



WHANGANUI DISTRICT COUNCIL

Te Kaunihera a Rohe o Whanganui

AGENDA

Property and Community Services Committee Meeting 3 November 2020

NOTICE IS HEREBY GIVEN that a Meeting of Property and Community Services Committee will be convened on:

Date: Tuesday, 3 November 2020

Time: 1.00pm

Location: Council Chamber
101 Guyton Street
Whanganui

Kym Fell
Chief Executive

Property and Community Services Committee**Membership**

Cr Helen Craig (Chair), James Barron (Deputy Chair),
Mayor Hamish McDouall, Crs Charlie Anderson, Philippa Baker-Hogan,
Josh Chandulal-Mackay, Brent Crossan, Jenny Duncan, Kate Joblin, Hadleigh Reid,
Alan Taylor, Rob Vinsen, Graeme Young.
Whanganui Rural Community Board Appointee: Sandra Falkner

Terms of Reference

The Property and Community Committee has been delegated the following responsibilities by the Council:

To monitor acquisition or sale or lease of properties owned by the Council or any endowment properties

- To discuss and make recommendations to Council on:
 - Cultural facilities, activity and events
 - Parks, sporting and recreational activities and facilities
 - Customer service related matters

- To monitor the progress and implementation of key strategic projects including:
 - Town Centre Regeneration
 - Castlecliff Rejuvenation
 - Port Revitalisation Project

Items of business not on the agenda which cannot be delayed

Items not on the agenda may be brought before the meeting through a report from either the chief executive or the Chairperson. The meeting must resolve to deal with the item and the Chairperson must explain at the meeting, when it is open to the public, the reason why the item is on the agenda and the reason why the discussion of the item cannot be delayed until a subsequent meeting. Refer to Standing Order 9.11

Note: nothing in this standing order removes the requirement to meet the provisions of Part 6, LGA with regard to consultation and decision-making.

Discussion of minor matters not on the agenda

A meeting may discuss an item that is not on the agenda only if it is a minor matter relating to the general business of the meeting and the Chairperson explains at the beginning of the public part of the meeting that the item will be discussed. However, the meeting may not make a resolution, decision or recommendation about the item, except to refer it to a subsequent meeting for further discussion. Refer to Standing Order 9.12

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1 OPENING PRAYER / KARAKIA

2 APOLOGIES

3 DECLARATIONS OF INTEREST

Elected Members will be provided with the opportunity to declare any disclosable pecuniary or other non-pecuniary interest in any matter to be considered at this meeting, or declare any new conflicts that have arisen since last completing the Elected Members' Interests Register.

4 CONFIRMATION OF MINUTES

4.1 MINUTES OF THE PROPERTY AND COMMUNITY SERVICES COMMITTEE MEETING HELD ON 22 SEPTEMBER 2020

Author: Karyn Turner - Senior Governance Services Officer

Authoriser: Kate Barnes - Senior Democracy Advisor

References: 1. [Property and Community Services Committee Minutes - 22 September 2020](#)  

Significance of decision – In terms of the Significance and Engagement Policy 2018, the recommended decision is not significant.

Recommendation

That the minutes of the Property and Community Services Committee Meeting held on 22 September 2020 are confirmed as a true and correct record.

The Council, at its meeting held 27 October 2020, approved the Committee's recommendation for Item 5.3: Road Stopping – Iwiroa Terrace.

The agenda for this meeting can be viewed at:

<https://www.whanganui.govt.nz/files/assets/public/agendas-amp-minutes/property-and-community-services-committee-22-september-2020-agenda.pdf>



**WHANGANUI
DISTRICT COUNCIL**
Te Kaunihera a Rohe o Whanganui

MINUTES

**Property and Community Services
Committee Meeting
22 September 2020**

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**MINUTES OF THE PROPERTY AND COMMUNITY SERVICES COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBER, 101 GUYTON STREET, WHANGANUI
ON 22 SEPTEMBER 2020 AT 1.00PM**

PRESENT: Cr Helen Craig (Chair), Cr Charlie Anderson, Cr Philippa Baker-Hogan, Cr James Barron, Cr Josh Chandulal-Mackay, Cr Brent Crossan, Deputy Mayor Jenny Duncan, Mayor Hamish McDouall, Cr Hadleigh Reid, Cr Rob Vinsen, Cr Graeme Young, Whanganui Rural Community Board Member Sandra Falkner.

APOLOGIES: Cr Alan Taylor, Cr Kate Joblin (Leave of absence 15 September to 15 December 2020)

IN ATTENDANCE: Kym Fell (Chief Executive), Bryan Nicholson (Chief Operating Officer), Leighton Toy (General Manager Property), Karyn Turner (Senior Governance Services Officer), Kirsty Earle (Governance Services Officer), Gaye Batty (Project Director - Sarjeant Gallery Redevelopment), Greg Anderson (Director Sarjeant Gallery), Wendy Bainbridge (Senior Parks Manager).

1 OPENING PRAYER / KARAKIA

Cr James Barron read the Prayer.

Mayor McDouall and Cr Reid joined the meeting at 1.02pm.

Cr Baker-Hogan joined the meeting at 1.04pm.

2 APOLOGIES

Apology

Committee Resolution PCSC/2020/30

Moved: Cr Helen Craig

Seconded: Deputy Mayor Jenny Duncan

That the Property and Community Services Committee accepts the apology of Cr Alan Taylor and grants leave of absence for this meeting.

CARRIED

Cr Kate Joblin's leave of absence was noted.

Cr Rob Vinsen's apology for lateness was noted.

3 DECLARATIONS OF INTEREST

Item 5.6: Whanganui Heritage Restoration Trust Update – September 2020:

- Cr Craig advised that as she was chair of the Trust, Deputy Chair Cr Barron would assume the Chair for this item.

4 CONFIRMATION OF MINUTES**4.1 MINUTES OF THE PROPERTY AND COMMUNITY SERVICES COMMITTEE MEETING HELD ON 11 AUGUST 2020**

Author: Anna Palamountain - Democracy Advisor

Authoriser: Kate Barnes - Senior Democracy Advisor

Significance of decision – In terms of the Significance and Engagement Policy 2018, the decision is not significant.

Committee Resolution PCSC/2020/31

Moved: Cr Helen Craig

Seconded: Cr Josh Chandulal-Mackay

That the minutes of the Property and Community Services Committee Meeting held on 11 August 2020 are confirmed as a true and correct record.

CARRIED

5 REPORTS TO COMMITTEE**5.1 SARJEANT GALLERY REDEVELOPMENT PROJECT UPDATE - SEPTEMBER 2020**

Author: Gaye Batty - Project Director - Sarjeant Gallery Redevelopment Project

Authoriser: Bryan Nicholson - Chief Operating Officer

Discussion

Gaye Batty (Project Director Sarjeant Gallery Redevelopment Project) presented her update via Zoom. The following additional updates were provided:

- Formal notification had been received from the Provincial Development Unit (PDU) that the \$12M granted had been corrected down to the exact value of the shortfall, \$11.6M. Work had commenced with PDU determining milestones and a new agreement to enable milestone payments to continue.
- Through the value engineering process, a significant opportunity had arisen to potentially move the size of the transformer down from a 750 kVA to 500 kVA.
- Risks and issues: The sandy soil under the gallery dome was a reasonably significant issue. A geotechnical expert has been onsite investigating. Massive steel members have been driven into the ground and this would inform the type of battering work required to be undertaken. Results would be known this week.

In response to a question on OPEX cost of the Sarjeant Gallery when reopened, Bryan Nicholson (Chief Operating Officer) said operational cost was currently being worked on as part of the Long-Term Plan review process.

In response to a question on security issues on-site, the Project Director said there had been a persistent person jumping the fence to fossick for treasures and taonga. Additional security

resources overnight and at weekends had stopped this. There was some video footage of the fossicker and enquiries were continuing.

Committee Resolution PCSC/2020/32

Moved: Cr Helen Craig

Seconded: Deputy Mayor Jenny Duncan

That the Property and Community Services Committee receive the report – Sarjeant Gallery Redevelopment Project Update - September 2020.

CARRIED

5.2 PROPERTY GROUP ACTIVITY REPORT - SEPTEMBER 2020

Author: Jennifer Gaskin - EA to GM Finance, GM Property & Legal Counsel

Graeme Paulger - Senior Property Analyst

Michael Homan - Property Operations Manager

Authoriser: Leighton Toy - General Manager Property

Discussion

Leighton Toy (General Manager Property) noted the following:

- Airport activity busy with aircraft movement numbers at Whanganui Airport now exceeding pre-COVID numbers.
- A new café operator would be opening at the airport on 1 October 2020.
- The Provincial Growth Fund (PGF) application for the parallel taxiway project had been declined. While this was disappointing, work was progressing to potentially modify the scope of the project. From an airport and Ministry of Transport perspective, this was a safety improvement and it may well be that as much as possible of the parallel taxiway will proceed with the current budget.

In reply to a question, the General Manager Property said other than a comment that the fund was over-subscribed, no feedback had been received as to why the PGF application had been declined.

- The Council's energy contracts would expire in August 2021. While rates currently were competitive potentially these would increase. Work was continuing with Smart Power investigating solar power opportunities with possible projects to be included in the Long-Term Plan.
- The new dog pound was due to be handed over to the Animal Control team in November 2020.
- Consultations: Wembley Park proposed ground lease to the Athletic Football Club due to close 25 September 2020. Purchase of land at Blyth Street due to close 30 September 2020.

