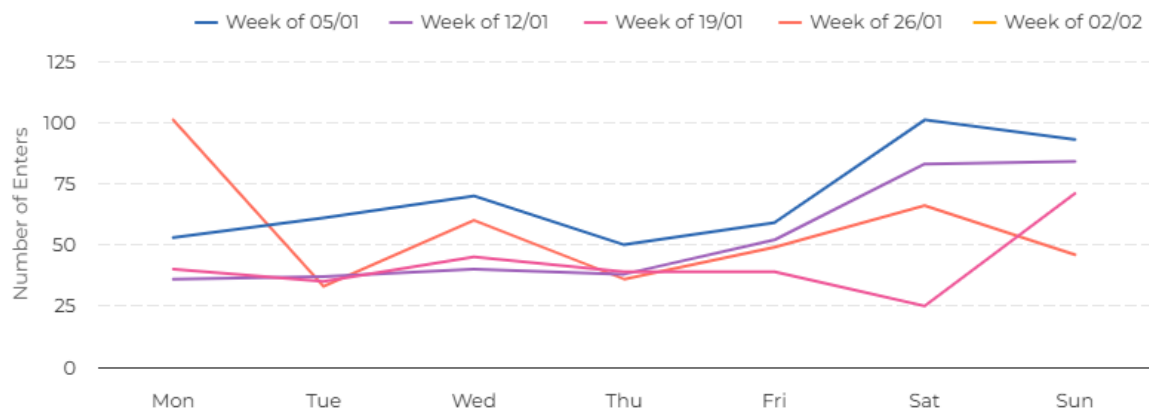


### Key Monthly Statistics – January 2026

| Activity          | Dec. 2025 | Jan. 2026 | % difference (to Dec. 25) | Jan. 2025 | % Difference (to Jan. 26) |
|-------------------|-----------|-----------|---------------------------|-----------|---------------------------|
| Visitor enquiries | 1666      | 1974      | <b>28%</b>                | 2306      | <b>-14%</b>               |
| Forest permits    | 218       | 245       | <b>12%</b>                | 285       | <b>-14%</b>               |
| Public toilet use | *         | 2480      | *                         | *         | *                         |
| M/home power      | 4         | 6         | <b>50%</b>                | 8         | <b>25%</b>                |

\*Door sensor faults resulting in inaccurate readings

### Weekly Foot Traffic (Enters)



Council resolved as part of this current financial year's fees and charges to introduce a daily fee (\$12 p/d) for motorhome power use through Council owned power points.

To date this has resulted in a 190% increase in revenue received compared to the same time 12 months previous.

## 3 Community Activities

### Regular events

- **Club Cricket – Whakatane Rangatahi Sports heritage club**  
Saturdays: 7<sup>th</sup> & 21<sup>st</sup> February 14<sup>th</sup> March - Prideaux Park

- **Kawerau Athletics and Harrier Club**  
*Thursdays: 4:30pm – 7pm 5<sup>th</sup> Feb 2026 – 26 March 2026 – Prideaux Park*

Events completed for December & January

- **Kawerau Christmas in the Park**  
*Saturday 6<sup>th</sup> – Prideaux Park*
- **New World Kawerau Santa Parade**  
*Saturday 6<sup>th</sup> – Rec Centre/Town Centre*
- **Kawerau District Library Summer reading programme**  
*Kawerau Library*
- **Tauranga City Basketball Association 3x3 Basketball tournament**  
*Tuesday 27<sup>th</sup> January – Rec. Centre*

Events registered in February & March

- **Waitangi Day – Rautahi Marae Committee**  
*Friday 6<sup>th</sup> – Rautahi Marae*
- **Tarawera Ultra Marathon**  
*Saturday 14<sup>th</sup> - Start at Firmin Lodge*
- **Central North Island Pipe Band Competition – Vale of Kawerau Pipe band Incorporated**  
*Saturday 7<sup>th</sup> – Prideaux Park*
- **NZ Canoe Slalom Secondary School Champs**  
*Saturday 28<sup>th</sup> – Monday 6<sup>th</sup> April - Firmin Field, Waterhouse Street Reserve*

#### **4 Civil Defence Emergency Management (CDEM)**

Severe Rain Weather Event (Tropical Low 05F) – 21 January 2026

The Met Service issued a Severe Weather Warning (Red for Rain), which resulted in a Declared State of Emergency for the Bay of Plenty region, signed by the Chair of the BOP CDEM Group Joint Committee, Her Worship Mayor Tunui.

The Eastern and Central BOP received minimal impact; however, it was well publicised the tragedies and impact which occurred in the Western Bay of Plenty, Coromandel and East Coast.

Ōpōtiki District Council was activated in response to a previous weather event causing landslides and slips closing the Waioeka Gorge at the time the red warning event occurred.

The Kawerau District Council's Local Controller attended Group teleconferences, undertook heightened monitoring, briefing of Council Crisis Management Team and initiated Council's staff CDEM notification process for a standby to respond if needed. However, on advice from the Group Controller, neither Rotorua or Kawerau Emergency Operation Centres activated.

The response for Kawerau included early engagement with Ngāti Tūwharetoa ki Kawerau Hauora, who provided staff on standby to activate Rautahi Marae and Tohia o te Rangi Marae as Civil Defence Centres if requested. The response did not eventuate to that need.

Council's acknowledgement to the Hauora for their rapid support with this action, and what will solidify further relationship and capacity building with the partner agency.

Debriefs will occur in due course internally and across the BOP Group, with independent inquiries indicated for Tauranga City Council's response.

#### Emergency Management Bill Group Submission

Central Government had the EM Bill draft out for submission with the initial deadline of 4 February; this was extended due to the weather events to close on 15 February.

A draft BOP CDEM Group submission is currently in circulation with Joint Committee members and anticipated to be ready to submit to Central Government by the 15<sup>th</sup> of February.

#### Emergency Management Projects

Council's Emergency Management Officer (EMO) is participating in numerous forums and planning groups, initiatives as follows:

*Risk Assessment & Event Learning:* January 2026 storm impacts across BOP; significant impacts and fatalities in Tauranga/WBOP, Ōpōtiki with Waioeka Gorge closure; Kawerau not directly impacted; lessons captured. Multi-organisation debrief date in place with partner organisations, Tūwharetoa ki Kawerau Iwi Settlement Office and Tūwharetoa ki Kawerau Hauora for February 2026.

*Tsunami Readiness Programme:* Ongoing Group meetings; new mapping pending; KDC Evacuation Plan requires version control and inclusion of receiving displaced people/animals and protected corridors.

*Business Resilience:* Strategy on a page drafted; 2026 planning for a 2027 working group and scenario-based business continuity engagement.

*Marae Preparedness & Partnerships:* 1 Dec 2025 hui with Tūwharetoa ki Kawerau Iwi Office and Hauora; Connections with TOHU Marae collective and Rautahi Marae being organised with inclusion of a CDEM training and exercise programme.

*Public Education:* High-level strategy on a page in draft; delivery planned from July 2026 subject to budget.

*EBOP Local Welfare Committee:* Monthly online meetings continue.

*Training & Capability:* Inclusion of partner organisations in exercises 2026, finalise training strategy and plan for Ngāti Tūwharetoa Hauora staff and progress marae, Hauora and Iwi engagement

## 5 **Youth Projects**

### *Kawerau Youth Council (KYC)*

The Kawerau Youth Council applications process for 2026 opened 19 January and closes 20 February. At the time of writing this report four applications had been received.

Applicant interviews will occur 25-27 February and each interview panel will include at least one elected Councillor or staff member, as well as the Youth Projects Officer.

A KYC training weekend is intended to occur 27-29 March 2026. Venue and content to be confirmed.

### *Project Revamp*

A Steering Group hui (5 February) is planned with Council's Cultural Advisor to provide a kōrero on the cultural significance of the existing site around the skate park, BMX track and basketball court. This kōrero will establish the grounding for incorporating Mātauranga Māori into concept design work.

The steering group intend to present to Council on April 1<sup>st</sup> with a design concept, to determine Council's support and consideration of the project towards the annual plan consultation process.

## **RECOMMENDATION**

That the report from the Economic and Community Development Manager for the month of December 2025 and January 2026 be received.



Lee Corbett Barton

**Economic & Community Development Manager**

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# MONTHLY REPORT COMMUNICATIONS AND ENGAGEMENT

## December 2025 and January 2026

### 1 Communication

#### 1.1 Community Pānui | Update


One pānui | newsletter completed and delivered to residents – 11 December 2025

#### 1.2 Significant Communications:









- 1.2.1 Includes: Red Heavy Rain Warnings and Civil Defence updates, Landslips and flooding, Holiday safety tips, Breast Screening Aotearoa, Staff farewells, Elected member induction tour, Wandering stock, Fire safety, St John health shuttle.
- 1.2.2 Council Operations and Services includes: Council hours over Christmas and New Year, Public holiday hours, Transfer Station closure, Road and bridge closures, Rates notices, Request for services, Porritt Glade Lifestyle Village, Private Hire at the pools, Liquor licensing, water shutdowns, road safety, rubbish dumping, Creative Communities Grant Scheme, Kawerau Youth Council applications, Christmas in the Park, Shade sail installation, Farewells, Vacancies and River Road tap maintenance.

### Council Communication Channels overview

#### DECEMBER


Website  16,590 visits (decrease). Top Page Visits: Homepage, Christmas in the Park 2025, Search, Maurie Kjar Aquatic Centre, District Library and Rates Property Search.



