



chatham islands council

Chatham Islands Council

BOARD PACK

for

14 March Council Meeting

Thursday, 14 March 2024

9:00 am (NZDT)

Held at:

Default Location

13 Tuku Road, Chatham Islands Territory, New Zealand

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AGENDA

14 MARCH COUNCIL MEETING



Name:	Chatham Islands Council
Date:	Thursday, 14 March 2024
Time:	9:00 am to 11:00 am (NZDT)
Location:	Default Location, 13 Tuku Road, Chatham Islands Territory, New Zealand https://us06web.zoom.us/j/81354096981?pwd=dHx12GhhKpOb15zaT6BTXZlhJFb1nT.1
Board Members:	Mayor Monique Croon, Cr Keri Day, Cr Greg Horler, Cr Celine Gregory-Hunt, Cr Steve Joyce, Cr Nigel Ryan, Cr Amanda Seymour, Cr Graeme Hoare, Cr Judy Kamo

1. Opening Meeting

1.1 Interests Register

Review and update the interests register of board members and key executives.

Supporting Documents:

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1.2 Action List

Review the progress of action items from previous meetings and discuss any pending tasks.

Supporting Documents:

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1.3 CE Report

To updated elected members on the Chief Executives activities.

Supporting Documents:

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2. Confirmation of Minutes

2.1 Confirm Minutes 1 February 2024

Review and confirm the minutes of the previous meeting.

Supporting Documents:

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2.2 Minutes Special Meeting 8 February 2024

Minutes for approval.

Supporting Documents:

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3. Finance

3.1 Financial Report

Information to be received.

Supporting Documents:

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4. Works & Services

4.1 Stantec Report

Information to be received.

Supporting Documents:

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4.2 Fulton Hogan Road maintenance Report

Information to be received.

Supporting Documents:

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4.3 Fulton Hogan Water & Wastewater Report

Information to be received.

Supporting Documents:

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4.4 Fulton Hogan Waste Management Report

Information to be received.

Supporting Documents:

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4.5 LATE ITEM - 30-Year Programme Prioritisation

To confirm the three waters long term programme priorities to be used when developing the 30-year strategy and the 2024-25 LTP.

Supporting Documents:

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Supporting Documents:

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5. Community

5.1 Waitangi Hall Decision

For a Decision on the future of the Waitangi Hall.

Supporting Documents:

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6. Regulatory

6.1 Wind Turbines (CIC-2023-009)

The Chatham Islands Electricity Limited (CIEL) has applied for resource consent under the Resource Management Act (RMA) to install, operate and maintain three wind turbines at 1296 Waitangi Tuku Road, Point Durham, Chatham Island Point Durham.

Supporting Documents:

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7. Public Excluded

Interests Register

Chatham Islands Council



As of: 7 Mar 2024

Person	Organisation	Active Interests	Notice Date
Cr Keri Day	Chatham Islands Council	Interested party - Item 7.1 Water Tank Project Update	1 Feb 2024
Mayor Monique Croon	Chatham Islands Council	Applicant in Item 6.2 - M Croon Subdivision	1 Feb 2024

Action List

Chatham Islands Council



As of: 8 Mar 2024

Water Tank Project Update - For Info Sharing Workshop

In Progress

1. Re-look at contract to understand the specifics around dates.
2. Look into items stated as stolen from hall.

Due Date: 24 Apr 2024

Owner: Paul Eagle

Meeting: 1 Feb 2024 Council Meeting 1 February 2024, 6.1 Water Tank Project Update

Cost of Visitor Accommodation - For Info Sharing Workshop

In Progress

Find out the cost of Visitor Accommodation for Council contractors and visitors

Due Date: 24 Apr 2024

Owner: Paul Eagle

Meeting: 1 Feb 2024 Council Meeting 1 February 2024, 2.2 Chief Executive Report

1. Staff Reports

1.3 Chief Executive Report

Date of meeting	14 March 2024
Agenda item number	1.3
Author/s	Paul Eagle, Chief Executive

Purpose

- Update elected members on achievements.

Recommendations:

That the Chatham Islands Council:

1. **RECEIVE** the report.

90 DAY PLAN: PROGRESS

Task: Clarify expectations

Know what the Mayor and Council expects in the first 18 months, 3 years

- **Action:** Meetings have taken place with most elected members
 - broad range of feedback; Open door policy for feedback

Task: Understand the team

Whakawhanaungatanga - roles, strengths, drivers, engagement

- **Action:** Meetings have taken place with all but one CIC and ECAN team members, all WCC and HCC contracted staff members, and most of contractors and those who we give grants to
 - Structured reporting, managing performance and exposure to finances and “the bigger picture” required
 - Review into ECAN contract with WCC and HCC to assure CIC is getting best value

Task: Understand situation

Operating context, statutory obligations, Council agenda

- **Action:** Identify what works and what doesn't with the existing resources and meetings structure
 - Optimising the Info Sharing and Council meetings; Standing Orders/Delegations Manual; Interface between staffing and contractor resources

Opportunities

Task: Post settlement era – Ngāti Mutunga + Shared re-dress

- **Action:** Meeting with Ngāti Mutunga's negotiating team as part of their Settlement process to understand where Council can play a part
 - Governance and Joint Committee opportunities

Task: Future Island governance and service delivery

- **Action:** Meeting held with the Mayor and 7 Crown Ministers who outlined their expectations for a future, whole of Island solution that addresses the future governance, asset ownership and delivery of services for the Chatham Islands.
 - Report being presented to Council

Task: Recommendations from the review into the Future for Local Government

- **Action:** Meetings with LGNZ and Taituara Chief Executives to outline the Council's challenges
 - Seeking assistance with Crown appropriation and the Review

Task: Masterplan and precinct development for housing, business, arts, community and recreation

- **Action:** Will form a key part of the 30 Year plan– scope underway; Meeting organised with ECAN to begin the process
 - Will have an on-Island Steering Group and Project Manager for engagement

Task: Economic development – brand, employment, tourism + events

- **Action:** Funding runs out on 30 June; Meeting organised with the Minister of Tourism and Hospitality; Attended Newtown Festival – 100,000 people attended the one-day event
 - Whilst visitor numbers have bounced back, they remain low

Task: Climate change, a Predator Free Chathams and stronger Biosecurity

- **Action:** Meeting organised with DOC for the position co-fund; Exploring opportunities with ECAN (no helicopters for 2024); Climate Change Strategy will form a key part of the 30 Year plan – scope underway

Challenges

Future Crown Council appropriation

- **Action:** Meetings with DIA to develop a different approach required for addressing our financial situation
 - Aiming for a renewed proposal for Budget 2025 onwards

Cost of living – basics, affordable power, food, transport (air+sea)

- **Action:** Will form a key part of the 30 Year plan – scope underway

Resilient infrastructure – delivery of shared services hub

- **Action:** Ensure every possible service on-Island that could be part of the Hub has been approached
 - Addition of police station, Court, DOC depot; Seeking feedback from CIET regarding fuel tanks and any engineering needs they may have

Three waters implementation

- **Action:** Understand the new Government's Policy change noting the comprehensive work Stantec undertook previous

- Aiming to approach the Government to have this work funded ASAP



1. Democracy

2.1 Minutes of an Ordinary Meeting 1 February 2024

Date of meeting	14 March 2024
Agenda item number	2.1
Author/s	Jo Guise, Executive Assistant

Purpose

For the Council to receive and confirm the minutes of the Ordinary Meeting of Council held on 1 February 2024.