Senior Parks Manager, Wendy Bainbridge noted the following:

- Soil had been spread and grass sown at the Upokongaro side of the bridge. Landscaping would be undertaken in three stages with the first planting in the next four to six weeks.

Meetings had been held with Iwi and a further catch-up was planned before planting started.

- Vandalism and theft of toilet paper and soap (including dispensers) were regular occurrences in many public toilets. The view of the Parks Department was that it was not worthwhile having the same standard at every public toilet. In terms of service provision, it was doing its best.
- From a parks' perspective, Glyphosate was used sparingly as a spot-targeted spray. The use of Glyphosate on road verges was a matter for the Infrastructure Department's contractors. In reply to a question, the Senior Parks Manager said the Parks Department had tested newer products on the market and while these had been reasonably effective in summer, were non-effective in cooler conditions. These were also costly and twice as much product used. While the responsibility of Infrastructure, an alternative to using Glyphosate on road reserves could be mechanical weed control, paying a contractor to weed. Alternative products were scarce.

In reply to a further question, the Senior Parks Manager said Infrastructure had a list of people who did not want their road verges sprayed with Glyphosate and these requests were adhered to. While unsure if this was widely known, she felt it could perhaps be noted on social media.

Committee Resolution PCSC/2020/33

Moved: Cr Helen Craig

Seconded: Cr James Barron

That the Property and Community Services Committee receive the report – Property Group Activity Report - September 2020.

CARRIED

5.3 ROAD STOPPING - IWIROA TERRACE

Author: Michael Homan - Property Operations Manager

Authoriser: Leighton Toy - General Manager Property

Significance of decision – In terms of the Significance and Engagement Policy 2018, the decision is not significant.

Discussion

Leighton Toy (General Manager Property) said this item sought approval for the procedural process to commence to stop 450m² of unformed legal road not required by Council. An easement along one side of the site would be retained to enable access to Council infrastructure at the back of the property.

Committee Resolution PCSC/2020/34

Moved: Cr Helen Craig

Seconded: Cr Charlie Anderson

The Property and Community Services Committee recommends:

That Council:

- (a) Applies to the Minister of Land Information to stop 450m² of unformed legal road adjoining 4 Iwiroa Terrace pursuant to section 116 of the Public Works Act 1981.
- (b) Delegates to the Chief Executive authority to negotiate the sale of the 450m² of stopped unformed legal road adjoining 4 Iwiroa Terrace to the current owner of 4 Iwiroa Terrace in accordance with section 345 of the Local Government Act 1974.

CARRIED

5.4 ANNUAL PENSIONER HOUSING SATISFACTION SURVEY - FULL RESULTS

Author: Michael Homan - Property Operations Manager
Graeme Paulger - Senior Property Analyst

Authoriser: Leighton Toy - General Manager Property

Discussion

Leighton Toy (General Manager Property) summarised the results of the survey and said substantial detail was included in the results and there had been considerable positive feedback from tenants.

The review of the Pensioner Housing Policy was due for completion in November 2020 and the draft policy available for consultation in March and April 2021.

In reply to questions, the General Manager Property said at this point no specific recommendations were required from this survey. The survey itself would provide the substance for the policy review and feedback from Councillors and the community would provide the Council with recommendations. This was the first time car parking had been identified as an issue at a number of complexes. Process-wise this would be fed into the consultation process. The Property Team would check whether any detail had been included with the dampness comments and if not would visit the tenants.

Cr Chandulal-Mackay said prior to Councillors getting into the substance of the review, it would be useful if an opportunity was provided to visit some of the pensioner housing units. The General Manager Property advised he was happy to facilitate a Councillors' visit.

Committee Resolution PCSC/2020/35

Moved: Cr Helen Craig

Seconded: Cr Josh Chandulal-Mackay

That the Property and Community Services Committee receive the report – Annual Pensioner Housing Satisfaction Survey - Full Results.

CARRIED

5.5 UPOKONGARO WAR MEMORIAL HALL AND PUBLIC TOILET SURVEY - FULL RESULTS

Author: Michael Homan - Property Operations Manager

Authoriser: Leighton Toy - General Manager Property

Discussion

Leighton Toy (General Manager Property) summarised the survey questions and responses received. Good dialogue had occurred with Upokongaro School as they did not have a school hall. 83% of those responding to the survey supported restoration of the Upokongaro Hall.

The matter of a public toilet had brought considerable discussion at the public meeting held at Upokongaro and while the majority of survey responses supported a public toilet, concerns at its location had been expressed at the public meeting. Those who had submitted 'no' to a public toilet were strongly against.

Mayor McDouall said the public meeting had been very positive. The main concern expressed with a public toilet was that it would be a magnet for freedom campers. Business owners had expressed frustration that people came into their premises only to use the toilets, not to purchase.

Kym Fell (Chief Executive) advised the location of a public toilet would be discussed with the community, Iwi and various other stakeholders in the area.

The General Manager Property said the declined Provincial Growth Fund application had been for \$180,000 and this amount was needed for refurbishment. Based on feedback from the community, Council officers would include funding in the Long-Term Plan to undertake refurbishment. This would come to the Council for consideration. Based on feedback there was good support for the building to be saved. An amount of \$150,000 for a public toilet was already included in the budget.

Committee Resolution PCSC/2020/36

Moved: Cr Helen Craig

Seconded: Cr Charlie Anderson

That the Property and Community Services Committee receive the report – Upokongaro War Memorial Hall and Public Toilet Survey - Full Results.

CARRIED

Cr Craig vacated the Chair and Cr Barron assumed the Chair.

5.6 WHANGANUI HERITAGE RESTORATION TRUST UPDATE - SEPTEMBER 2020

Author: Leighton Toy - General Manager Property

Authoriser: Kym Fell - Chief Executive

Discussion

Cr Craig, Chair of the Whanganui Heritage Restoration Trust, presented her report.

Mayor McDouall left the meeting at 2.06pm.

In reply to a questions, Cr Craig said the Whanganui Restoration Trust wanted to start with a relatively modest project and learn from the steps required, such as conservation and engineering plans and funding, engaging with engineers, architects and funding applications. The Native Land Court building was a modest project as opposed to others that may be multi-level buildings. This was the 'training wheels' to learn and understand before moving on and committing to something potentially much bigger. This had been the advice of Dame Anna Crichton, a New Zealand heritage campaigner and historian and the Trust was comfortable with that point of view.

Cr Craig said there was a Heads of Agreement between the Trust and the Council. The Council had loaned the Trust money for all expenses. This was a formal loan agreement. The General Manager Property further clarified that \$175,000 was loaned to complete the purchase and another \$100,000 to enable the Trust to undertake further due diligence.

Cr Craig agreed the purpose of the Trust was to restore significant heritage buildings, possibly on-sell and reinvest the money. The Town Centre Regeneration Strategy included that the Council should do this and setting up a Trust was one of several options in that strategy. The charitable status of a trust enabled it to apply for other funding.

Cr Vinsen joined the meeting at 2.12pm.

Committee Resolution PCSC/2020/37

Moved: Cr Philippa Baker-Hogan

Seconded: Cr Josh Chandulal-Mackay

That the Property and Community Services Committee receive the report – Whanganui Heritage Restoration Trust Update - September 2020.

CARRIED

Mayor McDouall rejoined the meeting at 2.13pm.

5.7 WORK PROGRAMME - PROPERTY AND COMMUNITY SERVICES COMMITTEE - SEPTEMBER 2020

Author: Jennifer Gaskin - EA to GM Finance, GM Property & Legal Counsel

Authoriser: Mike Fermor - Chief Financial Officer

Committee Resolution PCSC/2020/38

Moved: Cr Brent Crossan

Seconded: Cr Josh Chandulal-Mackay

That the Property and Community Services Committee receive the report – Work Programme - Property and Community Services Committee - September 2020.

CARRIED

Property and Community Services Committee Meeting Minutes

22 September 2020

The Meeting closed at 2:14pm

The minutes of this meeting were confirmed at the Property and Community Services Committee Meeting held on 3 November 2020.

.....
CHAIRPERSON

5 REPORTS TO COMMITTEE

5.1 PRESENTATION - WARD OBSERVATORY FUTURE NEEDS

Author: Michael Homan - Property Operations Manager

Authoriser: Leighton Toy - General Manager Property

References: 1. [Ward Observatory Heritage Values and Obligations](#) 

Recommendation

That the Property and Community Services Committee receive the report – Presentation - Ward Observatory Future Needs.

Executive Summary

This report provides background information in relation to an initial investigation into the possible relocation of the Ward Observatory following a request to do so by Councillors.

The report is to be read in conjunction to a presentation by Ross Skilton (President) and Ramon Wright (Committee Member) from the Whanganui Astronomical Society who are speaking to committee today.

Key information

The Ward Observatory located at Cooks Gardens is a Class A Heritage item in terms of the District Plan and is a Category 1 facility on the national list of Heritage NZ. Heritage NZ would need to be consulted as early as possible should Council decide to undertake a full investigation into any potential relocation project.