#### Social Media

|   |   |
|---|---|
| <br><b>Facebook</b><br> 10,065 visits<br> 35,917 reach<br> 6183 followers | <br><b>Instagram</b><br> 28 visits<br> 608 reach<br> 230 followers |
|---|---|

Top content: New shade sails, Christmas in the Park 2025 livestream link, Christmas in the Park 2025 event photos, Mā te wā Andrew Bluett, Kawerau Christmas light trail, Winner of emergency pack and dumping rubbish.

## JANUARY

Website  18,021 visits (increase). Top Page Visits: Transfer Station, Homepage, Maurie Kjar Aquatic Centre, District Library, Search and Rates Property Search.

| <b>Social Media</b>   |  |
|---|--|
|  |  |
| Facebook  | Instagram  |
| ▼ 7,036 visits  | ▼ 14 visits  |
| ▲ 53,337 reach  | ▼ 151 reach  |
| ▲ 6,266 followers   | ▲ 233 followers  |

Top content: Road closures across Bay of Plenty due to weather, Transfer Station vacancy, Are you aware – landslides and water hazards after storm, Red heavy rain warning and Civil Defence Emergency updates, St John Kawerau health shuttle and Tarawera Falls closed due to severe weather.

### 1.3 Website Renewal Project

Project continuing with content renewal work at 82%. Plan for implementation of online module in first quarter 2026.

### 1.4 Economic Steering Group – Pathways to Prosperity

Pathways to Prosperity event 13 November 2025 completed with excellent response. Team supported the strategy, planning and delivery with the project steering group to deliver the Pathways to Prosperity event launch to kickstart the local Kawerau economic development strategy. Thanks Council Iwi Liaison and Cultural Advisor Te Haukakawa Te Rire for his mihi whakatau and to our guest speakers Ngati Tūwharetoa Geothermal Assets CE Robbie Watt, New Zealand Trade and Enterprise CE Peter Chrisp, Putauaki Trust Chair Tiaki Hunia, Deputy Mayor Sela Kingi and Councillor Berice Julian and Council's CE Morgan Godfery for his address and master of ceremonies.

## 2 Local Government Elections 2025

2.1 Final debrief and key learnings to be discussed at a regional meeting in first quarter of 2026.

## 3 Engagement

### 3.1 Draft Waste Management and Minimisation Plan

The Waste Management and Minimisation Plan was formally adopted on 17 December 2025. This enables the formal responses to the 79 submitters to be undertaken with the latest updates and amendments to the plan to be incorporated. Initially, Council adopted the Draft Waste Management and Minimisation Plan, waste

assessment and summary at the Extraordinary Council Meeting on 18 June 2025. The consultation process ran from 19 June to 20 July 2025 with 79 submissions received from the community. The Hearing was held on 27 August 2025 with one submitter in person.

### 3.2 Play, Active Recreation and Sport (PARS) Strategy engagement

A Bay of Plenty regional strategy is being developed with Sport BOP as lead and all the Territorial Authorities involved, along with Sport New Zealand. This strategy is one of the actions out of the Memorandum of Understanding signed between Sport Bay of Plenty and Territorial Authorities in the Bay.

In the last quarter of 2025, stage one of the engagement was undertaken with online surveys of individuals and groups and in-person workshops. A workshop was held in Kawerau on 2 December.

A second community workshop is scheduled for Monday, 9 March 2026 from 4pm to 6pm at the Concert Chamber.

### 3.3 Kawerau Triennial Residents' Survey

Planning is underway to implement the three-yearly Kawerau Residents' Survey via Hastings based research company SIL. Likely timeframe is April to June 2026.

## 4 Residential Developments – Current Status

The table below shows the surplus/deficit to date for each of Council's residential developments (\*construction costs):

|                                    | Central Cove | Hine Te Ariki / Bell Street | Porritt Glade Lifestyle Village | TOTAL |
|------------------------------------|--------------|-----------------------------|---------------------------------|-------|
| Total Sections / Units             | 31           | 4 / 2                       | 29                              | 64    |
| Sections / Units Sold              | 23           | 1                           | 29                              | 53    |
| Remaining Sections / Units         | 8*           | 3 / 1                       |                                 | 11    |
| Units completed                    |              | 2                           | 29                              | 31    |
| Units under construction           |              |                             | Village Completed               |       |
| Surplus/ (Deficit) to Date         | 331,230      | (597,995)                   |                                 |       |
| <b><u>Breakeven</u></b>            |              |                             |                                 |       |
| Sales still required to break-even | 0            | 1                           | 0                               |       |

### 4.1 Porritt Glade Lifestyle Village

Annual General Meeting held 10-December 2025. Positive report received from Covenant Trustee Services regarding the village's finances and management. The three terminations and subsequent sales of new Occupation Right Agreements completed from 1 July 2025 to 31 January 2026 have repaid the Council advance

(internal loan) of \$370,271. The village has now broken even and future surpluses will be set aside for future renewals in the village.

#### 4.2 **Central Cove**

Sales and Purchase Agreement signed in December for one section, sold as a house and land package with Generation Homes to settle in August 2026.

#### 4.3 **Duplex Build 53A Bell Street and Hine Te Ariki**

Listing and marketing of the three-bedroom unit at Bell Street underway. Interest in Hine Te Ariki house and land packages noted via Generation Homes.

#### 4.4 **Stoneham Park Residential Development**

Formal notification expected in February 2026 from Bay of Plenty Regional Council for the required resource consent to commence detailed design of the development, and submit the change to the subdivision resource consent.

This follows the lodgement of the memo with Bay of Plenty Regional Council on 19 January 2026 with the final stormwater mitigation (including the upstream bund) and subdivision layout iterations which the team has been working through since receiving the RFI (request for information) from BOPRC in 2024 to meet the 1% AED (1:100-year storm event climate change adjusted).

Workshop to update Council being planned with a revised timeline and key actions.

### **RECOMMENDATION**

That the report from the Manager, Communications and Engagement for the months of December 2025 and January 2026 be received.



Tania Humberstone

**Manager, Communications and Engagement | Residential Development**

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**Meeting:** Regulatory and Services Committee

**Meeting Date:** 11 February 2026

**Subject:** **Proposed Council Submission on the Planning Bill and Natural Environment Bill**

**File No.:** 340000

## **1 Purpose**

The purpose of this report is to seek guidance and confirmation that the Committee wishes to make a submission on the Planning Bill and Natural Environment Bill.

## **2 Background**

The Resource Management Act 1991 has been under review for several years with the first proposed bills, the Planning Bill and Natural Environment Bill being released late 2021. While these Bills were enacted in 2023, one of the first actions by National Government, was to repeal the two Acts with a commitment to replace them within their term of Government.

The new Planning Bill and Natural Environment Bill were released for public consultation on 9 December 2025.

The Government believes the current resource management system is not delivering for the people, the economy or the environment. The proposed legislation aims to unlock development to enable housing, infrastructure and primary sector growth in a more efficient and cost-effective manner.

On 28 January 2026, a briefing was given to Council providing an overview of the Planning and Natural Environment Bill. Attached to this report is a copy of the briefing document to help guide consideration on the submission and to enable the Committee an opportunity to understand the background to this report.

During the briefing Council requested a submission be prepared on the proposed amendment.

Submissions on the two Bills close on the 13<sup>th</sup> of February 2026. A draft submission is currently being prepared and should be available on Monday 9<sup>th</sup> of February and will be distributed to Elected Members prior to the meeting.

## **3 Options Considered**

Due to the timeframe, with the close of submissions on 13 February 2026, Elected Members have two options:

Option One – Approve the draft submission with any amendments requested during the meeting.

This option provides some time to request minor changes, however where larger changes are requested such as a new submission topic, this will not provide an opportunity to review any additions made to the submission.

Option 2 – Approve the submission with any amendment requested and delegate final sign off to the Mayor and CEO.

This is the preferred option. This enables any minor and more significant changes to be made and reviewed prior to making the submission.

#### **4 Policy and Plan Considerations**

The submission will not be inconsistent with Council policies. The submission relates to proposals that will amend Council's District Plan, so the reform will significantly change the existing scope of the District Plan with proposed standardisation of zoning. This is yet to be developed, so no further details can be provided at this stage.

#### **5 Risks**

There are no identified risks in making a submission. There is a greater risk in Council not making its position clear in relation to the proposals which are likely to affect budgets when moving into implementation of the requirements. This is likely to be the only opportunity Council will have to influence thinking.

#### **6 Financial Considerations**

There are no financial considerations in regard to this paper. However moving forward with implementation, the budget will need to be reviewed with additional work streams in developing the new plans and associated documents.

#### **7 Legal Considerations**

There are no statutory or legal obligations affecting Council's ability to make the submission.

#### **8 Conclusion**

The submission was not attached at the time of writing, however it will be provided on Monday the 9<sup>th</sup> of February to enable some time to review.

This report is seeking any feedback on the proposed draft submission and the delegated authority for the Mayor and CEO to be able to approve the final submission, prior to making the submission.

Please note the Government will be releasing new National Standards, including plan making standards and the standardised plan contents. We will keep you informed as these becomes available, as further submissions may be required, particularly when it relates to standardised zones which will affect the community.

## **9 RECOMMENDATIONS**

1. That the report "Proposed Council Submission on the Planning Bill and Natural Environment Bill" be received.
2. That the Committee provides any recommendations or amendments to the draft submission.
3. That the Committee delegates to the Mayor and CEO the final sign off of the submission.



Michaela Glaspey  
**Group Manager, Regulatory and Planning**

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# Resource Management Reform

## Planning Bill & Natural Environment Bill

Implications for Kāwerau District Council

Workshop 28 January 2026

# Agenda

1. Overview
  1. Resource management system reform - key changes
  2. Planning Bill
  3. Natural Environment Bill
2. Key implications to Kawerau District Council
3. Next steps and timeframes

# Resource management reform objectives

*'the new resource management system will make it easier to get things done'*

Enabling primary sector growth and development, including aquaculture, forestry, pastoral, horticulture, and mining.