Recommendations

1. **THAT the minutes from the Special meeting of the Chatham Islands Council held on 1 February 2024 be a true and accurate record.**

MINUTES (in Review)

COUNCIL MEETING 1 FEBRUARY 2024

Name:	Chatham Islands Council
Date:	Thursday, 1 February 2024
Time:	9:00 am to 1:48 pm (+1345)
Location:	Chatham Islands Council, 13 Tuku Road, Chatham Islands
Board Members:	Cr Amanda Seymour, Cr Celine Gregory-Hunt, Cr Graeme Hoare, Cr Greg Horler, Cr Judy Kamo, Cr Keri Day, Mayor Monique Croon, Cr Nigel Ryan, Cr Steve Joyce
Attendees:	Mr Andrew Wong, Ms Colette Peni, Ms Jo Guise, Ms Kirsten Norquay, Ms Mereraina Hemara, Paul Eagle, Mr Phil Holt, Ms Tanya Clifford, Mr Nigel Lister
Guests/Notes:	Mr Pete Somerville (Builder)

1. Opening Meeting

1.1 Interests Register

2. Democracy

2.1 Minutes 14 December 2023



Minutes 14 December 2024

RESOLVED:

THAT the minutes from the meeting on 14 December 2023 be a true and accurate record.

Decision Date: 1 Feb 2024
Mover: Cr Steve Joyce
Seconder: Cr Graeme Hoare
Outcome: Approved

2.2 Chief Executive Report



Chief Executives Report

RESOLVED:

THAT the Chatham Islands Council:

1. **NOTE** the Chief Executive's work programme – and the 90 day plan for delivery in February, March and April.
2. **APPROVE in principle that** \$240,000.00 funding from Tranche One of the 'Three Waters Better Off Funding Support Package' be reallocated to the following projects subject to further reports for the CI Strategy 2023-28 work, Chatham Islands 'Deal' and Cultural Strategy project:

CCTV project	\$25,000.00
Chatham Islands Strategy 2023-28 work	\$100,000.00
Chatham Islands 'Deal'	\$75,000.00
Cultural Strategy project	\$40,000.00
Organic waste project	\$60,000.00

2.a **RECEIVE** an update as appropriate on the Chatham Islands Strategy 2023-28 work, Chatham Islands 'Deal' and Cultural Strategy project work.

2.b **NOTE** the funding for the CCTV project, Chatham Islands Strategy 2023-28 work, Chatham Islands 'Deal' will be reallocated from the Visitor Accommodation project; and funding for the Cultural Strategy project will be reallocated from the CEO House upgrade + New House upgrade projects.

3. **NOTE** that the funding allocated for the Organic Waste Project is subject to feedback from elected members and confirmation of the viability of the project by Council and Ministry for the Environment officials.

4. **NOTE** that support is sought for payment from Crown Infrastructure Partners to be made upfront, noting our cashflow issues due to the fund's payment distribution process.

5. **NOTE** that the completion of CEO House upgrade for handover will now take place on or before 15 March 2024.

6. **NOTE** the approach for delivering the Visitor accommodation project, and \$55,000.00 to progress this from funding of \$200,000.00 previously approved **IS NOT SUPPORTED.**

Decision Date: 1 Feb 2024
Mover: Cr Celine Gregory-Hunt
Seconders: Cr Amanda Seymour
Outcome: Approved

More information on the Organic Waste Project would be addressed in the public excluded section of the meeting.

Mr Pete Somerville was in attendance and gave an update on the CE house upgrade.

After discussion, elected members advised they were not in favour of alternative visitor accommodation at this time.



Cost of Visitor Accommodation

Find out the cost of Visitor Accommodation for Council contractors and visitors

Due Date: 7 Mar 2024
Owner: Paul Eagle

3. Finance

3.1 Financial Report



RESOLVED:

THAT the financial report to 31 December 2023 be received.

Decision Date: 1 Feb 2024
Mover: Cr Judy Kamo
Seconders: Cr Steve Joyce
Outcome: Approved

Ms Tanya Clifford gave a verbal update to the report.

The meeting adjourned at 11.28am and reconvened at 11.50am.

4. Works & Services

4.1 Stantec Report



4.1 Stantec Engineering Report – December 2023

RESOLVED:

THAT the report be received.

Decision Date: 1 Feb 2024
Mover: Cr Keri Day
Seconders: Cr Amanda Seymour
Outcome: Approved

Mr Andrew Wong gave an update to water and wastewater activities.

Ms Kirsten Norquay gave an update to engineering activities.

There was a discussion on metering water, noting that water volumes were read quarterly at property boundaries which highlighted any takes of water which were over the residential limit, and leaks. Properties consistently over the residential limit were those that were non-residential properties and had a different targeted rate.

The Operations Manager suggested Council visit how water was charged and suggested charging for the usage of water per property, which may help to reduce water.

Mr Nigel Lister gave an update on maintenance and operations.

4.2 Fulton Hogan Road Maintenance Report - December 2023



4.2 Fulton Hogan Road Maintenance Report - December 2023

RESOLVED:

THAT the report be received.

Decision Date: 1 Feb 2024
Mover: Cr Celine Gregory-Hunt
Seconders: Cr Steve Joyce
Outcome: Approved

4.3 Fulton Hogan Water & Wastewater Report - December 2023



4.3 Fulton Hogan Water and Wastewater Report - December 2023

RESOLVED:

THAT the report be received.

Decision Date: 1 Feb 2024
Mover: Cr Amanda Seymour
Seconders: Cr Graeme Hoare
Outcome: Approved

4.4 Fulton Hogan Waste Management Report - December 2023



4.4 Fulton Hogan Waste Management Report - December 2023

RESOLVED:

THAT the report be received.

Decision Date: 1 Feb 2024

Mover: Cr Graeme Hoare

Second: Cr Celine Gregory-Hunt

4.5 Rapid Numbers



4.5 Update to Rapid Numbering System

RESOLVED:

THAT the Chatham Islands Council:

Accepts the report and agrees that property owners be contacted in relation to the changes to their Rapid number

Decision Date: 1 Feb 2024

Mover: Cr Celine Gregory-Hunt

Second: Cr Amanda Seymour

4.6 CCTV Project Update



4.6 CCTV Project Update

RESOLVED:

THAT the Chatham Islands Council:

1. Approve \$25,000.00 from the Three Waters Better off Funding Support Package for the CCTV project.
2. NOTE that funding is coming from savings made by other council approved projects that will not require the full amount allocated.

Decision Date: 1 Feb 2024

Mover: Cr Greg Horler

Second: Cr Judy Kamo

Outcome: Approved

5. Regulatory

5.1 Accretion Application



6.1 Accretion Application

RESOLVED:

THAT:

1. The report be received subject to more information.

Decision Date: 1 Feb 2024

Mover: Cr Judy Kamo

Second: Cr Amanda Seymour

5.2 M Croon Subdivision



6.2 M Croon Subdivision Application

RESOLVED:

Subdivision Consent (CIC/2023/006)

- (i) That pursuant to Section 95A-G the application does not require public notification or limited notification.
- (ii) That pursuant to sections 104 and 104A of the Act Council grants consent to

Subdivide Lot 1 DP 558317 into three fee simple allotments (Lots 1, 2 and 3) in accordance with the plan submitted with the application (dated 17th July 2023) subject to the following conditions:

1. Pursuant to Section 221 of the Resource Management Act 1991 a consent notice shall be imposed on the Record of Titles for Lot 1 and Lot 2 advising as follows –
 - (i) National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES CS)

If changes of land use or soil disturbance, including changes to underground components of the refuelling infrastructure, are proposed within the 'inferred piece of land' as shown on the attached plan (Plan 1) the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 shall be complied with.

2. Pursuant to Section 221 of the Resource Management Act 1991 a consent notice shall be imposed on the Record of Titles for Lots 1 -3 advising as follows –
 - (i) Geotechnical Investigation-Lots 1-3

Prior to any future buildings being constructed on Lots 1, 2 and 3, a geotechnical assessment must be provided as part of the building consent for each individual dwelling or building.

3. Pursuant to Section 221 of the Resource Management Act 1991 a consent notice shall be imposed on the Record of Titles for Lot 3 advising as follows –
 - (i) Accessway - Lot 3

On Lot 3 an accessway consisting of a concrete apron and kerb crossing in accordance with CIC Standard Drawing 006 (Residential Access) or CIC Standard Drawing 007 (Commercial Access) shall be constructed adjacent to the eastern boundary of Lot 1 subject to the approval of Council Engineer. The type of accessway to be constructed shall be dependent on the type of development determined at the time of a submission of a building consent.