The relocation of the Observatory is a non-complying activity in terms of the district plan and would require public hearings as well as the requirement to complete a heritage impact assessment.

It would need to be proven that relocation is the only sustainable means of retaining the Ward Observatory and/or that the relocation has a positive effect on the integrity of the facility. The relationship between the landscape and the facility is also an important factor to be considered due to the observatory being a highly visible structure at Cooks Gardens.

Attached is a brief outline of the Ward Observatory Heritage Values and Obligations.

Council Officers have discussed the potential relocation with the President of the Society and a number of issues were highlighted at that meeting:

- a) The Astronomical Society operates an educational observatory rather than a scientific facility. The current location meets that need.
- b) While not an immediate factor the quality of light for astronomical activities at Cooks has been steadily decreasing due to urban growth and development. The Cooks Garden lights, Greyhound Races at the Hatrick Raceway and nearby business growth are all examples of light pollution which is contributing to the problem the Society now faces. The proposed

- upgrade to the Velodrome is of concern to the Society and highlights how urban development is slowly and piece by piece pushing the Society out.
- c) Other alternative locations have been initially explored by the Society with Victoria Park and Bason Reserve providing the best light for astronomical activity.
 - d) Pukenamu Queens Park would provide an immediate alternative however minimal improvement in viewing conditions due to future growth and a lack of control around light pollution.
 - e) The current telescope used is of Heritage value in its own right and has standing of national significance, as such forms part of the overall Heritage protection of the facility. It is an integral part of the attraction of the Ward Observatory and any relocation of the telescope will require the same considerations as the relocation of the buildings themselves.

Taking all in to consideration, it is clear that the Astronomical Society is facing future issues in relation to being able to operate at the current location.

Should Council wish further investigation into the long term “survival” of the Ward Observatory, then the option of a completely new facility located elsewhere should be investigated along with the option of relocating the current facility. Controls being put in place to reduce light pollution and protect the quality of the night sky could also be considered as part of protecting this activity at its current location.

Council Officers will continue to work with the Society regarding the Ward Observatory and if desired by Council report back through the Property and Community Services Committee regarding details of the options available to Council. This will require Officer resource, time and the costing of each option.

Ward Observatory – Heritage Values and obligations as outlined by Scott Flutey, 28.10.2020

- Registered with Heritage New Zealand Pouhere Taonga (HNZPT) as a Category 1 historic place as number 170 on the national list (the List), with specific protections over the telescope and mounting. Category 1 recognition by HNZPT means a historic place has “special or outstanding historical or cultural significance or value”. While entry on the List does not directly create regulatory consequences or specific control over property, local authorities are required to notify HNZPT of building consent applications regarding properties on the List so they can provide advice to the property owner(s).
- It is also listed as number 1 on the District Plan Heritage Inventory, as a Class A item. Class A means “high values at an international or national level... has high integrity or has very significant values in at least one heritage values”.
- With regard to local restrictions on relocation, Chapter 9 of the District Plan (cultural heritage) states “Class A and B items shall not be relocated unless it can be demonstrated that the relocation of the item is the only sustainable means of retaining the item or that the relocation has a positive effect on the integrity of the item or area... ensuring the relationship of the heritage item to its site and locality is retained, preferably in single ownership.” The District Plan places high importance on wider landscapes, and the contribution structures make to the landscape. Relocation of a structure removes the historical context and is not considered a positive outcome in contemporary best heritage practice.
- Consequently, demolition or relocation of any Class A inventory item is a non-complying activity meaning it will generally be publicly notified.
- While the structure was built in 1903, it is situated in an area with evidence of longstanding human activity. Relocation will involve disturbance of ground which was used by humans prior to 1900, bringing in archaeological implications (as defined by the Heritage New Zealand Pouhere Taonga Act 2014, any pre-1900 site of human activity is an archaeological site). A standard archaeological authority must be obtained from HNZPT before the archaeological site is modified or destroyed.

5.2 CUSTOMER EXPERIENCE ACTIVITY REPORT - 1 JULY TO 1 OCTOBER 2020

Author: Marianne Cavanagh - Group Manager - Customer Experience

Authoriser: Kym Fell - Chief Executive

References: Nil

Recommendation

That the Property and Community Services Committee receive the report – Customer Experience Activity Report - 1 July to 1 October 2020.

Executive Summary

The purpose of this report is to provide the Council with an update on the Customer Services, Venue and Events, District Library, Whanganui Regional Museum, Sarjeant Gallery and New Zealand Glassworks that form part of the Customer Experience Group, for the period 1 July 2020 to 1 October 2020.

Key information

1. Customer Services

Customer satisfaction

Customers' satisfaction with their experience at Council continued to be high with 93% of customers rating their experience positively, with 86% of those customers rating it as very positive.

Receipt analysis

During this period there was a total of 7958 payments made online and via the cashiers. Of these, 23% (1869) were made online – the same percentage as last quarter. These were mainly dog registrations in July. Rates payments were the most common payments made via the cashiers. We continue to promote the use of online services, and are currently looking to add new online services such as: Right of Way application; Apply to amend a resource consent; Apply to extend a resource consent; and parking infringement waivers.

Telephone calls

Total phone calls received through contact centre was 14,187.

Customer Request Management

Over 4000 customer requests were processed through the Customer Request Management system in this period.

2. Venue and Events

COVID-19 continued to have an impact on our bookings with some cancellations and postponements over this period. However this also provided opportunity for business to run differently and we had a local Whanganui artist who had wanted to perform during lockdown via livestream – and ended up performing three separate shows over one evening.

Operatunity returned to the War Memorial Centre and was a huge success, and the weekly Church bookings continue in the Concert Chamber.

Sharyn Underwood and her show Mr Sandman occupied the Royal Wanganui Opera House for a week with approximately 1800 people attending the three shows.

Whanganui hosted a rugby game at Cooks Gardens for this season – this was very well run under NZ Rugby Stadium guidelines by Wanganui Rugby and were able to host 400 people, all segregated into numbers of 100.

Cooks Gardens continues to be a popular venue for workshops and seminars. Enquiries and bookings for Opera House and Cooks Gardens continue to pick up heading into Christmas.

3. District Library

COVID-19 continued to have an impact on operations in the first quarter of the year, but the Library is now back to normal operations, including our very popular story-times and Minecraft club, and visitation and issue numbers are getting back to pre-lockdown levels.

New Zealand Libraries Partnership Programme

- On 2 June 2020, then Internal Affairs Minister Tracey Martin announced funding for a New Zealand Libraries Partnership Programme of \$58.8 million over four years. The funding is channelled through the National Library and the bulk of the funding is in years 2020-21 and 2021-22. It includes funding to cover public library subscriptions to National Library services; and funding for positions to provide greater support for library users and help bolster reading and digital literacy. For Whanganui District this means:
 - A total saving over two financial years of \$23,775.16 in subscriptions.
 - Two temporary Librarian positions until 30 June 2022 (Families Outreach Librarian and Learning & Discovery Librarian).
 - The total cost of the posts will be \$226,944. All costs will be met by the Libraries Partnership Programme.

Local Library hubs

- Following Council's resolution at its September meeting, agreements have been signed with Progress Castlecliff and Hakeke Street Community Centre regarding the operation and funding of Rangiora Street Library and Hakeke Street Library respectively, for the remainder of the current financial year.
- A further local library is planned to open in Aramoho at the end of January 2021 in partnership with the Pasifika Vision Forum Trust.

Mobile library van service

- The Mobile Library Van service was formally launched at the Davis Library on Friday 23 October by Mayor Hamish McDouall. *Tahi* and *Rua* began delivering their service across the

district on Tuesday 27 October. The purchase of the vehicles' were partially funded by grants from Four Regions Trust and the Lion Foundation.

- The Mobile Library bus had its last outing to the River Traders Market on Saturday 24 October and will now but offered for sale.



4. Whanganui Regional Museum

Visitation

- Visitation is steady. Public programmes are a strong crowd-puller and education groups bring in great numbers. The Museum has developed programmes and events for the Whanganui Summer Programme and Vintage Weekend in January, and will offer several attractions in the pre-Christmas season.
- Summer visitation is usually high. While overseas visitors will not be present, there is enough evidence to indicate that NZ domestic tourism, and thus Museum visitation, will be quite strong.

Collection

- Archives Research Services are providing access to the archives collection in person, by email and by phone. Research numbers are burgeoning, as is normal for spring and early summer.

- The Museum received a bequest of a Lindauer painting tentatively identified as Haromi Te Ata, a wife of Harawira Te Tātere. A painting of Harawira hangs in the Museum's Lindauer Gallery. Haromi Te Ata will be installed alongside Harawira and unveiled in a welcoming ceremony. The painting will be on display to the public from Sunday 8 November.
- In September, a Researcher-Curator was contracted to work on the Museum's Photograph Project, funded by a Lottery Grants Board grant. The work involves enhancing the security and accessibility of the Museum's nationally significant collection of photographs. While much of the collection has been digitised, the image files are largely uncatalogued. The project will see them properly stored, identified, catalogued and made available on-line.

Exhibitions

- *Teeth, Talons & Taxidermy* opened on 4 July in the Samuel Drew Gallery. This show continues to attract visitors of all ages. The accompanying education and public programmes have been well attended and reviewed.
- A new exhibition *Dressed to Thrill - Fashion & Accessories from the 1870s and the 1970s* opens to the public on 12 November and runs to July 2021. Linked to the concept of taonga, the exhibition covers two decades a hundred years apart and highlights collection treasures to see the differences and the similarities.
- A Whanganui River themed exhibition is scheduled to open in June 2021.