Enabling delivery of high-quality infrastructure for the future, including doubling renewable energy.

Unlocking development capacity for housing and business growth.

While .....

Improving regulatory quality in the system

Safeguarding the environment and human health

Upholding Treaty of Waitangi settlements and other related arrangements

Adapting to the effects of climate change and reducing the risks from natural hazards

# Key Shifts under RMA Reform



More permissive regulatory settings, reduced influence of consenting



Greater Central Government powers and Ministerial intervention



Increased use of national direction, standardisation



Reducing scope of resource management interest

Change in role and responsibility on natural hazard impact on land use to TAs

Regionally set environmental limits (mandatory and standardised)

Statutory spatial planning

Changes to Māori participation in plan making

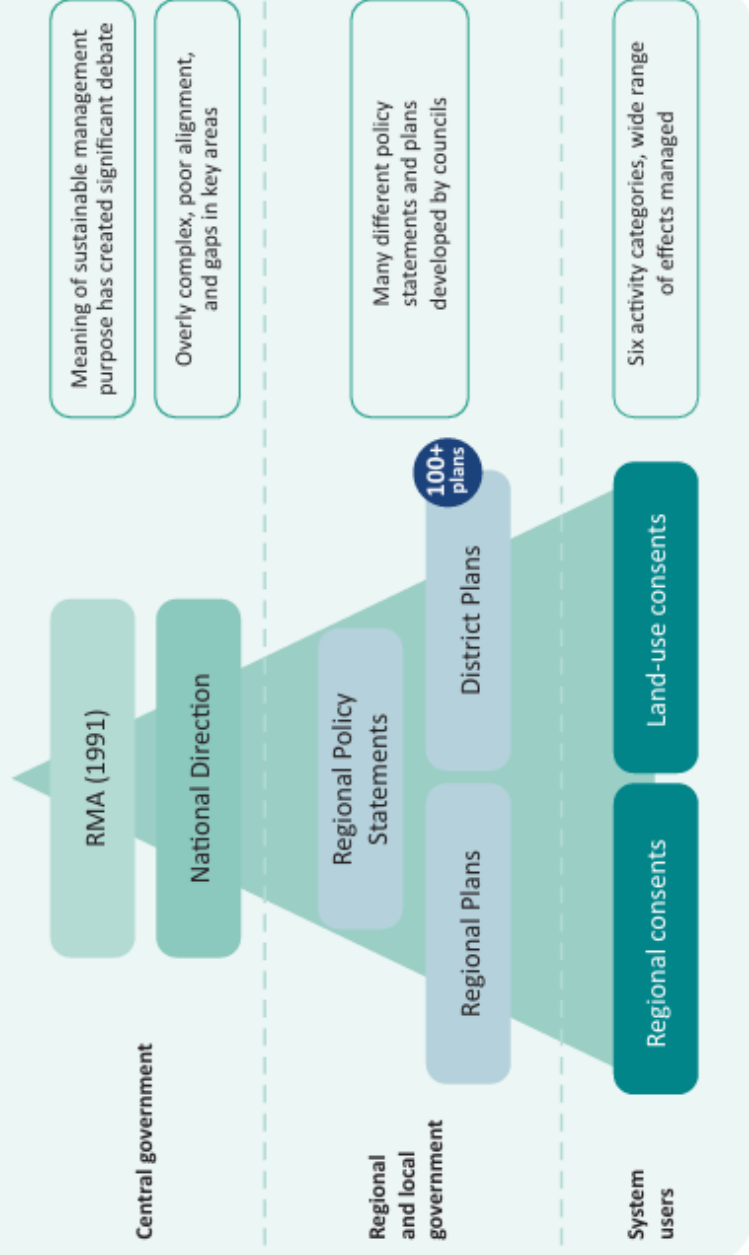
Stronger focus on urban development / housing