- (ii) Wastewater and Water connections - Lot 3

At the time a building consent application is submitted to Council for any development on Lot 3, connections to the reticulated wastewater and water networks shall be addressed as follows:

- i) Wastewater – a lateral shall be laid from the proposed building to the wastewater main located either on Lot 3 or along Waitangi Wharf Owenga Road, subject to the approval of Council's Engineer.
- (ii) Water – a lateral shall be laid from the proposed building to the water main along Waitangi Wharf Owenga Road.

The said connections shall be made provided there is sufficient capacity in the respective networks at the time of submission. If there is insufficient capacity in

the respective networks at the time of submission, alternatives shall be provided subject to the approval of Council's Engineer.

4. That Lot 2 be transferred to the owner of Lot 1 DP360197 (244756) and that one record of title be issued to include both parcels (LINZ Request 1866061).

5. All easements shown on the plans shall be duly reserved and granted, subject to final land transfer survey.

Advice Note: Easement D shall be of sufficient width to allow Council access to the wastewater main for maintenance purposes.

6. A temporary physical barrier, such as a post and wire fence, shall be erected across the existing access generally located adjacent to Waitangi Wharf-Owenga Road on the boundary of Lots 1 and 3 and subject to the approval of Council's Engineer. This barrier shall remain in place for at least 12 months from the date of its erection.

Advice Note: Council shall be responsible for any works affecting the access on the legal road.

Decision Date:	1 Feb 2024
Mover:	Cr Celine Gregory-Hunt
Seconded:	Cr Graeme Hoare
Outcome:	Approved

Mayor Croon left the meeting during discussion of this item.

6. Emergency Management

6.1 Water Tank Project Update



7.1 Water Tank Project

RESOLVED:

1. **THAT** the report be received.
2. **ACTION** feedback from elected members on the project.
3. **REPORT** back to the 6 June and 31 October 2024 meetings.

Decision Date:	1 Feb 2024
Mover:	Cr Greg Horler
Seconded:	Cr Celine Gregory-Hunt

The Chief Executive to work on the following with the Manager, Emergency Management:

- Risks with the project contract
- Urgent assistance needed
- Communication plan

**Water Tank Project Update**

1. Re-look at contract to understand the specifics around dates.
2. Look into items stated as stolen from hall.

Due Date: 24 April 2024

Owner: Paul Eagle

7. Government**7.1 Report to the Department of Internal Affairs****8.1 Report to the department of Internal Affairs to 31 December 2023****RESOLVED:**

THAT the report be received.

Decision Date: 1 Feb 2024

Mover: Cr Graeme Hoare

Second: Cr Judy Kamo

8. Public Excluded**8.1 Public Excluded Agenda****Move to Public Excluded****RESOLVED:**

THAT the report be received.

Decision Date: 1 Feb 2024

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Item No.	Minutes / Report of:	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
1.	Chief Executive	Public Excluded Minutes 14 December 2023	Good reason to withhold exists under Section 7	Section 48(1)(a)
2.	Colette Peni	Organic Waste Project	Good reason to withhold exists under Section 7	Section 48(1)(a)

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987, and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by holding the whole or relevant part of the proceedings of the meeting in public, are as follows:

Item Nos	
1.	Would be likely to prejudice the commercial position of the person or persons who are the subject of the information. 7(2)(b)(ii) To maintain legal professional privilege. 7(2)(h)

	To enable the Council holding the information to carry out, without prejudice or disadvantage, commercial activities. 7(2)(i)
2.	Would be likely to prejudice the commercial position of the person or persons who are the subject of the information. 7(2)(b)(ii)

and that appropriate officers remain to provide advice to the Committee.

The meeting moved in to public excluded at 1.22pm and out at 1.35pm.

9. Meeting Closure

9.1 Close the meeting

Next meeting: 14 March Council Meeting - 9:00 am

New Actions raised in this meeting

Item	Action Title	Owner
2.2	Cost of Visitor Accommodation Due Date: Info sharing session 24 April 2024	Paul Eagle
6.1	Water Tank Project Update Due Date: Info sharing session 24 April 2024	Paul Eagle

Signature:_____

Date:_____



2. Democracy

2.2 Minutes of a Special Meeting 8 February 2024

Date of meeting	14 March 2024
Agenda item number	2.2
Author/s	Jo Guise, Executive Assistant

Purpose

For the Council to receive and confirm the minutes of the Special Meeting of Council held on 8 February 2024.

Recommendations

1. **THAT the minutes from the Special meeting of the Chatham Islands Council held on 8 February be a true and accurate record.**

MINUTES

SPECIAL COUNCIL MEETING 8 FEBRUARY 2024

Name:	Chatham Islands Council
Date:	Thursday, 8 February 2024
Time:	10:00 am
Location:	Chatham Islands Council, 13 Tuku Road, Chatham Islands

Elected Members: Mayor Monique Croon, Cr Celine Gregory-Hunt, Cr Greg Horler, Cr Nigel Ryan

Attendees: Paul Eagle (Chief Executive), Ms Colette Peni (Operations Manager), Ms Jo Guise (Minutes), Ms Brenda Chisholm, Ms Eileen Cameron, Mr Jack Daymond, Ms Toni Croon, Mr Richard Seymour, Ms Nadia Thomas

Apologies: Cr Judy Kamo, Cr Keri Day, Cr Steve Joyce, Cr Graeme Hoare

1. Meeting Opening

Mayor Croon opened the meeting advising she had a conflict and would pass the Chair to Cr Greg Horler.

Cr Horler asked the Chief Executive, Paul Eagle to outline the process of the meeting.

The purpose of the meeting was to hear submissions for the future of the Waitangi Hall.

Waitangi Hall was part of the Council office buildings until Council moved into new premises in January 2022. As the old building was no longer fit for use Council had previously intended to demolish it.

At its meeting on 8 June 2022, it was resolved that the future of the hall and associated buildings should be made by community consultation. A report was prepared and advertised within the community. Submissions opened on 25 October 2023 and closed on 1 December 2023.

During the submission period Council received 107 submissions with the majority (67) wishing to repair or partially repair the building.

Ms Toni Croon had indicated she wished to speak to her submission.

Mr Eagle advised that after the meeting, Council would meet on 12 February 2024 to deliberate and a report with a decision would be an agenda item in the 14 March 2024 Council meeting.

2. Submission

Ms Toni Croon advised that when developing her new accommodation it came to her attention that her north boundary went 2 meters on to Waitangi Wharf Owenga Road. Council agree to a land swap by way of compensation, which then encroached in to the Council office buildings. She was going to use the new area for access to the property.

Ms Croon was proposing that she keep the office side of the building and wished to negotiate a price.

3. Questions from Submitters

Cr Horler explained why the land swap took place and read a submitters comment -

"There is a boundary issue which on advice from Jared Ormsby, a barrister, Council agreed to solve with a land swap. These decisions were made when the building was to be removed to make way for the new council / museum complex on the adjoining site. Unless resolved in some other way, the Council will have breached its agreement with the neighbour."

It was clarified the Submission Report had been available at the Council's reception desk, was on the Council website and had been advertised on the Council Facebook page.

The meeting closed at 10.50am



3. Finance

3.1 Financial Report to January 2024

Date of meeting	14 March 2024
Agenda item number	3.1
Author/s	Tanya Clifford, Environment Canterbury

Purpose

For Council to receive the financial report to January 2024.

Recommendations

THAT the Financial Report to January 2024 be received.

Background

Attached is the Financial Report to January 2024.