Public programmes

- The Museum's Spring Lecture Series ended on 22 October with Scott Flutey presenting *A brief history of state and council housing in Whanganui*. Other contributors were Āwhina Twomey with *He mana tō te kupu? What's in a name?*; Emma Bugden with *Chronology: the story of 21 Drews Ave* (the old Chronicle building in Drews Avenue); Sandi Black with *Playing by Her Own Rules- a history of divorce and post-marriage rights in NZ*; Keith Beautrais with *The Great Moa Story*; and Lisa and Haimona Reweti with *Pūtiki Marae buildings*. While all presentations were very well received, audience numbers were slightly down on the 2019 programme.
- The Winter Holiday Programme in July offered animal crafting sessions using *Teeth, Talons & Taxidermy* as inspiration. An evening for children, *Where the Wild Things Are - Night at the Museum*, created a completely new demand for out-of-hour experiences for children. Māori programmes included waiata, games, story telling and crafts for Puanga celebrations and learning.
- The Spring Holiday Programme in September offered a wide range of animal-themed craft sessions and introduced three sessions of Chinese story telling with hands-on experiences in learning Chinese calligraphy. Another *Night at the Museum* programme was booked out within days.
- For Whanganui Heritage Month the Museum offered, in conjunction with the Reweti whanau, two tours of St Pauls Memorial Church at Pūtiki with a garden tour and morning tea, two tours of *Ngā Waihonohono* in the Māori Court and two tours of the history galleries titled *A Whanganui Story*.

Education

- This spring, the Museum combined with the Whanganui Learning Centre to offer workshops on photography and clay working.

- The Education & Life-Long Learning Team's (ELLL) spring and early summer programmes are already booked well ahead. He Mahi Maara - the Whanganui Gourd Project is especially popular.
- Because of Covid, the Ministry of Education is asking LEOTC grant holders for a narrative on education achievements and not worrying about target numbers. Despite this, the ELLL Team will still meet its targets comfortably.
- The ELLL Team took part in an Environmental Education Expo in Whanganui, promoting the Whanganui Gourd Project. A good number of teachers, educators and school students from around Whanganui attended.

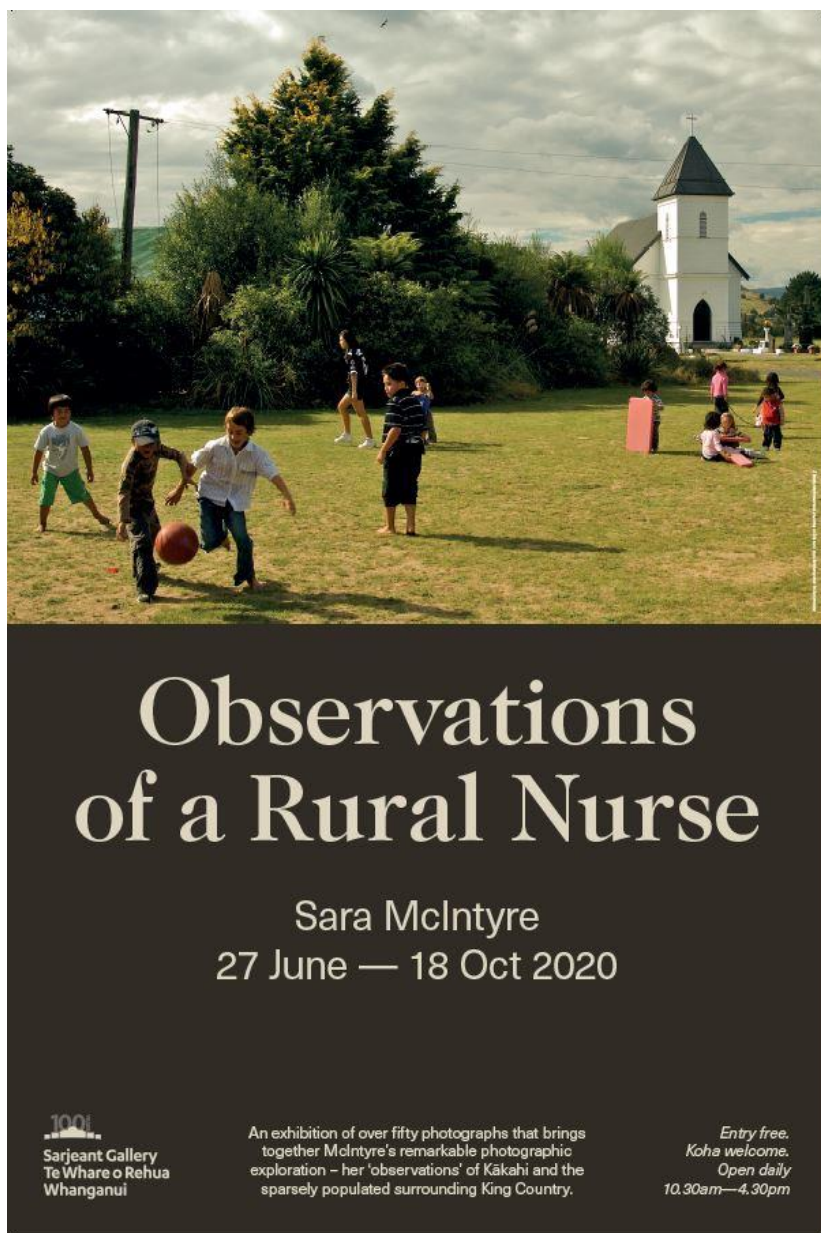
5. Sarjeant Gallery Te Whare o Rehua Whanganui

The period 1 July 2020 to 1 October 2020 saw 10,661 users of the Gallery. This comprised:

- International visitors: 112
- National visitors: 2,639
- Local visitors: 2,320
- i-SITE Gallery visitors: 641
- Website: 4,949

Brief highlights for this period include:

- From the Shop: Business in the shop have been steady with sales slightly exceeding income targets. Sara McIntyre's book *Observations of a Rural Nurse* which accompanies the exhibition of the same name, was greatly received selling out throughout New Zealand. The Gallery sold 81 copies during her exhibition.

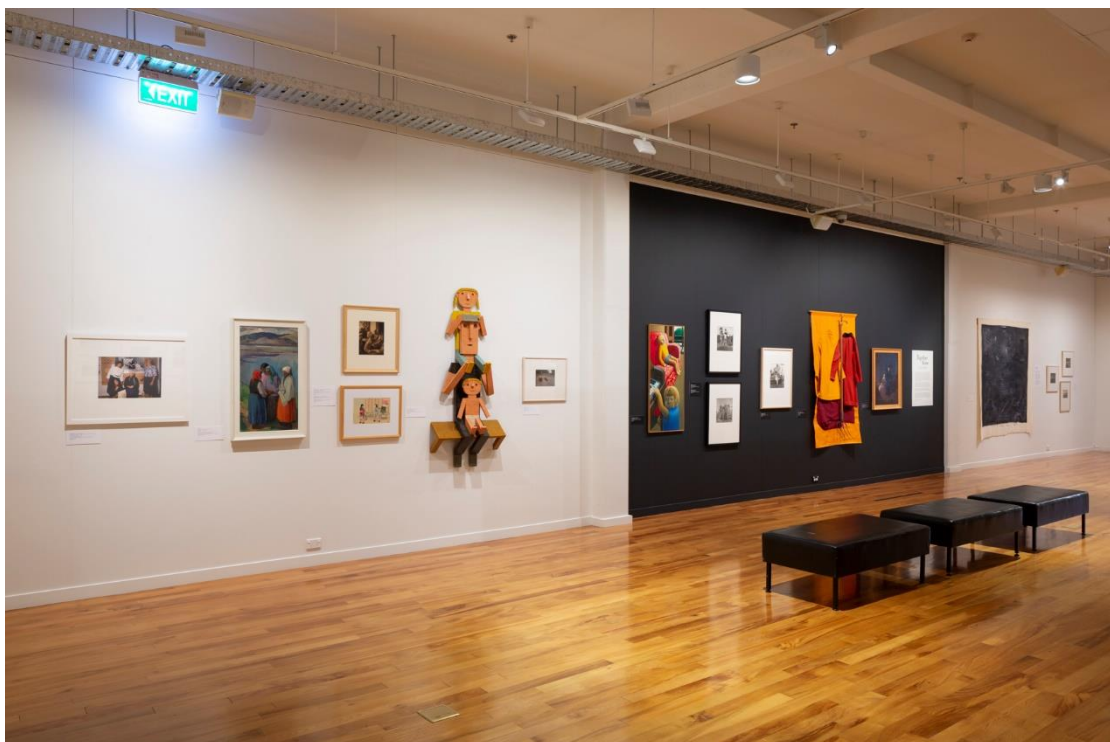


Sara McIntyre - Observations of a Rural Nurse

- Exhibitions: Over the last four months the gallery has hosted five exhibitions, with three having begun during the last reporting period: What it is not: Abstract works from the Sarjeant Collection which ended on 2 August; Together Alone – featuring works from the collection that explored human connections in a post-lockdown world and was co-curated by Jennifer Taylor Moore and Greg Donson ending on 8 November and Lighting the Fire – featuring ceramic works from the collection by Whanganui potters and was co-curated by Jennifer Taylor Moore, Greg Donson and Raewyne Johnson. Due to being in Level 2 the Gallery was unable to have the iSite space open so therefore decided to extend the season of this show from 4 October until 22 November.