No RPS

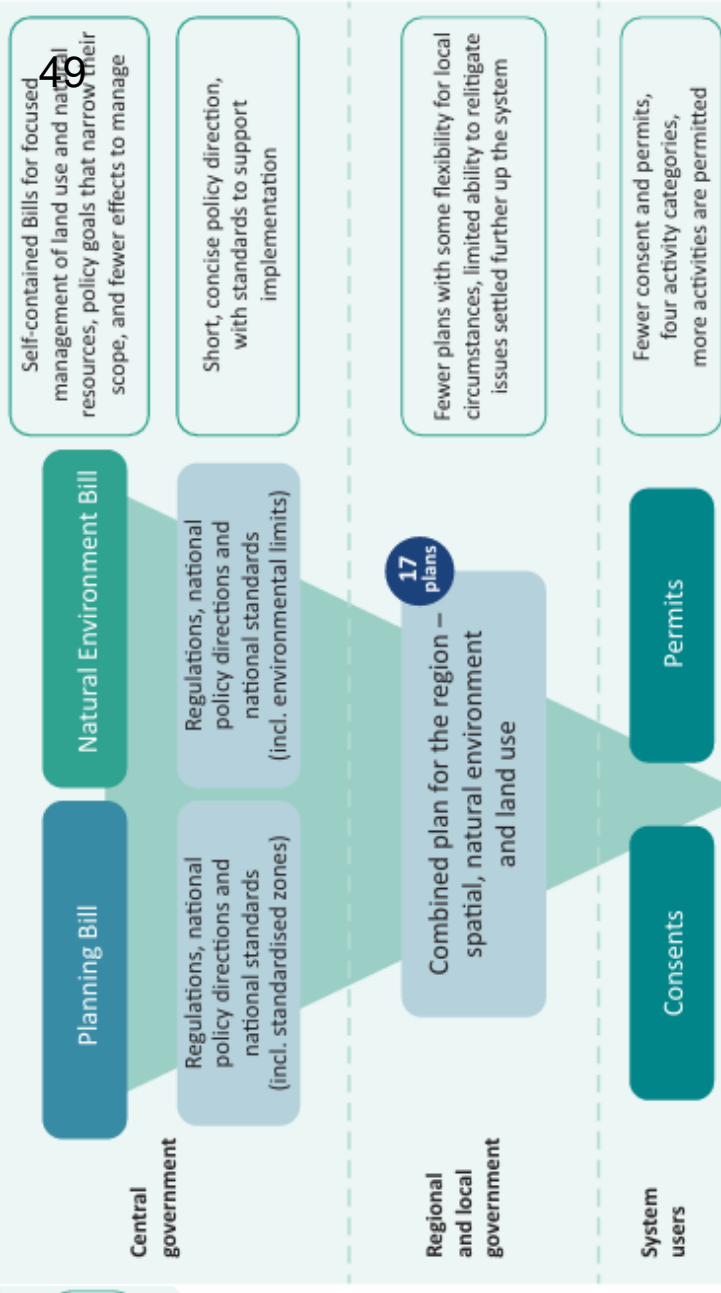
Regulatory takings

Extension of consent duration

## Current RMA system



## New system

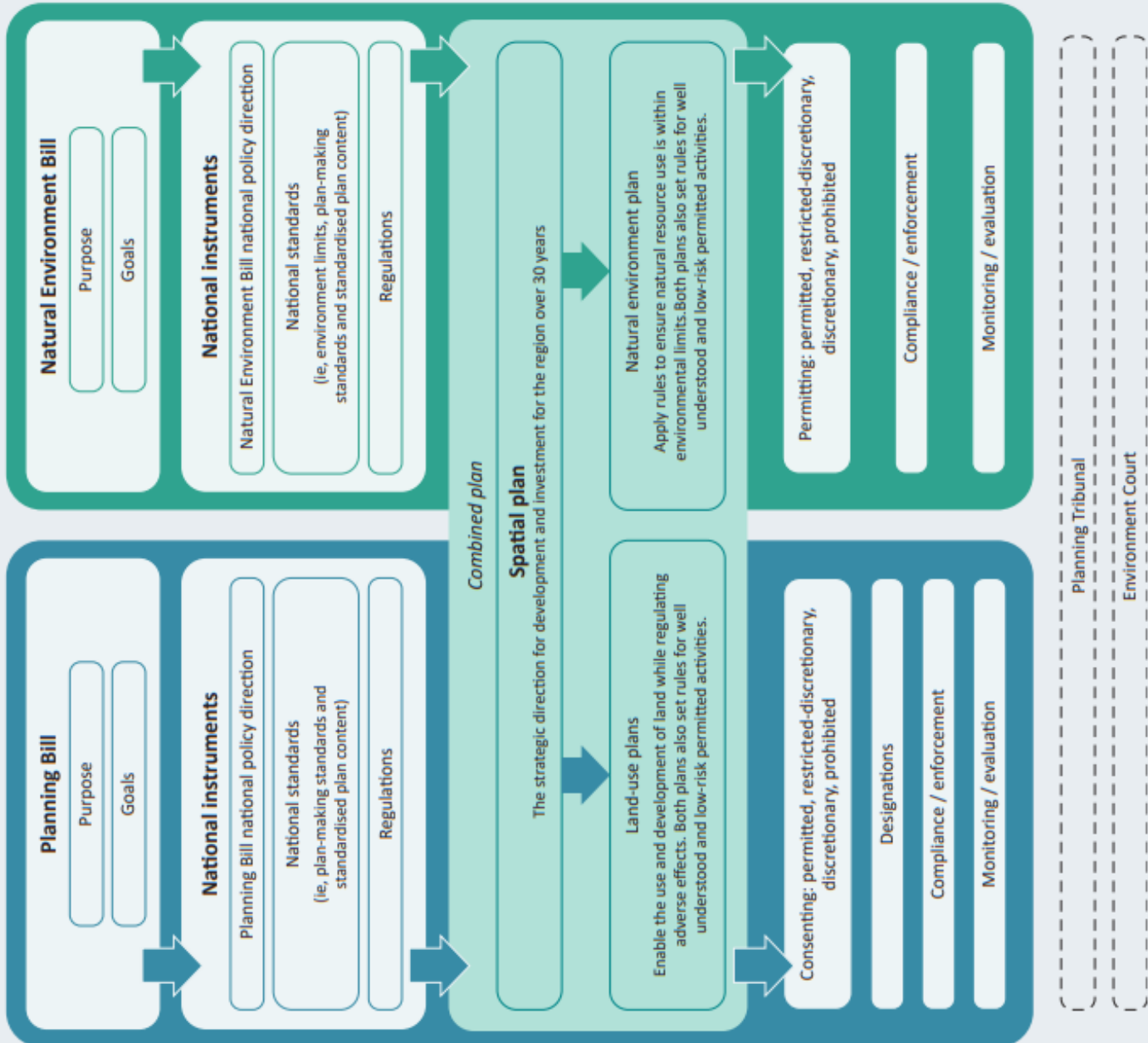


# Changes to the Resource Management Framework

# New Planning Framework

Central government

Regional and local government



# Regional Combined Plan

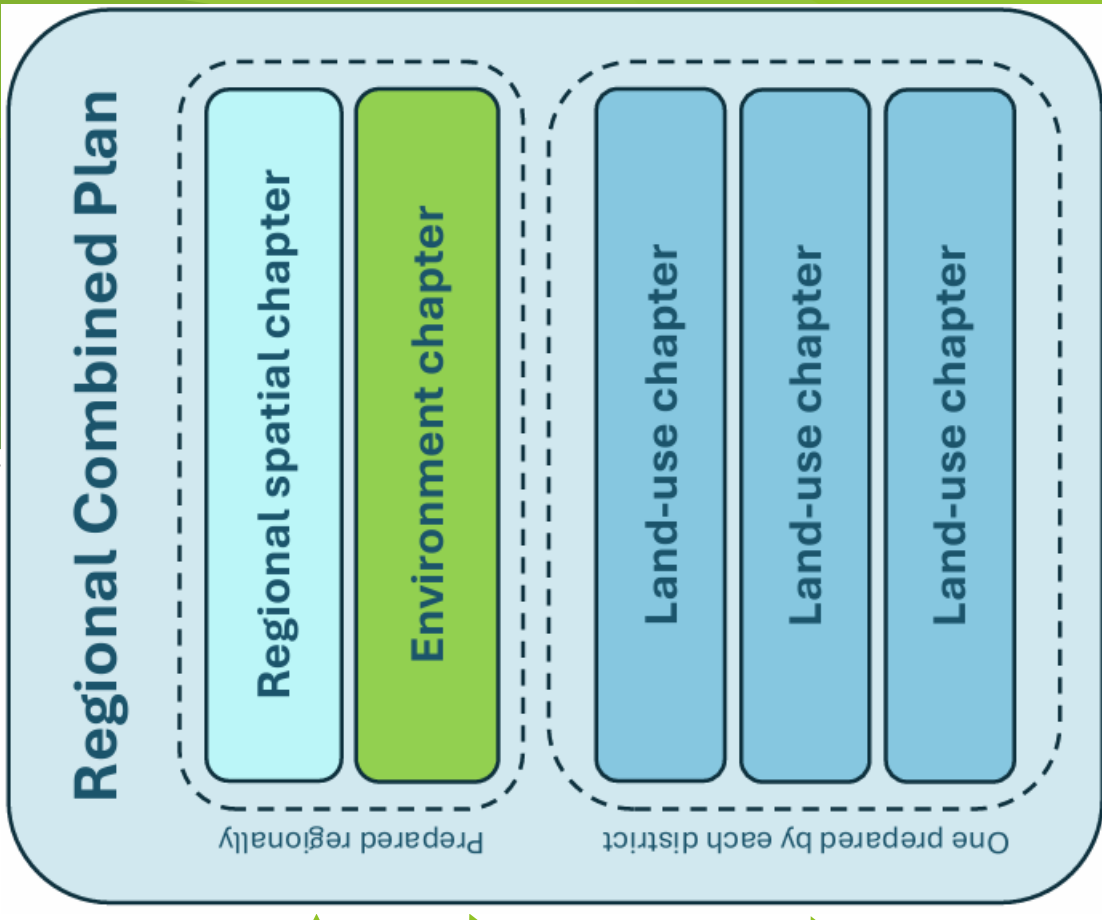
- ▶ Under the RMA each Council (Regional and District) had a plan(s). No requirement for a Spatial Plan.

Regional Spatial Plan

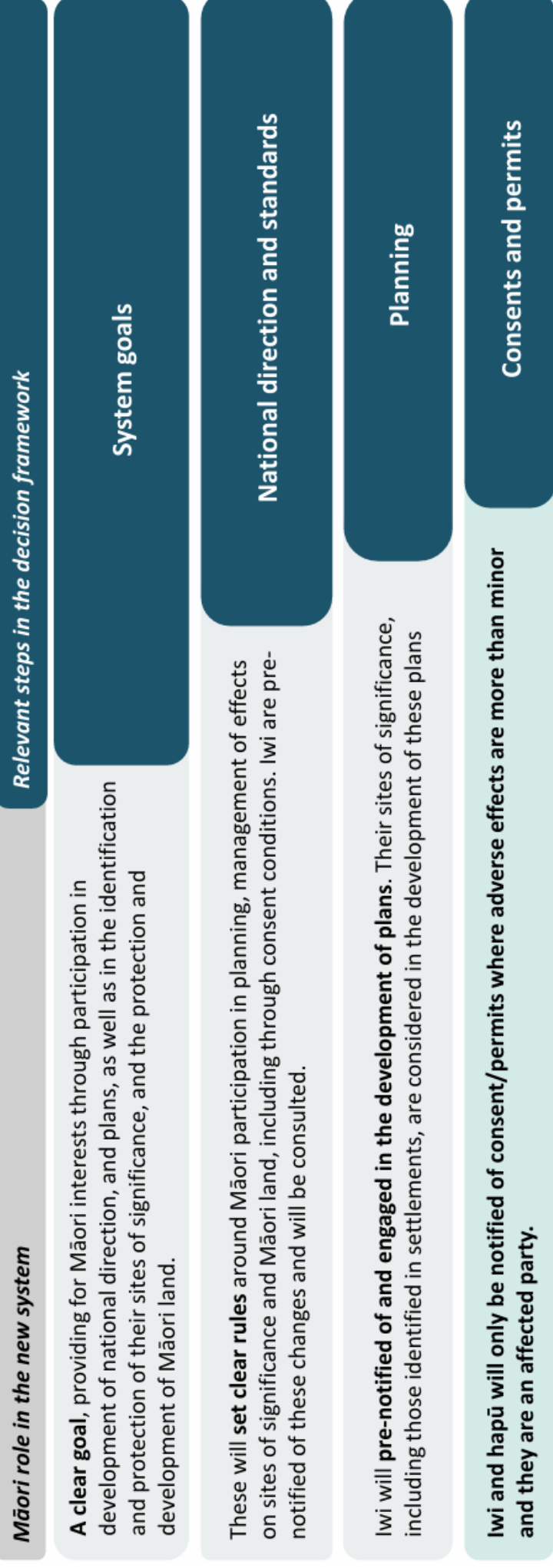
- ▶ New System has one combined e-plan that incorporates a Regional Spatial Plan, Regional Natural Environment Plan and District Plan for each District.

Regional council under Natural Environment Act

District/City councils under Planning Act Chapter for Kawerau District



# Māori Participation Under New System



- ▶ Treaty Settlements recognised through direct transfer to new system or a general obligation.

# Resetting what is Regulated

- ▶ The RMA had a wide definition and low threshold for identifying effect, and a focus on avoiding negative effects.
- ▶ The new planning system has fewer effects that are able to be considered and a high threshold for what must be managed.

## Effects that are out of scope (*Planning Act*)

- Matters internal to a unit/site
- Negative effects of development on competition
- Retail distribution effects
- Demand or financial viability of a Project
- Visual amenity of a use or development
- Subjective landscape and amenity effects that preserve character (with limited exceptions)
- Consideration of type of residential use or status of future residents of new development
- Views from private property
- Effects of setting a precedent
- Matters where land use effects covered by other legislation

|   | RMA                            | New RM system   |
|---|--------------------------------|---|
| Consideration of effects                            | Broad discretion               | Precluded from considering less than minor effects - unless cumulative effect |
| Affected parties (limited or targeted notification) | Minor adverse effect           | More than minor   |
| Public notification                                 | More than minor adverse effect | Significant adverse effect  |

# Public Participation Transformed

- ▶ The RMA enables a large amount of public participation at each stage - national direction, plan making, consenting.
- ▶ The new planning system prioritises public participation at the higher levels (national direction and plan making) and reduces participation at the consenting end.
- ▶ Key changes:
  - ▶ Special circumstance has been removed as a notification reason
  - ▶ Threshold for notification of affected person is higher to more than minor effect (currently minor)
  - ▶ Submitters must be a qualifying resident (ratepayer or resident)
  - ▶ Responsible Minister is able to set standards/rules to preclude notification for certain activities
- ▶ Overall, notification of consents will be largely reduced.

|   | RMA                            | New RM system   |
|---|--------------------------------|---|
| Consideration of effects                            | Broad discretion               | Precluded from considering less than minor effects - unless cumulative effect |
| Affected parties (limited or targeted notification) | Minor adverse effect           | More than minor   |
| Public notification                                 | More than minor adverse effect | Significant adverse effect  |

**When considering controls relating to...**



Significant historic heritage



Indigenous biodiversity



Outstanding natural features and landscapes (& areas of high natural character)



Sites of significance to Māori

**...councils must...**



Justify the application of controls to each site



Consider the impact of those controls



Proactively identify and set out regulatory relief mechanisms

**... allowing landowners to access regulatory relief through a range of mechanisms, including:**



Rates reductions



Bonus development rights



Cash

# Regulatory Relief

- ▲ Does not apply to designations and natural hazard mapping

# Environmental Limits Introduced

- ▶ Clear environment limits will identify boundaries for effects on the environment and people.
- ▶ Community may set environmental limits less stringent than government, provided a justification report is presented.
- ▶ Environmental limit breaches - Councils must prepare an action plan to manage back within limits.