Year to date 'cash' transactions for seven months	Revenue	Expenditure	Net surplus/ (loss)	Capital	Cash surplus/ (loss)
Leadership & community partnerships	-	216,037	(216,037)	-	(216,037)
Transportation, roading & coastal networks	1,845,950	1,294,037	551,912	771,772	(219,860)
Roading	1,786,645	1,230,843	555,802	771,772	(215,971)
Coasts	59,305	63,194	(3,889)	-	(3,889)
Three waters supply & treatment - potable water	1,008,900	268,289	740,611	-	740,611
Three waters supply & treatment - wastewater	101,903	115,121	(13,218)	-	(13,218)
Waste management & minimisation	201,370	461,412	(260,042)	-	(260,042)
Community development & emergency response	728,199	1,014,220	(286,021)	230,512	(516,532)
Community services	229,363	352,557	(123,194)	219,614	(342,807)
Petrol	463,958	371,011	92,948	10,898	82,050
Emergency services	34,878	290,652	(255,775)	-	(255,775)
Environmental protection, compliance & planning	222,352	754,392	(532,040)	-	(532,040)
Biosecurity and animal control	150,417	505,941	(355,524)	-	(355,524)
Resource management and regulatory	71,935	248,451	(176,516)	-	(176,516)
Corporate services and other overheads	5,032,772	1,627,295	3,405,477	221,661	3,183,816
Corporate services	829,772	1,627,295	(797,523)	221,661	(1,019,184)
Annual appropriation	4,203,000	-	4,203,000	-	4,203,000
Totals	9,141,445	5,750,803	3,390,642	1,223,945	2,166,697

Remaining 'cash' difference to budget for five months	Revenue	Expenditure	Net Surplus/ (loss)	Capital	Cash surplus/ (loss)
Leadership & community partnerships	-	132,443	(132,443)	-	(132,443)
Transportation, roading & coastal networks	2,521,634	347,339	2,174,296	2,270,228	(95,932)
Roading	2,561,009	357,641	2,203,368	2,270,228	(66,859)
Coasts	-	-	-	-	-
Three waters supply & treatment - potable water	-	60,572	(60,572)	-	(60,572)
Three waters supply & treatment - wastewater	-	556,228	(556,228)	-	(556,228)
Waste management & minimisation	-	183,551	(183,551)	-	(183,551)
Community development & emergency response	83,298	(155,805)	239,103	369,488	(130,386)
Community services	571,848	335,686	236,162	380,386	(144,225)
Petrol	-	-	-	-	-
Emergency services	-	-	-	-	-
Environmental protection, compliance & planning	-	482,728	(482,728)	-	(482,728)
Biosecurity and animal control	-	189,347	(189,347)	-	(189,347)
Resource management and regulatory	-	293,381	(293,381)	-	(293,381)
Corporate services and other overheads	1,802	188,667	(186,865)	-	(186,865)
Corporate services	1,802	188,667	(186,865)	-	(186,865)
Annual appropriation	-	-	-	-	-
Totals	2,606,735	1,795,723	811,011	2,639,716	1,828,704
Expected annual transactions	11,748,179	7,546,526	4,201,653	3,863,661	337,993
Annual Plan/Budget	11,369,107	7,546,526	3,822,581	4,242,000	(419,419)

Notes:

Leadership & community partnerships

Predominately includes costs related to Councillor honorarium. No issues of note to report.

Transportation, roading & coastal networks

Roading projects primarily on track, with the exception of the Owenga Loading Ramp, which has primarily been deferred to 2024/25. NZTA subsidy rate remains at 88%.

Three waters supply & treatment - potable water

The 3 waters - better off funding grant of \$540k has been received up front, with project costs ongoing. These transactions were excluded from the budget, so we will expect an unfavourable cash impact as cash associated with the grant is spent.

Three waters supply & treatment - wastewater

No issues of note to report.

Waste management & minimisation	No issues of note to report.
Community development & emergency response	A large amount of works was expected in this area, funded through TIF. Work also ongoing related to 3 waters better off funding.
Environmental protection, compliance & planning	No issues of note to report, primarily related to works performed by ECan.
Corporate services and other overheads	Predominately includes the costs relating to staff wages, ECan contract, IT support and insurance costs.

Ratio or measure of sustainability	Achieved?	Target	January	December	September
<i>Cash management:</i>					
Bank (overdraft)	Yes	> -\$300k	1,580,336	1,246,701	2,097,940
Working capital ratio (ability to pay our bills)	Yes	> 1	7.42	7.85	31.96
<i>Operating cash performance:</i>					
Net cash movement for period (2023/24)	Yes	> \$0	1,449,222	1,115,587	1,966,826
Operating performance (cash flow) ratio	Yes	> 10%	17%	15%	35%
Adjusted balanced budget (cash) ratio	Yes	> 100%	103%	141%	240%
<i>Asset replacement:</i>					
Asset sustainability ratio	No	> 85%	84%	86%	86%

Notes:

Key sustainability ratios remain positive, although there remains a general indication of declining over time. Cash figures have been favourably influenced from the advanced receipt of the 3 waters better off funding. Asset sustainability ratio, has fallen below targeted level, this may change as the year progresses and further asset review in the system occurs.



4. Works & Services

4.1 Stantec Engineering Report – February 2024

Date of meeting	14 March 2024
Agenda item number	4.1
Author/s	Stantec New Zealand

Purpose

To update and inform Council about its Engineering Services contract.

Recommendations

THAT the reports be received.

Background

Members from the Stantec team will teleconference in to the meeting to give a verbal report on monthly activities.

Attachments

1. Stantec Monthly Report February 2024

CIC Engineering Services Contract: Monthly Report

Financial update – February 2024

Financial Position: Roothing

The total roading budget allocated for the 2023/24 financial year is now \$6.5M

The total Waka Kotahi subsidised programme budget is \$5.6M, of which the approved Maintenance, Operations and Renewals (MOR) budget is \$3.9M, including a small amount of carry-over from the 22/23 financial year, and the additional funding recently offered and confirmed by NZTA. \$1.7M of approved Low Cost/Low Risk (LCLR) funding has been carried over into this year.

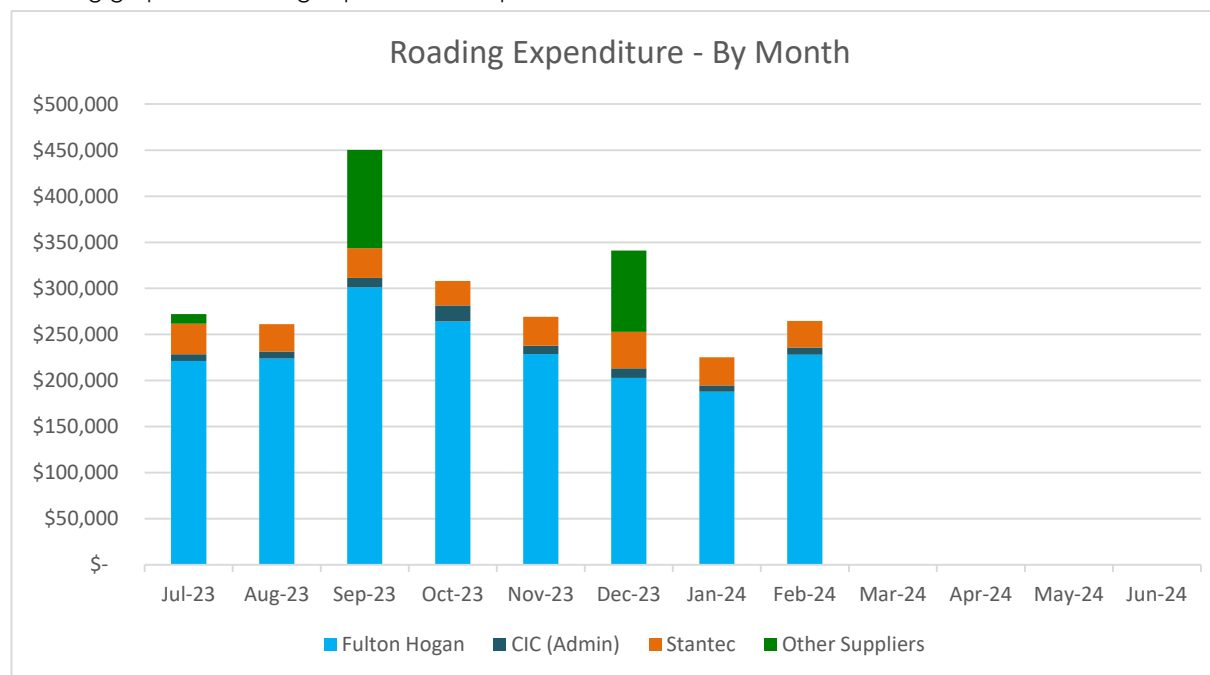
The February claim totalled \$265k.