Lighting the Fire, Whanganui Potters from the Sarjeant Collection



Together Alone - works from the collection exploring human connections in a post-lockdown world

- The other major show for our Winter season was a suite of over 50 photographs by Sara McIntyre, titled *Observations of a Rural Nurse*, the images are her observations of Kakahi and the sparsely populated King Country. The exhibition was developed as a companion to a book of the same name that has been published by Massey University Press. The exhibition opened on 27 June and had its official opening as part of the Winter season on

Friday 10 July with 146 people attending and the talk the next morning attracting 88 people. The response to this exhibition and sales of the book have exceeded expectations. This exhibition ends on Sunday 18 October.

- Our final new exhibition in this reporting period is titled *Eigenleben* by Whanganui-artist Andrea du Chatenier. Featuring adventurous new ceramic works that push the boundaries of the medium. The exhibition has been very well received and articles have been commissioned by Art NZ, Art News, Ceramics NZ magazine as well as a Q&A in Artzone. The exhibition opened just as we were about to go down into Level 2 but due to physical distancing requirements we decided to postpone the opening and artist talk that was scheduled until 17 October.



Andrea du Chatenier – Eigenleben

- Also of note is the exhibition *Common Ground* by Australian-based but Whanganui-born artist Wendy Fairclough that opened at its third touring venue – Pataka Art+Museum in Porirua (having already been shown at the Suter Art Gallery in Nelson and Objectspace in Auckland) the exhibition was part of their opening suite of shows after coming out of lockdown and will be on view until 8 November in Porirua.
- As this report is submitted we will be moving to our next round of changeovers, the final and third season of shows for the year and these will take us through till February and March of 2021
- **Tylee residency:** Matthew McIntyre Wilson who was scheduled to begin his four-month residency in March arrived at Tylee Cottage on 27 May and was in residence until 20 September. Our next resident is Whanganui-born photographer Anne Noble who has returned to Tylee Cottage after completing a residency at Tylee in the early 1990s. Anne will be in residence until February 2021
- **Education:** Our education programme was effectively put into hibernation for the duration of lockdown and even when children returned to school at Level 2 schools were not in a position to be able to bring children to the gallery, this meant that both Terms 1 and 2 had very low numbers. Term 3 due to being in Level 2 again also meant that numbers have been limited due to the difficulty of being able to maintain physical distancing. In July we

had 172 children participate in Education programmes, In August – 153 and September – 86, these numbers also include children participating in a painting workshops to produce works to form a collaborative artwork that will be installed on the site fence at Pukenuamu Queen's Park.

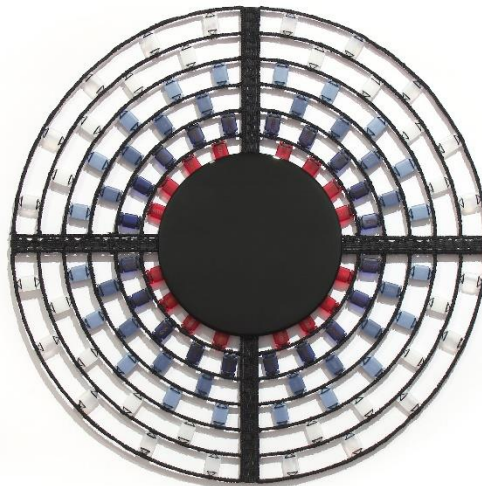
- **By the numbers:** No talks were held during August and September as all events were cancelled, but prior to the return to Level 2 we held two talks in July that were attended by 100 people. Openings = 1 (10 July), attended by 146 people.
- **Key publicity and events:** This period was marked by further disruptions due to COVID 19 level changes which effects our events schedule (events are only possible in L1) and also effects our customer facing website. When Whanganui moved to Level 1 on 21 September we worked quickly to reinstate our events schedule of public programme and Heritage Month talks, events and openings.
- The Gallery sent six e-Newsletters during this period to inform our Friend and supporters of what was happening at the gallery and with the redevelopment: 1) Sara McIntyre book launch and opening July 2020 (9/04/2020); 2) Andrea du Chatenier's Eigenleben opening is postponed until further notice (12/08/2020); Invitation: See inside the Sarjeant Gallery (24/08/2020); Redevelopment Update AUGUST 2020 (26/08/2020); Friends of the Sarjeant AGM (22/10/2020)
- Four flyers advertising exhibitions, events, concerts and talks were distributed by volunteers around Whanganui; and 900 copies of the Sarjeant Quarterly #77 were published and distributed with the Whanganui Heritage Month brochures and an event flyer for Sept and Oct.
- **Collections:** Work has continued on cataloguing the Edith Collier Trust archives and entering their data onto Vernon CMS. So far 154 have been catalogued onto paper worksheets and 140 have been entered onto Vernon CMS as well as being made available in our online collection on the website.
- Since the last report staff have responded to 17 enquiries about the collection. Some of these enquiries required detailed research by the curatorial team as well as photography or digitising of Gallery records.
- Andrew Paterson a recent history graduate keen to gain work experience for a career working in museums, completed the short term project to catalogue the Gordon Brown library which has been gifted to the Gallery. The project was funded through a Work & Income subsidy for a period of 4 weeks, 30 hours per week. The project ran from 20 July 2020 – 14 August 2020 and was overseen by librarians Sonny Tamihana and Amy Dellow.
- The Gallery has begun work and planning for an exhibition about Edith Collier when the Sarjeant reopens at Pukenuamu Queen's Park and we have confirmed the art historian/curator Jill Trevelyan to work on this and the book on Edith; We have received a quote from the publisher Massey University Press for publication of the new Edith Collier book. We met with the Edith Collier Trust sub-committee and they have approved the quote. We are now in continued discussions with the publisher to refine the details of the proposal.

6. New Zealand Glassworks

- New Zealand Glassworks has been steadily getting busier post COVID. Use of the facility by professional users is starting to improve again with the end of the year looking to be fully booked.
- The NZG residency has been delayed until June 2021 due to COVID-19 and the artist being based in Auckland for the second lockdown. Creative NZ has granted a 12-month extension. The exhibition of the processes and work will now be scheduled for August to October 2021.
- Pricing for the new furnace is underway – final pricing will be completed by the end of October 2020. Further investigation into sourcing a furnace which is energy efficient, easy to use - including remote connectivity and reducing fuel consumption with use of a recuperator. NZG is aiming to install a furnace early 2021 which will have a cost saving of at least 35% use of gas. Saving the facility an estimated \$12,000 per year combined with the new glory holes.
- Two new glory holes have been ordered and will be completed and installed by the end of this year. The new glory holes will improve gas usage and overall efficiency by at least 35%. There will be new air blowers for both which will reduce power consumption and noise pollution levels for the facility.
- UCOL started back use of NZG in August. There are five students – three returning from previous years and two new students. They will be using the facility one day per week until November.
- Art Glass 20 was opened on the 10th of September. There was no official opening due to COVID. Art Glass 20 is the inaugural exhibition highlighting selected artists who are exploring the possibilities of glass, experimenting in the chemistry creatively and responding to the complexity of what glass is and what it can do. The artworks showcase the diversity of the artists, ranging from technically masterful vessels to contemporary explorations.
Artists include: Dominic Burrell, Emma Camden, Evelyn Dunstan, Crystal Chain Gang, Te Rongo Kirkwood, David Murray, Philip Stokes, Kathryn Wightman, Ben Young.



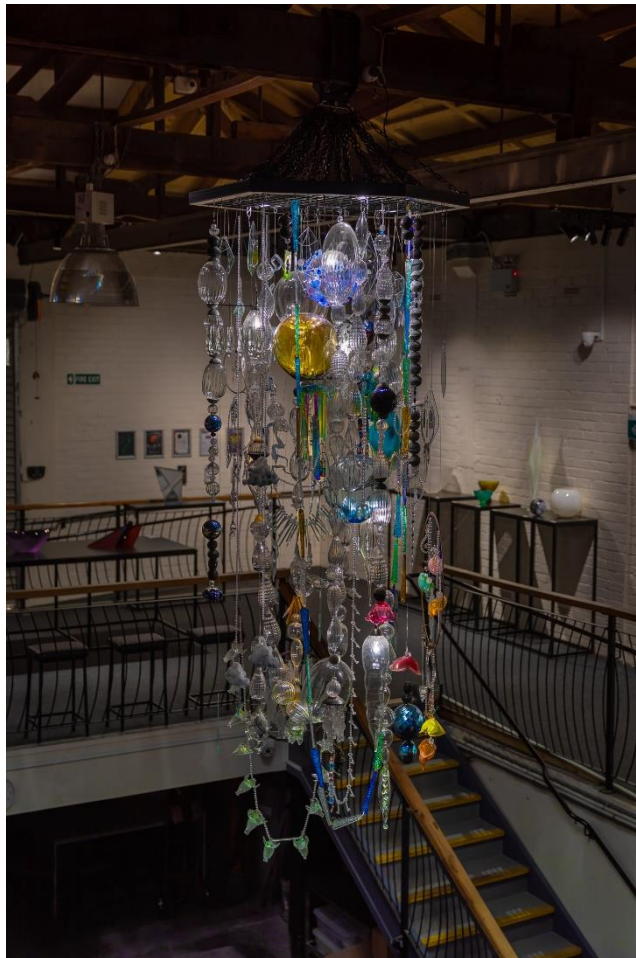
Te Rongo Kirkwood: Ascension



Te Rongo Kirkwood: Black Sun



Ben Young: Wilderness



The CoLab Chandelier

- The NZG 4th birthday celebration was cancelled in September due to COVID-19.
- Gallery sales continue to grow with September being one of NZG's bestselling months to date. Gallery sales have improved by 71% from the same period last year.