Environmental Limits **must be set** to protect:



Air



Land and  
Soils



Fresh and coastal  
water



Indigenous  
biodiversity



## Central Government

Sets limits for human health

Prescribes method for environmental limits



## Regional entities

Sets limits to protect the environment

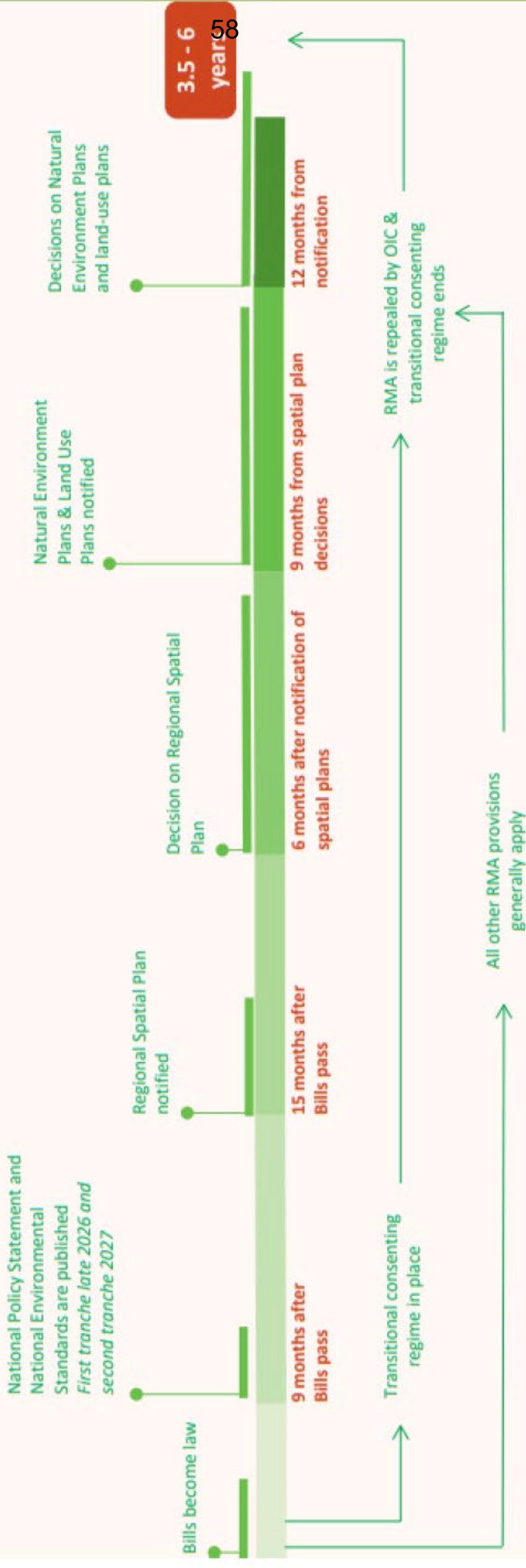
# Planning Tribunal

- ▶ New Planning Tribunal to be established as a division of the Environment Court
  - ▶ A new, lower-cost body for resolving simpler planning disputes
- ▶ Functions:
  - ▶ Review procedural local authority decisions on matters such as notification, completeness of applications, and the reasonableness of further information requests
  - ▶ Able to settle disputes in relation to the interpretation of consent conditions, and strike out conditions that are deemed to be outside the scope of the new system
- ▶ Environment Court will still handle significant cases

| Function  | Jurisdiction        |
|---|---------------------|
| Appeals on proposed plans and plan changes  | ✗ Environment Court |
| Abatement notices or enforcement orders   | ✗ Environment Court |
| Declarations on interpretation of plans etc   | ✗ Environment Court |
| Reviewing local authorities' decisions and performance of functions in processing and deciding consents & permits | ✓ Tribunal          |
| Appeals against decisions of requiring authorities to decline requests to carry out works on designated land      | ✓ Tribunal          |
| Interpretation of consent and permit conditions   | ✓ Tribunal          |
| Notification decisions on consents and permits  | ✓ Tribunal          |
| Regulatory relief   | ✓ Tribunal          |
| Resolving issues of private nuisance between citizens   | ✗ Disputes Tribunal |

# Timeline for Change

## Transition Timeline



Mid-Late 2026

Late 2027-Early 2028

Mid 2028

Early 2029

Early 2030

# Planning Bill - Key Matters

- ▶ Government focus on Enabling Growth
- ▶ Specified Goals vs Purpose statement (see next slide)
- ▶ Planning instruments
  - ▶ Regional Spatial Plan
  - ▶ Environment Chapter - Regional Council
  - ▶ District land use Chapters - District Councils
    - ▶ Kawerau Chapter
      - ▶ Zones and regulations for activities (e.g. earthworks)
        - ▶ Standardised approach across NZ
      - ▶ No submissions on standardised content at land use plan stage, only on location of zones and bespoke provisions.
      - ▶ Justification reports required for any divergent from standardised provisions - where bespoke provisions allowed by national standard

# Planning Bill Goals

- ▶ The purpose of the RMA is ‘sustainable management’.
- ▶ The new Planning Bill has descriptive purpose statement. “Establish a framework for planning and regulating the use, development, and enjoyment”
- ▶ This leaves the goals of the Bill to drive the outcomes of the system rather than the purpose.
- ▶ No hierarchy within the goals

**Purpose:** Planning Bill: to establish a framework for planning and regulating the use, development and enjoyment of land

## Goals of the Planning Bill

- support and enable economic growth and change by enabling the use and development of land
- ensure that land use does not unreasonably affect others, including by separating incompatible land uses
- create well-functioning urban and rural areas
- to enable competitive urban land markets by making land available for development to meet current and expected demand for business, residential use, and development
- plan and provide for infrastructure to meet current and expected demand
- maintain public access to and along the coastal marine area, lakes, and rivers
- protect from inappropriate development the identified values and characteristics of—
  - areas of high natural character within the coastal environment, wetlands, lakes, rivers and their margins
  - outstanding natural features and landscapes
  - significant historic heritage
- safeguard communities from the effects of natural hazards through proportionate and risk-based planning
- to provide for Māori interests, through
  - Māori participation in the development of national direction, spatial planning, and land use plans; and
  - the identification and protection of sites of significance to Māori (including wāhi tapu, water bodies, or sites in or on the coastal marine area); and
  - enabling the development and protection of identified Māori land.

# Planning Bill - Key Matters Cont.

- ▶ Raised Level of Effects (effects threshold)
  - ▶ Doesn't consider less than minor effects
  - ▶ Some effects excluded - visual amenity, views from private property, effects on landscape (unless an outstanding natural feature) - (discussed earlier in presentation)
- ▶ Manage natural hazard risk (National Policy Statement on Natural Hazards)
- ▶ Streamline consenting
- ▶ Must plan for infrastructure and require zone for sufficient housing supply
- ▶ Missing considerations
  - ▶ Sustainable management, future generations, wellbeing
  - ▶ Acknowledgement of Treaty Principles
  - ▶ Climate Change
  - ▶ No mention of indigenous biodiversity (only in Natural Environment Bill)

# Natural Environment Bill - Key Matters

- ▶ Environment chapter in combined regional plan
- ▶ Specified environmental goals (rather than ‘sustainable management’) (see next slide)
- ▶ Mandatory setting of environmental limits to protect human health and environment
  - ▶ National direction on setting limits
  - ▶ Air, soil, indigenous biodiversity, freshwater, estuaries, coastal waters
- ▶ Allocation of resources (e.g. water allocation)
- ▶ Manage natural hazard risk from use or protection of natural resources
  - ▶ Managing natural hazard risk of land use in Planning Bill

# Natural Environment Bill Goals

- ▶ The new Natural Environment Bill also has descriptive purpose statement and specified Goals.
- ▶ No hierarchy within the Goals

**Purpose:** Natural Environment Bill: to establish a framework for the use, protection and enhancement of the natural environment

## Goals of the Natural Environment Bill

- enable the use and development of natural resources within environmental limits
- safeguard the life-supporting capacity of air, water, soil, and ecosystems
- protect human health from harm caused by the discharge of contaminants
- achieve no net loss in indigenous biodiversity
- manage natural hazard risks associated with the use or protection of natural resources through proportionate and risk-based planning
- to provide for Māori interests, through
  - Māori participation in the development of national direction, spatial planning, and natural environment plans; and
  - the identification and protection of sites of significance to Māori (including wāhi tapu, water bodies, or sites in or on the coastal marine area); and
  - enabling the development and protection of identified Māori land.