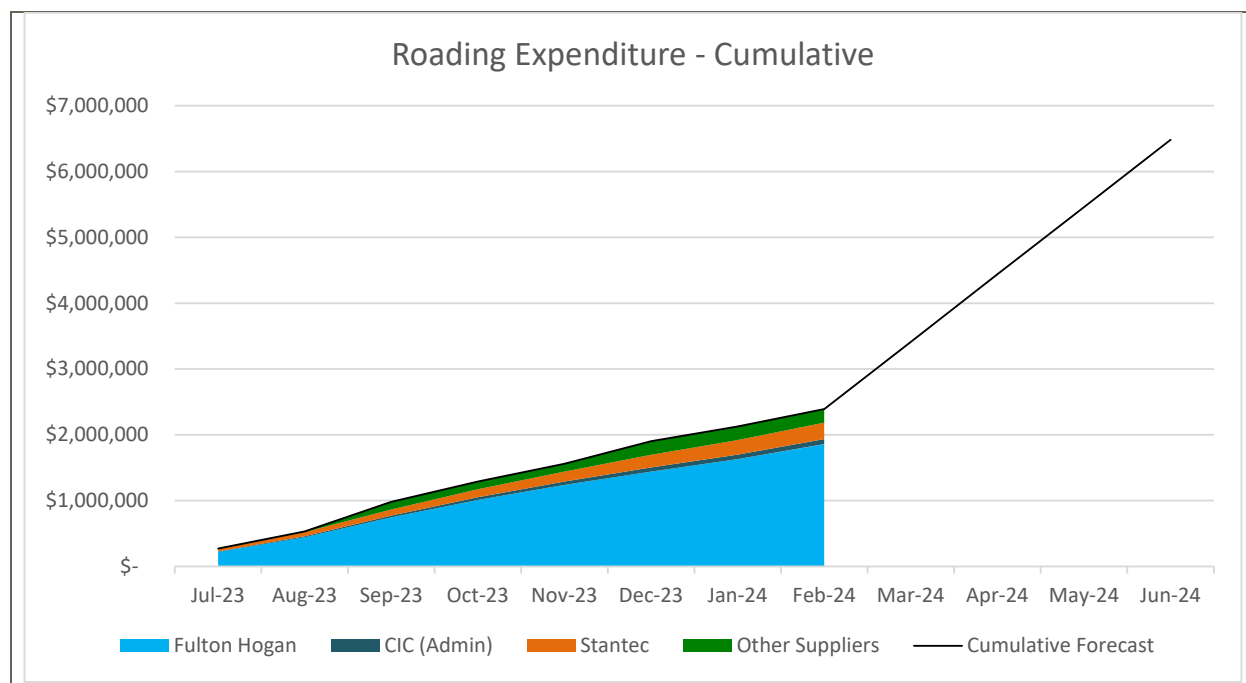
Expenditure of the Maintenance, Operations, and Renewals work programme has exhausted 52% of the approved funding for FY 23/24, and we are 67% of the way through the financial year.

The largest construction cost in February was for the shape correction work at the North Road / Kaingaroa Road / Taia Hapupu Road. The largest engineering cost was for the preparation and submission of the Resource Consent for the Owenga Barge Loading Ramp.

Expenditure Tracking of Waka Kotahi Funding

Tracking graphs for roading expenditure are presented below.





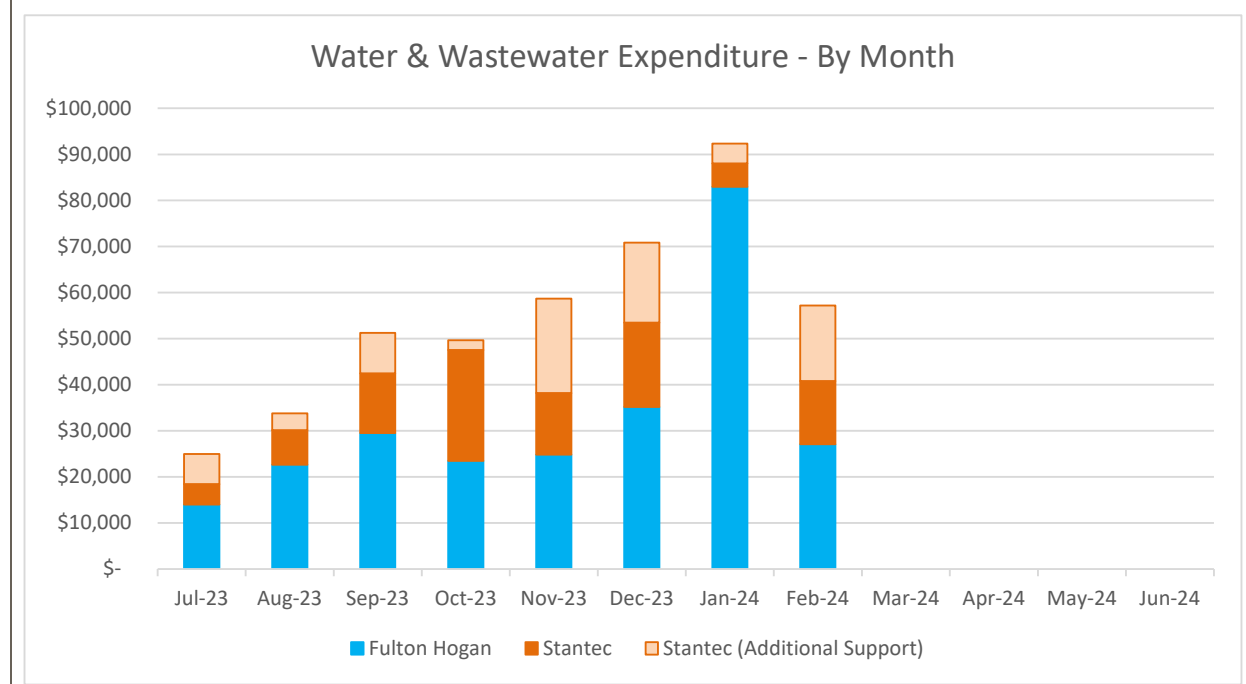
Financial Position: Water and Wastewater

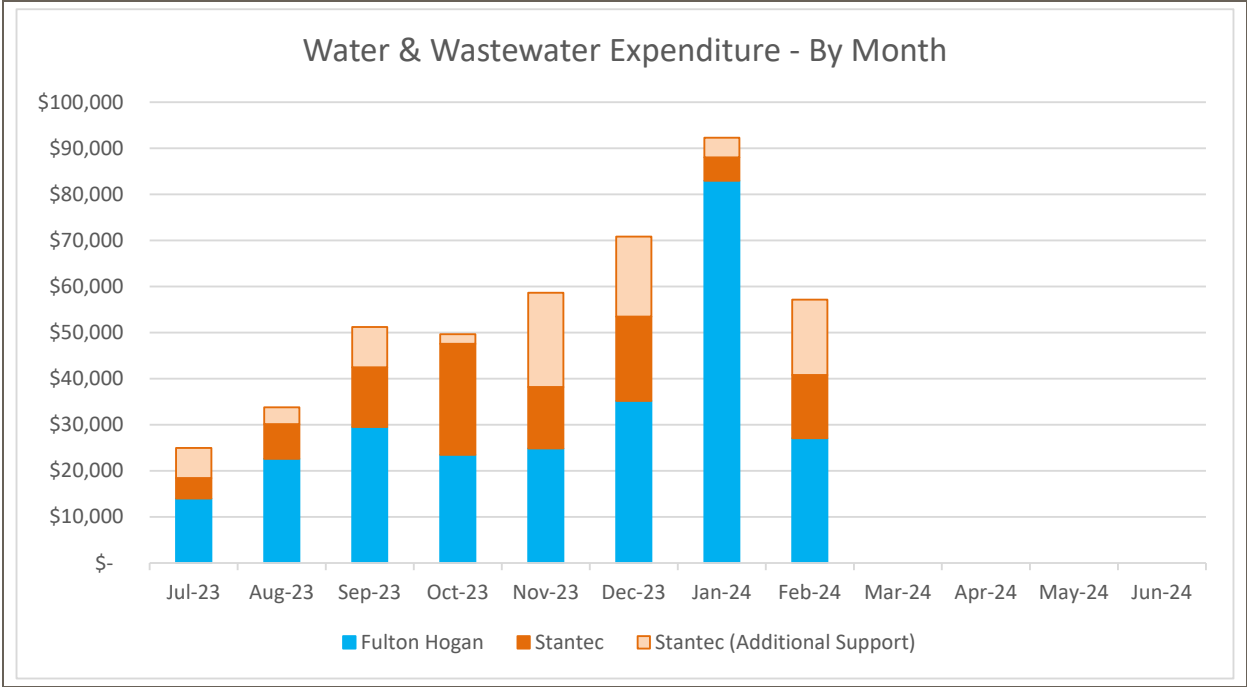
The operational expenditure for W+WW allocated in the 2021-31 LTP for 2023/24 is \$292,000, with additional funding available to support the 3-water reforms.