7. Community Arts

The community arts activities continued with great momentum, a highlight for the period included delivering community arts, including administering and distributing arts funding. During this period additional promotion of arts funding by Whanganui & Partners has been beneficial in boosting both applicant numbers and diversity.

Creative Communities Scheme

Two arts funding Drop-In sessions were held on 3 and 5 September for the most recent Creative Communities funding round. Targeted promotion was also done to increase the diversity of applicants, increase access and build capability in application writing. Grant funding of \$24k was allocated by Creative New Zealand, applications closed on 1 October. The fund received 17 applications (compared to 12 applicants in the last round) with a mix spanning music, theatre, dance, visual art and cultural customary arts. Applications are assessed on 16 October. A new literary representative Carmel Hurdle, has been nominated to the Creative Communities Assessment Panel.

Public Art Steering Group and Public Art Fund

The current funding round will close on 9 November, with \$30k set aside for this financial year. In addition, local glass artist Claire Bell was supported to successfully apply for funding from the Eleanor Burgess Trust for her second bus shelter project on Taupō Quay. Work began in late October and is scheduled to finish in mid-March 2021.





The *Pura McGregor Waka Maumahara* was recently opened by the Virginia Lake Trust. The Trust was a successful applicant for the 2019/20 Public Art Fund (PAF) round. The PAF supported the Trust to commission local artist, Cecelia Kumeroa, to design the Corten steel structure with patterns based from Poutama whareniui.



Two new members were appointed for the Public Art Steering Panel. Sacha Keating will act as both a Tupoho representative and creative, and sculptor Glen Hayward is the new Community Advocate.

Public Art Maintenance

The Public Art Steering Group has endorsed the reinstatement of a significant memorial sculpture by one of Whanganui's only artists in Māori modernism; Matt Pine. With the help of the Council Facilities Team, work has been done to assess the approximate cost of work to be done. The maintenance will be funded through the Council's Community Arts Budget.

Council Chamber Stained Glass Windows

The Taylor-Watt window, sponsored by Councillor Alan Taylor, was opened on 3 October as part of Whanganui Heritage Month. Two free public tours were organised to celebrate the new addition, guided by Diana Doyle. There were 42 attendees across both tours. The Women's

Suffragette Window, sponsored by the National Council of Women Whanganui, was anticipated to launch in November. However, work has been delayed and the launch date has been pushed back, aptly to International Women’s Day on 8 March 2021.



5.3 REGULATORY & PLANNING ACTIVITY REPORT - 1 JULY TO 30 SEPTEMBER 2020

Author: Hamish Lampp - Group Manager - Regulatory & Planning
 Mareva Crowley - Administrative Assistant – Compliance & Building

Authoriser: Kym Fell - Chief Executive

References: Nil

Recommendation

That the Property and Community Services Committee receive the report – Regulatory & Planning Activity Report - 1 July to 30 September 2020.

Executive Summary

The consenting data in the period indicates there has been no reduction in development activity in the district as a result of COVID. Activity is greater in this period than for the same period last year. Development activity therefore continues to trend upward.

Building Activity

BUILDING CONSENT ACTIVITY	2020	2019
Number of building consents issued (including Clause 2 exemptions)	292	259
Processed within statutory timeframe	93.9%	100%
Average issue days	<20 = 10.24 days >20 = 36.8 days	8.61 days
Value of building consents	\$34,684,683.04	\$21,464,193.32
Revenue received	\$392,405.22	\$293,553.44
Code Compliance Certificates issued	248	189
Code Compliance Certificates (CCC) processed in less than 20 days	99.6%	100%
New dwellings	46	31
LIMs	138	110

Planning Activity

RESOURCE CONSENT ACTIVITY	2020	2019
Applications returned (s88) - all	0	0
Resource consents issued – subdivision	21	33
Resource consent issued – land use	35	47
Time extension (s37) – subdivision	2	2
Time extension (s37) – land	1	6
Issue days – subdivision	10.4	14
Issue days – land use	10	11.4
Processed within statutory timeframe	100%	100%
Notified resource consent	0	0
Customer surveys completed	1	3

Planning Staff

Four planning appointments (two in Policy and two in Consenting) have been made in the period, meaning the Planning team will be fully resourced by the end of November 2020.

Planning Policy

- **Industrial Zone Review** – the penultimate stage in the District Plan rolling review, draft provisions are being finalised with anticipated public notification scheduled in the first half of 2021.
- **Outer Castlecliff Rezoning** – this plan change (PC58) is awaiting the receipt of a Cultural Impact Assessment being prepared on behalf of Nga Rauru. Cultural reporting will then inform how the plan change advances.
- **Residential Growth Plan** – work will commence on this strategic project in the new year with the commissioning of consultants to undertake a residential demand and supply analysis. The last growth analysis was undertaken in 2015. The growth plan will inform where, how and what rate our city will develop over the next 50 years.
- **Heritage Strategy** – work on this is well underway with a draft document in process. The first of its kind for the district, the Strategy will prioritise heritage actions and support Council's ongoing work with local heritage. A community survey on heritage matters is now live. The survey is open to all residents and closes at the end of November. A workshop with Councillors on the Heritage Strategy is being planned, prior to the draft document being presented to Council and then the public in February-March 2021.
- **Heritage Planners Forum** – Council hosted the annual national event on 15-16 October 2020. Fifty local government attendees came from as far as Invercargill and Auckland, with some presenting and participating remotely via Zoom. Government representatives from Heritage

New Zealand Pouhere Taonga, Waka Kotahi NZTA, the Ministry for Culture and Heritage (MCH), and the Department of Conservation attended and/or presented.

- **Successful Multiple Buildings Heritage Equip Funding** – Council’s Heritage Advisor facilitated a successful seismic funding application to the Ministry for Culture and Heritage on behalf of local building owners. \$388,733 was granted to ten buildings: 3-7 Victoria Avenue (former Phoenix Buildings, now Thai Villa); 13 Victoria Avenue (former Waters Buildings, now La Quattro); 23-25 Victoria Avenue (former HI Jones, now Spice Guru and Harcourts); 51 Victoria Avenue (1902 Post and Telegraph Office, now Orange Cafe); 179 Victoria Avenue (former Hughes, Allomes and Tarrant Building); 30 Drews Avenue (1900 Cosmopolitan Club, now Victoria House); 42-44 Drews Avenue (Stevenson's Building); 40 Drews Avenue (former Treadwell and McBeth building); and 7 Rutland Street (Wanganui County Council). The majority of the buildings were not eligible in their own right, so having Council compile the application opened a pathway for owners to obtain critical funding assistance.
- **Outstanding Natural Landscape Overlay** – Iwi engagement is continuing to help inform how this plan change may advance.
- **EPlan** – is being finalised and expected to be live in November 2020.

Town Centre Regeneration

- **Whanganui Walls** – Organising is continuing; festival dates are confirmed 15 – 21 March 2021.
- **NZTA Funded Innovating Streets Projects:**
 - **Drews Avenue (\$385k funded)** – A project manager has been confirmed and a RFP process has commenced for a designer. The designer will be tasked with creating a concept based on the community’s feedback from recent workshops. The aim is to complete the work in time for Whanganui Walls in mid-March.
 - **Lower Victoria Avenue (\$400k funded)** – this project is following a co-design process with the adjacent stakeholders with the aim to provide more outdoor space for customers. Social distancing requirements have impacted these businesses greatly and this project will help bring more customers to the area by creating comfortable spaces for them to spend time. Both projects will utilise tactical urbanism tools such as road way and pavement art, semi-permanent seating structures, plants and planter boxes, lighting, interactive artworks, community connection tools. The aim is to complete the work by July 2020.
- **Tram Shed Screen** – a visual screen adjacent to the recently constructed public ablutions block on the northern side of the Tram Shed is in-train. The fence, incorporating redundant electrical insulators picking up on the electric tram theme, will screen the northern side yard of the Tram Shed from public view and generally enhance this part of the Taupo Quay streetscape. It will also enhance the setting of the Saturday Market and Taupo Quay bus stop. Construction is scheduled for January 2021.
- **Maria Pop Up** – a mobile food business for the upcoming summer is currently being sourced. A large mural is proposed for the rear wall that has been recently painted by the owner. Options are being explored as to how this space can be utilised as part of the Masters Games given its mid-point location between Cooks Gardens and Memorial Hall Forecourt.

- **Walking Tour App** – Experiential app developers from Wellington project have been engaged. Conversations are continuing in order to choose the preferred provider. A project process and team is still coming together.