# Key implications to Kawerau District Council

# District Plan

- ▶ One Part of combined Regional Plan
  - ▶ One land use plan for each district
- ▶ Content heavily standardised
- ▶ Apply standardised zones and rules to regulate activities
  - ▶ Zones likely to be similar to existing National Planning Standard zones
  - ▶ Other standard rules for common activities
  - ▶ National instruments will determine scope of matters within Council's ability to decide (e.g. content within parameters)
- ▶ May use bespoke plan provisions **ONLY** if national direction/standards allows
  - ▶ Procedural requirements for bespoke plan provisions yet to be detailed
  - ▶ Bespoke plan provisions may have regulatory relief impacts
- ▶ Consultation requirements for new land use plan largely similar to RMA
  - ▶ Also see Māori Participation slide

# Resource consents

- ▶ Reduced consent requirements - less than minor activities permitted
  - ▶ Result of standardised zones and regulations and national environmental standards
  - ▶ Examples - front boundary setback reduced to 2m\*, granny flats (self-contained minor dwellings), Papakainga
- ▶ Consents still needed for developments with higher risk (effects on people and environment)
- ▶ Assessment of effects limited
  - ▶ Effects threshold (see previous slides)
  - ▶ Focus on externalities (effects on other people)
  - ▶ Out of scope - visual effects and landscape effects (unless outstanding natural landscapes - none in Kawerau District)
- ▶ Introduces compliance history checks, financial assurances at the point of consenting.
- ▶ Extension of Consents expiring prior to December 2027 (covers implementation of new system)
  - ▶ Extension until 2 years after transition (2031)
  - ▶ Does not apply to Freshwater consents exceeding 35 years

# Enforcement and monitoring

- ▶ Council to prepare and publish a compliance and enforcement strategy -
  - ▶ Must take into account Treaty Settlements, voluntary or statutory Iwi, Hapu or Māori Agreements
  - ▶ Must work with Iwi authorities when developing strategy
- ▶ Retain existing enforcement tools and add new tools
  - ▶ Monetary Benefits orders
  - ▶ Adverse publicity orders
  - ▶ Enforceable undertakings
- ▶ Council responsible for monitoring and enforcement (ability to set fees)
- ▶ Monitoring and reporting requirements to be set by National Standards
  - ▶ Compile and publish a report no less than every 5 years
- ▶ Council must publish on our website:
  - ▶ Our functions, duties and powers;
  - ▶ Register all enforcement activities; and
  - ▶ All decisions on accepting enforceable undertakings

# Regulatory Relief

- ▶ Controls imposed by Council over use of land, can affect the way landowners use their land. (For example - disallowing development in a specific area due to the protection of kiwi living there (indigenous biodiversity))
  - ▶ These controls, where there is “significant impact on the reasonable use of land” may result in regulatory relief.
  - ▶ Definition for Significant impact is yet to be provided (National Policy Direction)
- ▶ Council must plan for and publish a Regulatory Relief Framework for the District
  - ▶ Act sets requirements for relief framework
  - ▶ National Instruments and Regulations may define levels of impact, classify types of impacts, set relief available and identify impacted land owners.
- ▶ Regulatory relief must be implemented as soon as reasonably practicable after the Plan is made operative.
  - ▶ Notice to be issued to affected person
  - ▶ Affected person may request a review of decision (request to Council)
  - ▶ Right to object to Planning Tribunal

# Eligibility - Regulatory Relief

- ▶ Relief is only available if:
  - (1)(a) The person owns land impacted by rule in a plan; and
  - (1)(b) They owned the land when the plan went operative
- ▶ Relief does not apply if the person:
  - (2) makes the plan change request
  - (3) makes a submission on the plan change
  - (4) received voluntary incentives provided in the Plan
  - (5) received relief under a relief framework in a plan, not eligible in respect of the same land under a proposed plan - unless restrictions are substantially worse
- ▶ Exception for First Proposed Plan under Bill (1 and 5 above do not apply) - Relief available if person:
  - ▶ Owned land when last RMA operative plan was publicly notified
  - ▶ Land was subject to a rule in the operative plan similar to rule in proposed plan
  - ▶ Land is impacted by rule
  - ▶ Land has not changed ownership between notification of RMA operative plan and the first proposed plan notified
- ▶ Impact - is likely to be minimal for our Council, but this will depend on National Direction and the development of our Plan and Zoning

# Cost implications

- ▶ Full cost implications yet to be determined
- ▶ Likely costs included:
  - ▶ Regulatory Relief ???
  - ▶ New Spatial Plan
    - ▶ Drafting and consultation
  - ▶ New District Plan
    - ▶ Drafting plan (where zones apply, bespoke provisions - TBC), drafting regulatory relief plan, consultation, development of new maps, hearings and appeals
  - ▶ Development of a Compliance and Enforcement Strategy
    - ▶ Drafting, consultation
  - ▶ Increase in Monitoring and Enforcement
    - ▶ Staff to implement Compliance and Enforcement Strategy and undertake monitoring and reporting requirements
    - ▶ Proposed national compliance and enforcement Regulator is being proposed (not in the current bills) which may reduce this impact, depending on funding method of new entity.

# Next steps and timing

- ▶ This is a significant change for all Councils
- ▶ Bills only provide a framework - details will come under the National Direction and National Standards (due late 2026 - 2027)
- ▶ Submissions on the Planning Bill and Natural Environment Bill close on Friday 13<sup>th</sup> of February 2026
- ▶ Does Council wish to make a Submission?
  - ▶ Considerations:
    - ▶ Limited time and resources - based on timing and workload
    - ▶ Cost to prepare if outsourced
  - ▶ Possible Submission Points
    - ▶ May include - Goals, Reduction of effects considered, Notification levels, Reduced Community Engagement (difference between plans), Regulatory Relief, Implementation timeframes

## Submission on the Planning Bill and Natural Environment Bill

**Submitter:** Kawerau District Council  
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**Date:** 13 February 2026

### Introduction

Kawerau District Council “KDC” wishes to thank the Environmental Committee for the opportunity to submit on the Planning Bill and the Natural Environment Bill.

KDC does not wish to be heard on our submission.

The Bills represent the most significant reform of the planning system in over three decades, replacing the Resource Management Act 1991 with two new Bills that are intended to enable development while safeguarding the natural environment. To achieve this goal, it is essential Crown keep an open mind when working through submissions.

KDC supports the reform of the resource management system to provide greater clarity, consistency, and integration of planning and environmental management. However, the long-term success of the reforms will depend on how effectively the new system is implemented in practice.

KDC’s submission on the Planning Bill and Natural Environment Bill is guided by four core principles that are critical to the successful implementation:

- robust environmental protection limits;
- enabling quality urban and rural environments;
- partnership and participation; and
- implementation capacity and resourcing.

First, robust environmental protection limits must be central to the planning framework. While the Bill appropriately seeks to streamline regulation and enable development, this must not come at the expense of clear and enduring environmental limits. Strong, well-defined limits are critical to protecting environmental values, providing certainty

for communities and developers, and ensuring that development occurs within boundaries that safeguard long-term environmental and public health outcomes.

Secondly, enabling quality urban and rural environments is essential to the success of the new system. Territorial authorities must retain the ability to shape high-quality, resilient, and liveable places that respond to local context. Good urban and rural design support community wellbeing, climate resilience, and public acceptance of growth and change, and is fundamental to the long-term successful development across both urban and rural areas.

Thirdly, partnership and participation are underpinning durable planning outcomes. The system must enable meaningful engagement with iwi and hapū, communities, and stakeholders at the stages where strategic choices are made, not solely during downstream plan-making or consenting processes. Early and substantive participation supports better decision-making, reduces conflict and litigation, and reflects the importance of shared ownership of planning outcomes.

Finally, implementation capacity and resourcing are essential to effective delivery. The success of the reforms depends on territorial authorities being adequately resourced, both financially and in terms of capability, to deliver new planning processes, implement national direction, and manage transition demands. Unrealistic timeframes or unfunded obligations risk compromising plan quality, increasing long-term costs, and undermining public confidence in the new system.

Together, these principles provide a foundation for a planning system that is enabling, durable, and capable of delivering balanced outcomes for communities, the environment, and the economy.

## **Key Submission Points**

### **1. Te Tiriti o Waitangi and Māori Partnership**

KDC considers that strong, enduring relationships between territorial authorities, iwi and hapū are essential to the effective operation of the resource management system. These relationships support better identification and protection of cultural values, improve the quality and legitimacy of planning decisions, and reduce conflict, delay, and litigation over time. In practice, meaningful iwi participation is a foundation for efficient, durable, and trusted outcomes for communities.

Under the current RMA framework, Māori rights and interests are clearly recognised at the highest level, requiring anyone exercising functions under the resource management framework to

- recognise and provide for the relationship of Māori to their land, water, wāhi tapu and taonga, and protected customary rights;
- have particular regard to kaitiakitanga;
- take into account the principles of Te Tiriti o Waitangi.

There is also opportunity to enter power sharing agreements such as joint management arrangements, Mana Whakahono a rohe. Over time, territorial authorities and Iwi/hapū have developed bespoke practices and agreements, often in good faith, to support meaningful engagement and shared decision-making.

Under the Bills, the Te Tiriti o Waitangi is not specifically referenced, however Crown provides for Māori interests through:

- participation in developing national instruments, spatial plans, land use and natural environment plans;
- identifying and protecting sites of significance to Māori;
- enabling the development and protection of identified Māori land.

Te Tiriti o Waitangi settlement are to be given the same or equivalent effect and while power sharing agreements will be recognised, but no new Mana Whakahono a rohe are allowed to be negotiated. The Bills also removes the obligation of developers to consult with Iwi or prepare consent/planning documents in line with any Mana Whakahono a rohe documents.