The February claim totalled \$57k. The main construction cost was for the electrical work at the wastewater treatment plant, and the main engineering costs were from the transition work for Local Water Done Well.

Expenditure Tracking of Water & Wastewater Funding

Tracking graphs for the W+WW expenditure are presented below.





Roading Update – February 2024

Short- & Mid-Term Roothing Forward Work Programme	
Renewals	<ul style="list-style-type: none"> Complete intersection realignment and pavement improvements at the Taia Hapupu/Kaingaroa/North Road intersection Commence unsealed pavement strengthening works on North Road Installation of updated street name, wayfinding, and guide signage Installation of Bridge and waterway signage
Drainage	<ul style="list-style-type: none"> Waikawa culvert headwall improvements.
Whangamoe Bridge Replacement (LCLR)	<ul style="list-style-type: none"> Establishment of boundary fencing, culvert sight rails, and remaining signage. Arrange for a cadastral survey of the road alignment following fence construction. Finalise legal boundaries and apply to Māori Land Court to lodge new titles for adjacent parcels and road.
Owenga Loading Facility (LCLR)	<ul style="list-style-type: none"> Resource consent application for the upgrade work submitted. Finalise detailed design in consultation with Hunter Civil and costing. Commence ordering structural components and materials.
Owenga Wharf Repairs	<ul style="list-style-type: none"> Completion of some minor snags
Kaingaroa MakeSafe Works	<ul style="list-style-type: none"> Undertake repair work on the Southern Fender of the Wharf and replace weak and damaged decking planks
Professional Services	<ul style="list-style-type: none"> Activity management plan and Long Term Plan updates for 2024-27 Complete condition rating of sealed network and preplanning for future rehabilitations Bridge inspection report to be issued
Network & Asset management	<ul style="list-style-type: none"> Finalise design works for Maipito Bridge replacement. Prepare RLTP documents for CIC review and approval prior to April 2024.
Long Term Roothing Forward Work Programme	
Owenga Loading Facility (LCLR)	<ul style="list-style-type: none"> Start shipping plant and structural materials to island, Begin construction of the barge loading facility at Owenga.
Kaingaroa MakeSafe Works	<ul style="list-style-type: none"> Ongoing monitoring of condition

Pavement Maintenance	
Previous Status: <ul style="list-style-type: none"> Strengthening works on additional sections of North Road will be completed after the Taia Hapupu intersection work. Between RP33.6-35.4 and RP36.4-37.3 an additional 300mm of cover will be applied to enhance the resilience of North Road against floods from the lagoon 	Updates: <ul style="list-style-type: none"> Intersection works at Taia Hapupu/North Road largely complete. This is to be expected and is a major challenge to manage when maintaining unsealed networks. It is a temporary condition that will resolve as the wetter weather returns in Autumn.

Drainage Maintenance	
Previous Status: <ul style="list-style-type: none"> Gabion basket for Waikawa headwalls have arrived on island, and will be installed in the coming months 	Updates: <ul style="list-style-type: none"> None

Bridge & Structures Maintenance

Previous Status:

- Loose planks on Te Awainanga and Hawaiki Bridges have been repaired

Updates:

- None

Whangamoe Bridge Replacement

Previous Status:

- A fencing sub-contractor has been engaged.
- A cadastral surveyor will be engaged in the next few months to legalise the new road parcel boundaries.

Updates:

- Fencing materials have been delivered for installation in the coming weeks.
- Fencelines have been cleared on site.

Owenga Loading Ramp Design

Previous Status:

- Design concept is agreed and discussions with users are ongoing to ensure the facility meets requirements.
- A modified proposal has been presented with the loading ramp structure positioned to the Northwest of the existing wharf, an option that may be easier to construct over the existing rock shelf

Updates:

- Resource Consent application lodged
- Finalisation of ramp design details beign completed.

Professional Services

Previous Status:

- AMP and LTP updates for the 24-27 cycle are ongoing

Updates:

- Ongoing

Kaingaroa & Owenga Wharf Repairs

Previous Status:

- ~90% of the jacketing works at Owenga have been completed.
- Some snags to be addressed in early 2024.
- Budget remains available for the MakeSafe works package so an assessment will be made of the scope for additional repairs to the fenders at Kaingaroa

Updates:

- Confirmation that Southern Fender Piles and deck planks will be repaired this financial year

Stantec Site Visits

Previous Status:

- Rebecca and Nigel visited the island 16th – 19th of January 2024

Updates:

- Fulton Hogan have proposed a partnering meeting in March 2024 which Nigel and Rebecca will attend in combination with a site visit.
- The following site visit will not take place until Winter of 2024.

CIC catch-ups in Christchurch

Previous Status:

- Owen, Monique, and Paul met with most of the Stantec team in Christchurch to introduce Paul on the 1st December

Updates:

- None

Waka Kotahi (NZTA) Correspondence

Previous Status:

- Waka Kotahi have asked for a Cost Scope adjustment to the Owenga Loading Ramp project to reflect the division of the project delivery across the 21-24 and 24-27 NLTP periods.

Updates:

- The programme adjustments to the low cost low risk Owenga Loading Ramp have been submitted