Compliance Activity

COMPLIANCE ACTIVITY	2020	2019
Food Licences issued	91	98
Alcohol Licences issued	58	13
Health Licences issued	43	8
Actioned CRM Requests (Animal Mgt)	2043 (1437)	1842 (1441)
Registered dogs (active dogs)	7250 (8056)	7191 (7854)
Dog impounds	222	131
Meter Revenue	\$129,038.00	\$166,491.00
Infringement revenue	\$44,852.00	\$76,086.00
Abandoned vehicles	8	-
Premises inspections	154	75
Water sampling	191	218
Infringements (Parking)	2698 (2672)	(3453)
Prosecutions	4 (dog control)	0

Compliance Activity Table Notes:

- Infringements are relatively low due to a temporary Covid19 exemption for expired vehicle registration and warrant of fitness (WOF). Infringements were unable to be issued to vehicles with expired registration and WOF between 1 January 2020 and 10 October 2020.
- Infringement revenue significantly less due to registration and WOF exemption. Both infringement offences are \$200 each compared to \$12 for parking on expired meter.
- **Animal Pound** – The new Animal Pound at Airport Road is expected to be fully operational in December 2020. Process development and general preparation for the move has been the priority this period.
- **Staffing** – The Animal Control Team has been impacted with a number of absences due to illness and injury during the period. A casual officer and the Team Leader have managed to maintain service levels.
- **Freedom Camping Ambassador** – MBIE funding has been secured for a fixed term Freedom Camping Ambassador for the 20/21 summer. This year's funding has been increased for additional weekly coverage and initiatives. The Ambassador work will inform the preparation of the draft Freedom Camping bylaw.

- **Education/Proactive Work** – Officers continue to focus on proactive activities to reduce or prevent non-compliance. Examples include:
 - Proactive patrolling of Animal Control Officers in areas during rubbish collection. Uplifting any wandering dogs in this area prevents nuisance.
 - Proactive visits of properties with classified dogs to ensure compliance.
 - Proactive inspections of licensed premises to ensure compliance.
 - Education to owners of barking and wandering dogs on how to prevent further offending.

- **Parking:**
 - The collection of meter revenue from the parking meters is now out-sourced to ACM Security. This addresses a serious health and safety issue associated with staff previously collecting the coins themselves.
 - Infrastructure is in the process of arranging a vehicle movement survey in lower Victoria Avenue and Drews Avenue to inform the NZTA funded Activating Street projects. The results will inform decision making in respect to the timing of the review of the Parking Management Plan 2017, which is due for review in 2022.
 - Meter faults are increasing due to the age of the meters and parts are becoming obsolete. A full business case has been prepared for their replacement which is planned for this financial year. It is intended the meters will be replaced with more up to date technology which includes multiple payment options.

- **Alcohol Licensing:**
 - One renewal application (446 Victoria Avenue – Blackbull Liquor) was approved by the District Licensing Committee by way of hearing. The decision has been appealed to the Alcohol Regulatory Licensing Authority by submitters.
 - An application (Kingsgate Hotel) has been received for an off licence in contravention of the Local Alcohol Policy 2019 as it will result in an exceedance of the district-wide 13 premises cap. The application has been opposed by the Chief Alcohol Licensing Inspector, Police and the Medical Officer of Health, and received two objections. A hearing date is being finalised.

5.4 TE PUWAHA (WHANGANUI PORT REVITALISATION PROJECT) UPDATE - NOVEMBER 2020

Author: Rosemary Fletcher - Projects Director

Authoriser: Leighton Toy - General Manager Property

References:

1. [Te Puwaha Project Overview](#)  
2. [Rehomed Historic Items from Whanganui Port](#)  

Recommendation

That the Property and Community Services Committee receive the report – Te Puwaha (Whanganui Port Revitalisation Project) Update - November 2020.

Executive Summary

The purpose of this report is to provide a progress report to the Property and Community Services Committee regarding Te Puwaha.

Key information

Project Overview at Reference 1.

Special Purpose Vehicle

Rob Goldsbury will provide a verbal update on progress with the formation of the Special Purpose Vehicle.

Summary of Progress from August to October 2020

Structure

The iwi governance group Te Mata Puau is being formed to undertake co-decide, co-design process with funded partners. It is hoped that this group will be an active partner to consider all works to enable programme to be achieved.

Works

Whanganui District Council has progressed the Tranche One works having completed the following:

Task – Tranche 1 – October 2020	% Complete	Comment
507 Heads Road	100%	Vacant possession to Q-West
Old Harbour Masters Building vacated	100%	Completed – ready for site office setup for construction
Waitahinga Quarry – Consent Preparation	95%	Iwi consideration required
Waitahinga Quarry EOI – commercial operator	25%	To go to market when consultation completed and consent application lodged
#3 Wharf repair design	75%	Co-design yet to commence with iwi
Deconstruct Red Shed	100%	Completed and wood salvaged The viable wood from the large trusses has been salvaged and safely stored ready for reuse at the port in the rebuild and for other artist projects.

Remove weigh station and replace in Port Operations area	100%	Completed
Construct Security Port Operations	100%	Completed
Port Office roof replacement	100%	Completed
Port Office painting	100%	Completed
Site 1 Drainage	50%	Awarded and scheduled
Consent Preparation – WDC applications	15%	Planning Services tender in the market

Additional tasks completed during this period

- All historic equipment rehomed at the Whanganui Museum.
- All miscellaneous equipment etc. removed from number 2 and 3 wharves ready for construction to commence.
- All tenancies of number 2 and 3 wharves relocated away from the construction area (16 total).
- Council retained Eastern end of the Victory Shed completely vacated
- First of the salvaged timber from the Red Shed rehomed to Ellen Young for use in Tram Shed/Market fence design.
- Vessel hoist specification confirmed by Q-West to aid Council hardstand design
- Coastal Bulk Shipping warehousing identified and vacated ready for fit out to store dolomite.
- Budget nearing completion requiring input from the co-design process.
- Shared PCBU Sine application purchased and operating (electronic sign in application for construction areas).
- Project Plan approved by MBIE.

Next Stage

- Prepare contracts to market for building two wharves and hardstand.
- Complete consenting documents

Health, Safety and Wellbeing

A project Health, Safety and Wellbeing framework is being implemented. There are no incidents to report and risk is being monitored and reported regularly.

Risks

Programme delivery – co-design engagement with iwi has not progressed – cost and contractor availability will be impacted as other large infrastructure projects commence nationwide.

Communications – Communications Plan developed but remains unapproved

Project Overview

Te Puwaha is a collaborative effort involving Whanganui iwi and four PGF applicants; Whanganui District Council (Council), Horizons Regional Council (Horizons), Q-West Boat Builders (Q-West) and Whanganui District Employment Training Trust (Te Ara Mahi).

The total investment in Te Puwaha is over \$50 million. This investment includes \$26.75 million from the Provincial Growth Fund, with the remaining costs and resources the responsibility of Whanganui District Council, Horizons Regional Council, Q-West Boat Builders and the Whanganui District Employment Training Trust.

Te Puwaha Governance

The Te Puwaha governance group consists of:

- Gerrard Albert (Chair of Nga Tangata Tiaki o Whanganui)
- Rachel Keedwell (Chair of Horizons Regional Council)
- Ken Mair (Chair of Whanganui Land Settlement Negotiation Trust)
- Hamish McDouall (Mayor of Whanganui)
- Jock Lee (community representative Castlecliff)
- Kahureremoa Aki (community representative Kaiwhaiki).

Te Puwaha Steering Group

- CE Whanganui District Council
- CE Horizons Regional Council
- CE Nga Tangata Tiaki o Whanganui
- (Non-voting - Provincial Development Unit representative – Ms Catriona McKay)

Objectives

- Te Puwaha will secure the Whanganui Port as a community asset for the next 50 years and beyond, saving 125 existing jobs in the marine, engineering and coastal freight sectors in the short term.
- The project will improve the aesthetic appearance of the area, making it attractive to current and new users.
- It will create a platform for attracting further investment and new businesses into the Port, stimulating ongoing local economic development.
- It will provide specialist retraining and upskilling for all port activities and users through the Port Employment Precinct programme.

- Te Puwaha will create environmentally responsible vessel servicing and maintenance operations.
- The port's heritage and authenticity will be valued. Wherever possible, materials from structures within the port precinct will be repurposed and restored.

Scope of Works

The overall Te Puwaha scope of works, delivered in accordance with the Tupua te Kawa values, under an interdependent combined programme by the four successful PGF applicant partners will result in the successful delivery of the following physical works and training outcomes:

[Council - Port Infrastructure](#); upgrading two wharves, develop marine infrastructure and improve dredging capabilities. This will enhance the marine industry. Also the Council will enable the commercial operation Waitahinga Quarry.

[Horizons – Lower River Infrastructure](#); repair the moles and other river training structures that control the alignment of the lower Whanganui River. This will protect nearby developments and critical city infrastructure from flooding, and provide marine access from the sea to the port.

[Q-West - Boat Builders](#); a revamp for Q-West boat builders will establish a purpose-built facility and 300 tonne vessel hoist for new builds, repairs, and maintenance services within the Port, while employing 30 staff and creating an estimated 80 additional jobs with neighbouring businesses.