There is concern that the absence of clear provision for unsettled Iwi claims, create uncertainty about how Māori rights and interests will be recognised in practice. KDC does not consider that the proposed provisions are sufficient, on their own, to discharge the Crown's obligations under Te Tiriti o Waitangi, nor to maintain the level of participation that currently supports effective plan-making and decision-making.

KDC believes in upholding existing Te Tiriti o Waitangi obligations and wishes to see the existing practices and agreements upheld and transfer over to the new Bills. KDC considers it important that the new system does not constrain or erode these established relationships or limit the territorial authorities' ability to work collaboratively with Iwi and hapū in ways that reflect local context. There is an opportunity to provide clearer, more durable pathways for Iwi and hapu participation that are embedded early in planning system, rather than relying on downstream processes.

KDC strongly supports retaining and strengthening formal relationship mechanisms such as joint management arrangements, Mana Whakahono a Rohe or cooperation agreements, and transfers of powers. These tools provide structured, transparent pathways for collaboration, enable kaitiakitanga, and support local capability and system oversight. Preventing the establishment of new agreements of this kind risks weakening relationships that deliver long-term benefits for communities.

KDC supports approaches that embed recognition of te ao Māori and cultural values to the strategic planning stage, rather than deferring these matters to consenting where consultation is reduced. Well understood concepts such as the relationship of Māori with ancestral lands and waters, kaitiakitanga, and the protection of customary rights have been extensively applied under the RMA and provide certainty, and

reduced litigation risk. Retaining these concepts in the new system would support both efficiency and better outcomes. Embedding these matters in planning and environmental goals would provide greater clarity than high-level references alone, while ensuring cultural values are properly integrated into decision-making.

KDC is also concerned about the proposed requirement to “identify” sites of significance to Māori as a prerequisite for protection. Some sites are not publicly disclosed for legitimate cultural reasons, and some have been lost through historic disconnection from whenua. A system that relies solely on identification, risks leaving important sites unprotected. It is considered that respectful, confidential protection mechanisms must remain available, even where public disclosure is not appropriate.

For Crown to genuinely give effect to Te Tiriti o Waitangi, Iwi and hapū must be involved early in the system, adequately resourced, and able to influence the strategic direction, framing of outcomes, limits, and trade-offs, not merely their implementation. Where reform timeframes constrain this engagement, the Crown’s role as a Treaty partner is weakened, and the resulting systems risk falling short of embedding Te Tiriti o Waitangi considerations and Māori values and in a meaningful and enduring way.

## **2. Shifting to the Goal Based System**

The Bills move away from the broad and contestable purpose of “sustainable management” to explicit statutory goals that local authorities must implement through the planning framework. KDC supports the use of goals to provide clarity and focus within the new planning system. However, the absence of any hierarchy between the goals, combined with limited requirements on the Minister to resolve conflicts, creates uncertainty for implementation.

The Bills propose a narrower functional purpose and 11 goals shared between the Bills. The goals describe the priorities and scope of the system that will be interpreted and implemented through the national instruments.

Several goals will inevitably conflict, particularly where economic development, environmental protection, infrastructure provision, and Māori interests intersect. While this also occurred under the Resource Management Act, it is likely to be amplified given there is no hierarchy. If these conflicts are not resolved through national instruments, they will be pushed down to regional spatial plans and land use plans, increasing the risk of litigation, inconsistent outcomes, and additional cost. KDC therefore seeks stronger legislative requirements that national instruments must resolve conflicts between goals, recognise that not all goals apply at all properties, under all circumstances, and to avoid achieving one goal at the expense of another.

## **3. The Narrowed Scope of Effects**

A defining feature of the new system is the deliberate narrowing of effects that can be considered in plan making and consenting. KDC acknowledges the intent of the Planning Bill is to reduce reliance on consenting by narrowing the range of effects

considered at a consenting level by front loading consideration through high level plan making. However, KDC is concerned that the removal or exclusion of certain effects, particularly amenity and other place-based considerations, creates implementation risks that may undermine plan quality and long-term outcomes.

Key matters that are now out of scope under the Bills or at least not in the Bills of current national planning instruments include:

- amenity values (expressly disallowed)
- quality of the environment (expressly disallowed)
- efficient use of resources

While not all items have been noted and there are further amendments including provisions that have been diluted and some new provisions. I will focus on the key matters to raise KDC concerns.

One of the new matters under the Planning Bill refers to creating “well-functioning urban and rural areas” but provides limited guidance on what this means beyond market efficiency and infrastructure provision. Community development literature and planning practice consistently emphasise that well-functioning communities are also characterised by a sense of identity and place, social cohesion and belonging and access to quality public and shared spaces. By excluding amenity values, the Planning Bill risks reducing community development to a by-product of market activity, rather than an explicit planning outcome.

While individual effects may appear minor (amenity landscapes, notable trees, signs, odour, and nuisance dust), the cumulative impact of excluding these considerations risks incremental degradation of local environments and reduced liveability over time.

Amenity values play an important role in placemaking, public health, and community acceptance of more intensive development. KDC is concerned that the express exclusion of visual amenity from effects consideration will limit territorial authorities’ ability to shape high-quality urban environments, particularly where development interfaces with the public realm or contributes to wind, shading, or flood risk. Removing these tools may also undermine public support for urban intensification and reduce territorial authorities’ ability to respond to local context.

KDC therefore seeks consideration on the removal or amendment of the clause that requires decision-makers to disregard visual amenity, so that amenity and design matters can be considered where they have a clear public or environmental interface.

#### **4. Spatial Plan**

KDC supports the statutory requirement for a single regional spatial plan for the Bay of Plenty region and recognises the importance of its integrative role in coordinating land use, infrastructure, and investment decisions across the region. However, it is

noted that several critical high-level trade-offs are not resolved in the Bills themselves, including the absence of any hierarchy between the statutory goals (as discussed above). This creates uncertainty for implementation and increases the risk that difficult policy choices will be deferred to regional and local planning processes. From a territorial authority's perspective, these matters are more appropriately resolved through national policy direction, which would improve consistency between regions, support a more efficient transition, and reduce the likelihood of legal challenge. KDC therefore strongly supports early and comprehensive national policy direction to resolve conflicts between goals.

KDC is concerned that the proposed timeframes for preparing, notifying, and deciding on the first Regional Spatial Plans are overly ambitious. The current framework provides only a short period between the release of the first full suite of national policy direction and public notification of the Regional Spatial Plan. This does not allow sufficient time to develop a robust and well-evidenced spatial plan that properly gives effect to the new legislative framework. In addition, the requirement to decide the first Regional Spatial Plan within six months of notification does not provide adequate time for meaningful consideration of submissions or for the operation of an independent hearings process. This is particularly problematic given that Regional Spatial Plans are intended to set the strategic direction for development and public investment for at least the next 30 years.

In the Bay of Plenty, territorial authorities have invested significant time and resources in developing sub-regional plans that reflect local context and agreed growth strategies. KDC believes it is also important that existing sub-regional spatial planning work is appropriately recognised and carried through into the new regional spatial planning framework.

Consideration should be given to providing a credible pathway for exciting plans to inform and be integrated within the Regional Spatial Plan, rather than being shelved. This provides a cost-effective way of implementing new requirements while not losing the local participation, iwi and hapu aspirations, growth areas etc.

KDC also considers that Iwi participation must be embedded within the core governance structures of the new system. Spatial plans are central to delivering national direction and shaping long-term outcomes at the regional and local level. Meaningful Iwi representation in spatial planning processes is therefore essential to the legitimacy and effectiveness of the system, ensuring Iwi interests are considered early, transparently, and collaboratively.

While it is important to have Iwi representation on the governance structure, consultation with Iwi is essential to determine what this may look like. Bay of Plenty has 36 Iwi, which makes true representation challenging at the best of times. It is important to take the time and ensure those at the table have a voice that represent our communities.

## **5. Regulatory Relief**

Regulatory relief mechanisms under the Planning Bill or Natural Environment Bill should be designed to reduce overall system costs, not merely shift costs from applicants to territorial authorities and should be supported by clear funding, resourcing or implementation pathways, otherwise it exposes territorial authorities to unfunded financial and legal risk.

The Resource Management Act enabled the compensation where plan provisions made land incapable of reasonable use and placed an unfair and unreasonable burden on any person who has an interest in the land. The Environment Court could order local authorities to change a provision in a plan or acquire all or part of the property. The new Bills lowers the bar and extends the scope of regulatory relief.

KDC is concerned that the regime will apply retrospectively to existing protections transferred into new plans, requiring substantial analysis, policy development, and implementation work within a very limited transition timeframe. This places considerable strain on territorial authorities' resources at a time of significant system changes. Generally, law should not be made and applied retrospectively as it can undermine the rule of law by making it impossible for the public and local authorities to foresee and plan for how they can comply with the law.

KDC accepts that in some situations, regulatory relief may be justified where regulation results in a genuinely significant impact on the reasonable use of land. However, the proposed framework provides no clear definition of what constitutes a "significant impact" or how it is to be assessed. With such a broad and mandatory approach, the absence of clear definitions, risks undermining regulatory certainty, and discourages appropriate regulation even if required.

Additionally, there is a risk of property owners receiving multiple payments of regulatory relief for the same property under different topics or across different local authorities, even where the impact from constraints is essentially the same. Amendments are recommended to set clear parameters around multiple entitlements and regulate how they are managed between local authorities.