Water and Wastewater Update – February 2024

Contract Documentation	
Project:	Current Status:
Water Compliance	<ul style="list-style-type: none"> Stantec to revise/prepare a Water Safety Plan (WSP) and Source Water Risk Management Plan (SWRMP) in a combined document for each CIC water supply. Stantec to propose "practicable" monitoring approach and advise Taumata Arowai. Stantec/FH to determine "practicable" approach to operations and compliance monitoring – maximising use of existing on-line systems (M2M and WaterOutlook)
Water Supply	
Project:	Current Status:
All Supplies – Funding and Site Visit	<ul style="list-style-type: none"> CIC is currently considered out-of-scope of the 3Ws Reform. An updated delivery plan is being developed for the remaining transitional funding from Central Government. Drone survey data has been processed and uploaded to Pix4D (cloud based software). 3Ws infrastructure data (e.g., water meters, pipes, valves) from as-built details and on-island knowledge is being added to the portal. Annual servicing by FILTEC has been delayed until March.
Kaingaroa – Lake Rangitai	<ul style="list-style-type: none"> There are some outstanding documentation deficiencies by FILTEC following the upgrade works at the WTP. Materials for the intake extension are on the island and awaiting installation by FH. Wet weather has prevented the completion of this work and was not completed under the grant funding budgets. O&M contract funds will be used to cover the outstanding costs to complete the project when lake levels allow. An interim plan is being developed by FH to complete the intake extension while there is water in the lake.
Waitangi water supply	<ul style="list-style-type: none"> There are some outstanding documentation deficiencies by FILTEC following the upgrade works at the WTP. CIC to consider introducing rules for enforcing private repairs within a certain timeframe to minimise loss of water and ensure the supply network can be maintained. Ongoing. CIC to consider introducing rules to enable the disconnection of stormwater connections to the sewage network. Ongoing. CIC to consider whether charges are applied for taking water from the FH yard and/or if water is only able to be taken during hours when the yard is manned (i.e., locked at other times). Ongoing.
Reporting/ Monitoring/ Sampling February 2024	<ul style="list-style-type: none"> Waitangi Water Supply <ul style="list-style-type: none"> E. coli and total coliforms not detected in the raw, treated, or network sample. Treated water turbidity was less than the operational target of 0.3 NTU measured by the lab. Complying with DWSNZ for protozoa with UV disinfection system. <ul style="list-style-type: none"> The UV reactor is providing a protozoa barrier. Non-compliance is related to monitoring: Turbidity, UV dose, flow, FAC and pH (2 per week, at least 2 days between samples). UVT is monitored adequately. Kaingaroa Water Supply <ul style="list-style-type: none"> E. coli and Total Coliforms were not detected in the network or treated sample. E.coli and total coliforms detected in the raw sample, as expected with lake source. Still in compliance. Total coliforms were higher than usual. Treated water turbidity was below the operational target of 0.3 NTU. Not complying with DWSNZ for protozoa with UV disinfection system. <ul style="list-style-type: none"> The UV reactor may not have provided a protozoa barrier due to a low UVT reading. UVT has not been consistently above 70%.

	<ul style="list-style-type: none"> ▪ The multiple barriers in place (e.g., fencing, ceramic media filter, carbon filter media, oversized UV reactor) reduces the risk of protozoa in the treated water. ○ The water at Lake Rangitai is still coloured with some being removed at the plant. But the treated and network water still has some colour. • Council Office – Rain Water Supply <ul style="list-style-type: none"> ○ No E.coli or Total Coliforms detected in the treated water sample. ○ UVT was high and a protozoa barrier was being provided. ○ UV lamp and filters are due for replacement September 2024. • Te One Transfer Station <ul style="list-style-type: none"> ○ No E.coli or Total Coliforms detected in the treated water sample. • MPA Batching Bore (Potential Future Water Supply) <ul style="list-style-type: none"> ○ MPA bore no longer in operation (or sampled). See June 2018 monthly update for results and conclusions. ○ Water level data has been received from ECan for analysis.
Wastewater Treatment	
Project:	Current Status:
WWTP maintenance	<ul style="list-style-type: none"> • Discharge consent review on-going. • 70% of plantings have been planted in the land application area. Remaining 30% of plants due to be planted in 2024. • A new control panel for the UV reactor has been delivered. Installation date to be confirmed by FH. • A Variable Speed Drive has been installed for the Balance Tank Mixer to resolve mixing issues.
Reporting/ Monitoring/ Sampling February 2024	<ul style="list-style-type: none"> • Waitangi Treated Wastewater Discharge <ul style="list-style-type: none"> ○ All parameters were below the annual median except for Total Nitrogen and E.coli which were 15 mg/L and 1.0-log higher. The land application system will further reduce nitrogen and micro-organisms prior to reaching groundwater. ○ Stantec to reviewed and proposed algae treatment mitigation options to FH. ○ Regular maintenance of the land application areas (i.e., tall grass / weeds) required.
General	
	<ul style="list-style-type: none"> • N/A



Solid Waste Update – February 2024

Landfill Operation	
<p>Current Status – no change</p> <ul style="list-style-type: none"> • Council has accepted Viking Containment's proposal to repair the minor liner damage and is working with Fulton Hogan on this. (no change) • Stantec has issued Owenga Landfill Annual Environmental Monitoring and Compliance Report to Council. 	<p>Actions – Stantec</p> <ul style="list-style-type: none"> • No outstanding actions. <p>Actions - Council</p> <ul style="list-style-type: none"> • Council to action report recommendations, including providing copy to Fulton Hogan. • Confirmation of repair to liner required.
Sludge Lagoon Project	
<p>Current Status – no change.</p> <ul style="list-style-type: none"> • Stantec has provided a short report on the requirements for installing an overflow to the leachate pond. This has been given to FH. 	<p>Actions - Stantec</p> <ul style="list-style-type: none"> • No outstanding actions. <p>Actions - Council</p> <ul style="list-style-type: none"> • FH staff to install the overflow at the leachate pond. • Council to work with Stantec to secure funding for the Sludge Facility Project.
Other Waste Management Matters	
<p>Current Status:</p> <ul style="list-style-type: none"> • Stantec, CIC and FH have initiated monthly meetings to discuss Solid Waste matters at a management and operational level. • FH is discussing with Chemwaste about options for dealing with waste oil. • The final versions of the Solid Waste Bylaw and Waste Management and Minimisation Plan have been issued. 	<p>Actions - Stantec</p> <ul style="list-style-type: none"> • Stantec to complete estimate of operation and capital costs for inclusion in the LTP. This is to include projects that entail maintenance or replacement from time to time. • Stantec to prepare agendas for directing monthly Solid Waste meetings. • Stantec to assist Council, as needs be, with decisions on introducing SW charges. <p>Actions - Council</p> <ul style="list-style-type: none"> • Council to determine further action regarding Solid Waste Charging • Council to meet with Hokotehi Moriori Trust to discuss composting, and thereafter Council will discuss options of funding for dealing with organic wastes with MfE and decide on a course of action.



4. Works & Services

4.2 Fulton Hogan Road Maintenance Report January 2024

Date of meeting	14 March 2024
Agenda item number	4.2
Author/s	Phil Holt – Fulton Hogan Contract Manager

Purpose

To inform and update the Council on the Chatham Islands Road Maintenance programme.

Attached is the January 2024 monthly reports from Fulton Hogan that will be presented by Mr Phil Holt (Fulton Hogan Contract Manager).

Recommendation

THAT the report be received.