[Te Ara Mahi – The Port Employment Precinct](#); will connect local people with jobs created by the port development and facilitate on-the-job and classroom-based training.

Future Employment

The total number of people employed within the project during the initial 3 years (directly and through contractors) will exceed 250 (mainly new) jobs due to the size and nature of the works. The Marine Precinct, Coastal Shipping, Fisheries and direct support businesses will generate more than 500 new jobs by year ten.

Funding

The Whanganui District Council's application for matched funding from the Provisional Growth Fund was successful with the announcement being made on 2 July 2020. The 3 other

interdependent applications made by Horizons Regional Council, Q-West and Te Ari Mahi were also successful.

Te Puwaha

Project Owner	Project	Owner funding	PGF funding	PGF funding type
Whanganui District Council	Port infrastructure	\$12.3M	\$12.5M	Equity shareholding
Horizons Regional Council	North and South moles	\$7.5M	\$7.5M	Grant
Q-West	Marine precinct	\$5.25M	\$5.25M	Loan
Te Ara Mahi (WDETT)	Training		\$1.5M	Grant

The PGF funding for the Whanganui District Council port infrastructure works will be provided by way of an equity shareholding, whereby the Crown will acquire an interest in the a Special Purpose Vehicle (SPV). Council will create the SPV which will be a Council Controlled Organisation.

Whanganui Port Revitalisation Project – Items of Historic Interest

Machinery

Item	Current Location	Image	Notes
Depth Sounding Gear			Historic Machinery – Depth Sounding Gear 1.jpg 8/9/20 delivered to Trish Nugent-Lyne at Whanganui Regional Museum
Depth Sounding Gear			Historic Machinery – Depth Sounding Gear 2.jpg 8/9/20 delivered to Trish Nugent-Lyne at Whanganui Regional Museum
Depth Sounding Gear			Historic Machinery – Depth Sounding Gear 3.jpg 8/9/20 delivered to Trish Nugent-Lyne at Whanganui Regional Museum
Radio			Historic Machinery – Radio.jpg 8/9/20 delivered to Trish Nugent-Lyne at Whanganui Regional Museum

Hubble: WPRP – Phase 2/Port Works – Historic Interest Items

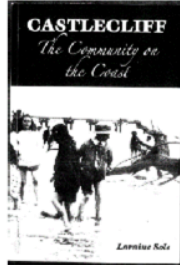
Whanganui Port Revitalisation Project – Items of Historic Interest

<p>Te Anau Navigation Light</p>			<p>Historic Machinery – Te Anau Nav Light.jpg 9/20 delivered to Trish Nugent-Lyne at Whanganui Regional Museum</p>
<p>Te Anau Navigation Light</p>			<p>Historic Machinery – Te Anau Nav Light 2.jpg 9/20 delivered to Trish Nugent-Lyne at Whanganui Regional Museum</p>

Hubble: WPRP – Phase 2/Port Works – Historic Interest Items

Whanganui Port Revitalisation Project – Items of Historic Interest

Buildings

Item	Current Location	Image	Notes
Red Shed Book: Castlecliff The community on the coast – Laraine Sole	Archives Library		
Harbour Master's Office			
Victory Shed			
Silo Buildings - Silos			Scanned plans saved into 'WPRP – Phase 2/Port buildings, Leases, Titles'
Silo Buildings – Cement Bagging Building			

Hubble: WPRP – Phase 2/Port Works – Historic Interest Items

Whanganui Port Revitalisation Project – Items of Historic Interest



Thu 9/07/2020 8:42 AM

Simon Bloor

RE: Historic Interest Items

To Debbie Anderson; Rachel Haapu; Scott Flutey

Cc Leighton Toy; Rosemary Fletcher; Michelle Bisset; Phil McBride; Sandy Nepia

i You replied to this message on 9/07/2020 8:44 AM.

Message LocalGovtSchedule.pdf (56 KB)

Action Items

However, I would suggest that the following organisations are approached to ascertain if they are interested in this equipment;

Whanganui Regional Museum (Acting Director: Libby Sharpe)

34 91 110

Email: libbys@wrm.org.nz

New Zealand Maritime Museum

09 373 0800

Email: info@maritimemuseum.co.nz

Topedo Bay Navy Museum (National Museum of the Royal New Zealand Navy)

09 445 5186

Email: info@navymuseum.co.nz

Riverboat Centre / Waimarie

0800 783 2637 04 347 1863

Email: info@waimarie.co.nz

The Men's Shed Whanganui

Contacts: Ivan Stick - 027 229 0994, Email: rustick@inspire.net.nzJohn McGowan – 027 210 0133, Email: jrmcgowan.nz@gmail.com

Hubble: WPRP – Phase 2/Port Works – Historic Interest Items

5.5 WORK PROGRAMME - PROPERTY AND COMMUNITY SERVICES COMMITTEE - NOVEMBER 2020

Author: Jennifer Gaskin - EA to GM Finance, GM Property & Legal Counsel

Authoriser: Jennifer Gaskin - EA to GM Finance, GM Property & Legal Counsel

References: Nil

Recommendation

That the Property and Community Services Committee receive the report – Work Programme - Property and Community Services Committee - November 2020.

Executive Summary

The purpose of this report is to present the Committee's work programme for noting.

The work programme will be on every agenda to ensure that the key issues covered in the Committee Terms of Reference will be covered and to enable forward planning.

Key information

The scheduled 2020 meeting dates for the Property and Community Services Committee are:

- 18 February
- 4 June
- 30 June
- 11 August
- 22 September
- 3 November

Reporting programme for the Property and Community Services Committee

Items	2020 meetings					
	18 Feb	4 June	30 June	11 Aug	22 Sept	3 Nov
Regulatory Group Activity Report						
REGULATORY ITEMS						✓
• Building Control Update						✓
• Compliance Update						✓
• Planning Update						✓

Items	2020 meetings					
	18 Feb	4 June	30 June	11 Aug	22 Sept	3 Nov
Customer Experience Group Activity Report						
CUSTOMER EXPERIENCE ITEMS						✓
• Customer Services matters						✓
• District Library Update						✓
• GlassWorks Update						✓
• GlassWorks Report – 3 year						✓
• Sarjeant Gallery Update						✓
• Whanganui Regional Museum Update						✓
• Whanganui Venues & Events						✓
Items	2020 meetings					
	18 Feb	4 June	30 June	11 Aug	22 Sept	3 Nov
Property Group Activity Report						
PROPERTY ITEMS	✓		✓		✓	
• Airport Update (PM)	✓		✓		✓	
• Energy Management Update (MH)	✓				✓	
• Parks & Reserves General Update (MH)	✓		✓		✓	
• Pensioner Housing Update (MH) (workshop on policy review)	✓		✓		✓	
• Port Group Update (PM)					✓	
• Port Project Update				✓	✓	
• Projects Update (RF)	✓		✓		✓	
• Property General Update (MH)	✓		✓		✓	
• Sport & Recreation Update (MH)					✓	
• Town Centre Regeneration Update (EY)	✓		✓		✓	
• Whanganui Venues & Events	✓		✓		✓	
Operations Group Activity Reports						

Items	2020 meetings					
	18 Feb	4 June	30 June	11 Aug	22 Sept	3 Nov
OPERATIONS ITEMS		✓		✓		
• Alcohol Licensing Update		✓		✓		
• Animal Management Update		✓		✓		
• Building Control Update		✓		✓		
• Community Arts				✓		
• Compliance Update		✓		✓		
• Corporate Update		✓		✓		
• District Library Update		✓		✓		
• Environmental Health Update		✓		✓		
• GlassWorks Update		✓		✓		
• Parking Update		✓		✓		
• Planning				✓		
• Sarjeant Gallery Update		✓		✓		
• Whanganui Regional Museum Update		✓		✓		
Items	2020 meetings					
	18 Feb	4 June	30 June	11 Aug	22 Sept	3 Nov
Ad-hoc Reports						
AD-HOC ITEMS						
• Council Funding - Whanganui Regional Museum	✓					
• Earthquake Prone Building – 6 monthly	✓					
• Mosquito Point Swing	✓					
• NZ Glassworks – Review – 3 year		✓				
• Sarjeant Gallery Redevelopment Project Update					✓	
• Whanganui Heritage Restoration Trust Update					✓	

5.6 ACTIONS ARISING - NOVEMBER 2020

Author: Kirsty Earle - Governance Services Officer

Authoriser: Kate Barnes - Senior Democracy Advisor

References: Nil

Recommendation

That the Property and Community Services Committee receive the report – Actions Arising - November 2020.

Nº	Meeting	Item Title	Resolution	Officer	Action Note	% Complete
	Property and Community Services Committee 22/09/2020	Road Stopping - Iwiroa Terrace	That Council: (a) Applies to the Minister of Land Information to stop 450m2 of unformed legal road adjoining 4 Iwiroa Terrace pursuant to section 116 of the Public Works Act 1981. (b) Delegates to the Chief Executive authority to negotiate the sale of the 450m2 of stopped unformed legal road adjoining 4 Iwiroa Terrace to the current owner of 4 Iwiroa Terrace in accordance with section 345 of the Local Government Act 1974.	Michael Homan	Waiting on consultation with Iwi to be completed.	90% complete except for confirmation from Iwi.