KDC is unsure whether it is appropriate for Crown to implement regulatory relief for functions mandated under the goals of the Planning Bill and Natural Environment Bill, such as protecting indigenous biodiversity, historic heritage, outstanding natural landscapes, and sites of significance to Māori. While Crown may be trying to address concerns of "regulatory overreach", it seems inappropriate that territorial authorities are responsible for funding regulatory relief when actions are dictated under legislation or national direction, particularly in relation to Treaty or cultural matters which is essentially shifting Crown responsibility onto local authorities.

KDC believes it is more appropriate that Crown funds regulatory relief where imposed as a result of legislative requirements. Where Crown is concerned about "regulatory overreach" there are other options to oversee this, such as the current provisions under the Resource Management Act (mentioned above), monitoring through reporting requirements or enabling appeals to the proposed Planning Tribunal.

The regulatory relief framework will impose significant financial and administrative burdens on territorial authorities, without any identified benefit. Rather than encouraging better regulatory decision-making, the regime risks discouraging territorial authorities from regulating at all, simply due to the potential compensation or administrative costs. These risks would be further exacerbated by rates capping and the costs associated with transitioning to the new planning system, undermining the integrity and consistency of the reforms.

KDC recommends that the Crown pause implementation of the regulatory relief regime until further work is undertaken to assess costs, funding implications, and implementation impacts for local government.

## **6. Compliance, Monitoring and Enforcement**

KDC supports the enforcement tools proposed in the Bills (and the latest amendments to the RMA).

KDC acknowledges the resource management reforms are intended to reduce reliance on resource consenting, supported by stronger compliance, monitoring, and enforcement (CME) of land and natural resource use. KDC recognises the need to strengthen compliance, monitoring and enforcement, as effective enforcement is essential to maintaining system integrity, public confidence, and environmental outcomes within a more enabling planning framework.

However, KDC is concerned that an over-reliance on downstream enforcement risks shifting cost, delays, and inefficiency to the end of the regulatory process. Compliance is more effectively addressed early in the process through appropriate planning controls and oversight, rather than after development or non-compliance has occurred, when issues are more complex, costly, and difficult to remediate.

At the same time, other concurrent Crown reforms, including the potential establishment of a new national enforcement agency, create uncertainty regarding long-term accountability, capability, and resourcing. While KDC acknowledges the need for Crown to consider these matters in their entirety, it cautions that changes should be driven by community need and identified deficiencies in the planning system itself, rather than wider structural reform.

Compliance, monitoring and enforcement capacity is best addressed through clear national direction, consistent standards, and adequate funding, rather than by creating additional bureaucracy through adding another agency.

KDC would like Crown to consider the costs imposed on local government through the transitioning to the new planning system, which run alongside the implementation of local water done water, and the proposed rates capping placing increasing pressure on territorial authorities. Without effective resourcing, this could undermine the integrity of the reforms, and no one wants this.

In this context, KDC supports the objective of enabling more activities as permitted. However, the proposal for mandatory registration of all permitted activities without clear thresholds presents a significant implementation and resourcing risk. Without limits on what must be registered, territorial authorities could be required to process large volumes of low-risk activities, creating a substantial administrative burden for both territorial authorities and landowners. This approach risks shifting costs rather than reducing them and undermines the objective of allowing free enjoyment of property rights.

KDC supports registration where it is useful (e.g. management/oversight of cumulative effects), however consideration should be given to limiting the registration requirement and also maintaining permitted activity rules to allow conditions to avoid, remedy, or mitigate adverse effects. KDC seeks amendments to either the Bills or national policy direction to clearly define thresholds for registration, ensuring that only activities with potential cumulative or compliance risk are captured.

## **7. Planning Tribunal**

KDC supports reforms that improve system efficiency and provide timely, proportionate resolution of lower-level planning disputes. In principle, a Planning Tribunal could play a constructive role where it clearly adds value, resolves matters more quickly, and reduces cost and complexity for applicants, territorial authorities, and communities.

However, reform should be grounded in a clear demonstration of need. Existing objection processes under sections 357 and 357A already provide accessible and effective mechanisms for resolving many of the matters proposed to be transferred to the Planning Tribunal. Introducing new institutional processes where current tools are functioning adequately risks duplication rather than improvement.

A core principle for system design is that dispute resolution processes should be simple, informal, and accessible, particularly for community members. Any new tribunal should enable participation without requiring legal representation, minimising costs and procedural barriers, and ensuring that individuals and small organisations can engage meaningfully without instructing lawyers.

If implemented the Planning Tribunal should not become an additional procedural layer that increases formality, delay, or compliance costs. Where tribunal processes mirror court-like procedures, there is a risk that participation becomes more complex and expensive, undermining equitable access and shifting the system away from its intended efficiency benefits.

KDC is also concerned that expanding tribunal-based review of notification decisions risks increasing challenge, uncertainty, and delay. Planning systems function best where decisions are timely and integrated. Separating notification appeals from consent decisions, and introducing statutory waiting periods, risks slowing implementation without clear system benefit.

Access to challenge should be proportionate to the significance of the issue. Lower thresholds for appeal must be balanced against the risk of increased volume, delay, and system congestion. Higher-threshold mechanisms such as judicial review currently ensure that only fundamental disputes proceed, supporting overall system efficiency while avoiding unnecessary legalisation of lower-level matters.

In principle, any dispute resolution reform should demonstrably reduce delay, avoid duplication, maintain a low-cost and low-formality pathway for community participation, and target intervention to genuinely contested or significant issues.

## **8. Implementation and Resourcing**

KDC supports the Crown's objective of transitioning to a more efficient and standardised planning system, including the use of digitisation and national direction to improve consistency across territorial authorities. However, the success of the new system will depend on realistic implementation timeframes, appropriate sequencing, and adequate resourcing. There is a significant risk that overly tight timeframes, combined with funding and capability constraints, will compromise plan quality and create uncertainty for landowners, developers, and communities, undermining the core objective of making it easier to get things done.

A key concern is the timing and sequencing of national policy direction. National policy direction and national standards are intended to guide spatial planning and plan-making, yet significant components, such as standardised zone provisions and specified topics, are not proposed to be released until after regional spatial plans are drafted. These instruments directly enable or constrain land use and development, and their absence during spatial planning will limit territorial authorities' ability to make informed, integrated decisions about growth, infrastructure, and protection. This could result in the risk of misaligned growth decisions and subsequent plan changes, placing additional resourcing pressures on territorial authorities having to revisit and revise plans shortly after completion, rather than delivering durable first-generation plans. KDC seeks changes to ensure national direction is available early enough to meaningfully inform spatial planning, or at minimum that interim guidance is provided to avoid misalignment and early plan changes.

KDC is also concerned that the proposed statutory timeframes for spatial plans and land use and natural environment plans are unrealistic when considered alongside resourcing constraints. Establishing new governance structures, building technical and policy capability, engaging with communities and iwi, developing evidence bases, and running hearing processes all require time and skilled staff. These pressures will be particularly acute for smaller territorial authorities with limited capacity and will be further exacerbated by rates capping and concurrent reform programmes affecting local government.

In addition, the requirement for early auditing of draft spatial plans where bespoke rules or specified topics are proposed, significantly reduces effective plan-development time, without any clear requirement for timely return of audit feedback. This creates uncertainty and risks disincentivising the use of specified topic protections, despite those protections being core goals of the legislation.

KDC notes that the transition to the new system will impose substantial upfront costs on local government, including plan-making, implementation of national instruments, system changes, data development, staff training, and increased litigation risk. While longer-term efficiencies may be realised, these savings cannot be relied upon to fund the transition itself. Without targeted funding and support, there is a risk that implementation quality and system integrity may be compromised.

KDC generally supports the proposed consenting transition arrangements, which provide clarity and continuity during system change. However, the automatic extension of consent durations raises practical and resourcing risks, and maybe better dealt with through a more target approach, balancing administrative efficiency with effective resource management outcomes.

Overall, KDC is concerned that the combined effect of compressed timeframes, unresolved goal conflicts, delayed national direction, and limited resourcing will compromise plan quality and increase long-term costs. Rushed plans are more likely to require early review and correction, creating greater delay and expense than allowing sufficient time and support upfront. KDC therefore seeks extended or phased plan-making timeframes, flexibility where capacity constraints exist, and targeted funding and technical support to ensure the first generation of plans is durable, well-evidenced, and capable of delivering the Crown's intended outcomes.

## **9. Consistency with other Regulation**

While KDC acknowledges the Crown's intent to improve regulatory and planning systems, there is concern that the pace of legislative reform limits effective oversight and engagement. This increases the risk that new legislation may not integrate coherently with existing local government frameworks and other proposed legislative changes (e.g. Emergency Management Bill, Building and Construction (Small Stand-alone Dwellings) Amendment Act), leading to inconsistency, implementation challenges, and misaligned policy outcomes.

## **10. Conclusion**

KDC supports the intent of the Planning Bill and Natural Environment Bill to modernise the resource management system, improve clarity and consistency, and enable development while safeguarding the environment.

The success of the reforms depends on four key matters: robust environmental protection limits, the ability to enable quality urban and rural environments, genuine

partnership and participation (especially early with iwi and hapū), and realistic timeframes with adequate capacity and resourcing. Without careful attention to these matters, there is a real risk that the reforms will shift complexity, cost, and risk onto local government and communities, undermine plan quality, and reduce public confidence in the system.

Targeted amendments are needed to: resolve goal conflicts through national direction, sequence and fund implementation appropriately, retain practical placemaking tools, and avoid shifting unfunded costs and risks to territorial authorities (including through regulatory relief). With these changes, the Bills could provide a durable, workable framework that delivers balanced outcomes for communities, the environment, and the economy.

Nāku noa, nā

Faylene Tunui  
**Mayor**

Morgan Godfery  
**Chief Executive Officer**

**Kawerau District Council**