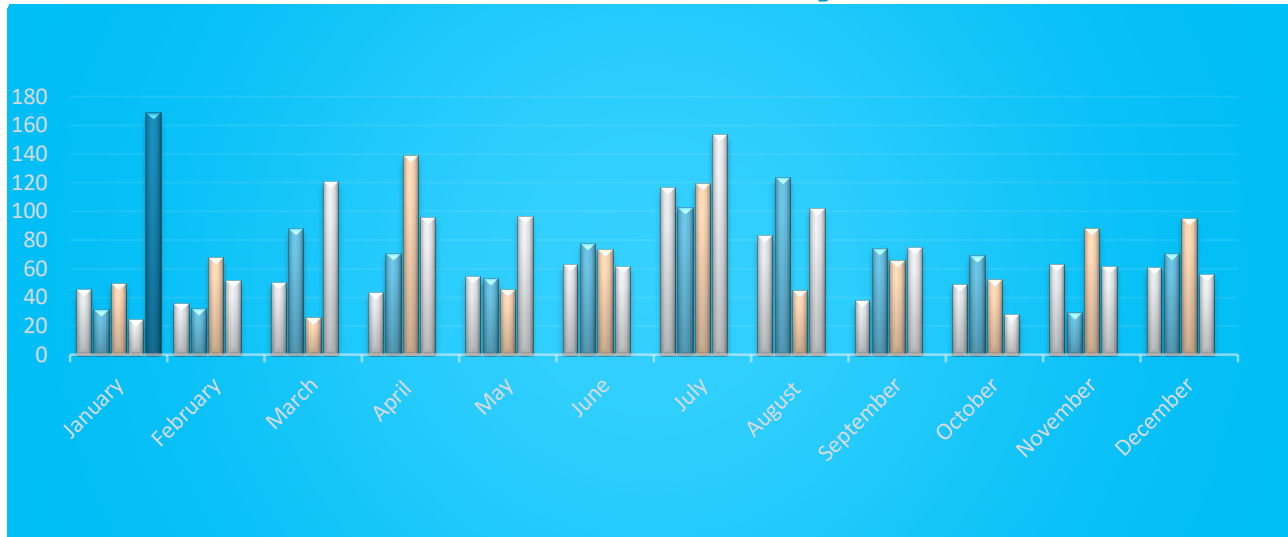
Reinstalled Wetlands Walk Cattle Stop

CHATHAM ISLANDS ROAD MAINTENANCE CONTRACT MONTHLY REPORT JANUARY 2024

Work Summary
 Outline of work carried out during month
 Routine Maintenance and Operations
 Pavement Renewals
 Sealed Road Resurfacing
 Drainage Renewals
 Bridge and Structure Renewals
 Traffic Services
 Minor Improvements
 Vegetation Control
 Dayworks
 Programmed Work for following month
 Schedule of Work by Road Name
 1. Maintenance Grading
 2. Unsealed Maintenance Metaling
 Next Month's Target
 Crash Damage Report Summary
 Monthly Safety Report and Statistics
 1. Safety Engagements
 Metal Stockpiles
 CIC Owned Materials
 Signs
 Culvert Pipes
 Environmental Compliance & Feedback
 Environmental Compliance
 Stakeholder Complaints Register
 Public Relations & Community Involvement
 Innovation
 When conditions allow we will continue with the blended
 maintenance material and continue to monitor areas already
 done to gauge how they perform in the wet/dry conditions.
 Summary of Monthly Progress Claim by Work Category
 1. Miscellaneous
 2. Traffic Counting
 3. Pitt Island
 4. Wind Damage
 Photos

Work Summary

Outline of work carried out during the month.



168.5mm rainfall recorded for January in the Waitangi yard.

Routine Maintenance and Operations

Roads have been getting a bit corrugated and rough with the dry conditions and not enough rain on a regular basis to enable much maintenance grading to be done. This despite it being a record month for rain, it has come in heavy bursts over short periods of time. Incidentally it has been the wettest month so far since we have had the contract.

Have put on a bit of maintenance metal on bare patches when weather has allowed.

Pavement Renewals

Sealed Road Resurfacing

Drainage Renewals

Bridge and Structure Renewals

Had to remove the Wetland Walk (Ocean Mail) cattle stop and rebuild it back at the yard before reinstating as 2 of the main I beam supports had rusted away.

Traffic Services

Sorting out and painting posts for the new road name blades and destination signs.

Minor Improvements

Vegetation Control

Catching up with the roadside berm mowing along with the regular areas.

Dayworks

Programmed Work for following month

Will be looking at doing the new North/Kaingaroa/Taia Hapupu intersection and start the North road buildups.

Schedule of Work by Road Name

1. Maintenance Grading

- Carried out as required during the month on the following roads:

Road ID	Disp	Road ID	Start RP	End RP	Quantity M
NORTH ROAD	5307	21	4590	20390	18020
AIR BASE ROAD	5310	71	0	5900	5900
PORT HUTT ROAD	5313	51	3000	10000	3000
WW-O ROAD	5316	11	5000	9100	2000
				Total	28920m
					28.92km

2. Unsealed Maintenance Metaling

Road ID	Disp	Road ID	Start RP	End RP	Quantity	
		Totals		This Month		m3
				Revised Target	49500	m3
				Contract TD	48770	m3

Next Month's Target

Currently 730m3 behind at this stage due to the dry nature of the roads.

Crash Damage Report Summary

Crash Damage Report

Date	Event	Action	Repaired Y/N
19/05/23	A vehicle ran over the islands and through the gardens on Page's corner.	No official report of harm or damage to road. Vehicle not healthy.	Yes Garden edging needs to be replaced.
20/05/23	A vehicle failed to take the corner at the bottom of Target Hill and rolled in the drain between George Day's and Cameron's access.	1 person was trapped and upon removal was air lifted to NZ for treatment.	Y Slight shoulder and pavement damage.
28/07/23	A vehicle went through both sets of railings on Nairn bridge and landed on the beach.	Damage not found till the next morning and made safe.	Y New post & railings installed.
12/08/23	Vehicle v's beast on North Road just past Murphy's causing extensive damage to the front end of the vehicle. Beast got up and ran away!	Vehicle moved off to the side to be recovered later.	N

Network Inspections

Month	Inspection Type	Faults Identified	Inspected By
January 2023	Day	Drive around network looking at signs etc	Phil
March 2023	Day	Drive around network to check culverts etc ahead of the winter period.	Tomby
May 2023	Day & Night	Stantec Road Safety Audit drive around the network	Bruce & Mike
June 2023	Day	All roads checked after heavy rain event for damage.	All Crews
July 2023	Day	All roads check regularly through the month due to the extreme wet weather.	All Crews
August 2023	Day	All roads checked regularly through the month due to the extremely wet conditions.	All Crews
October 2023	Day	No problems found throughout the network while undertaking the Roadroid survey apart from grass getting long on verges.	Phil
December 2023	Day	Roadroid survey done in conjunction with a pre xmas audit of the network.	Phil

Monthly Safety Report and Statistics

Nothing to report.

1. Safety Engagements

Date	Near Miss	Incident	Lost Time Injury	Plant Damage	Depot/Worksite Inspections
22/08/22	N	N	N	N	HSQES site audit carried out while crew clearing culvert ends = all ok.
12/09/22	N	N	N	N	Target Hill counterfort drains = making sure correct installation procedure being followed = all ok.
7/12/22	N	N	N	N	Reseal site inspection = all TM in place and sufficient.
29/3/23	N	N	N	N	Tiki Tiki water plant check with Kirsten.
12/05/23	N	N	N	N	Te Awainanga Bridge cleat replacements.
17/05/23	N	N	N	N	Whangamoe Bridge Replacement
16/08/23	N	N	N	N	Audit done on the workshop by Andy Allen.
19/10/23	N	N	N	N	New workshop washdown area checked while slab being poured to make sure everyone observing FH SOP's
20/12/23	N	N	N	N	Workshop inspected to see the changes made by the new mechanic = all good so far.

Metal Stockpiles

31/01/2024							
Site	AP40 Schist	AP65	AP32 Basalt	AP100 Schist	AP20	G3 Chip	G5 Chip
Waitaha Schist	5,388	0	0	7,621	0		
Waitaha Basalt	0	2,960	6,020	0	355	301	255
Paritu	2,350	0	0	0	0		
Stoney Crossing	0	2,442	8,266	0	2,382	287	361
Yard	0	0	0	0	0		
Ohinemama	0	0	0	0	0		
Muirsons Schist	1,192	0	0	1,538	0		
	8,930	5,402	14,286	9,159	2,737	588	616

CIC Owned Materials

Signs

Item Description	Unit	Purchased	Used Jan 2024	End Measure	Comments
Signs					
CS85 North Rd	ea.			1	
CS85 Port Hutt Rd	ea.			1	
RG1	ea.			1	
RG2	ea.			0	
RM6 White	ea.			6	
RM6 Yellow	ea.			5	
RM7	ea.			16	
P66X242	ea.			7	
PW11	ea.			1	
PW11.1L	ea.			1	
PW11.1R	ea.			1	
PW12L	ea.			1	900
PW12R	ea.			1	
PW24	ea.			2	
PW25 65KM	ea.			1	
PW28	ea.			1	
PW34.1	ea.			1	900 Y
PW34.2	ea.			2	
PW37	ea.			1	900
PW49 FIRE ENGINE	ea.			2	
PWSX1	ea.			2	
RH-4	ea.			2	
PW54	ea.			2	
Marker pegs					
EMP	ea.		9	370	
CULVERT MARKERS	ea.			45	
WHITE RAPID MARKERS	ea.			60	
Misc. Items					
ACROW PROPS	ea.			6	
ROAD COUNTER	ea.			1	
ROUGHOMETER	ea.			1	

Culvert Pipes

ALUFLOW

Item Description	Unit	Used	Purchased	End Measure
375mm	m			5
450mm	m			0
600mm	m			0
750mm	m			6

Civilboss

225mm	m			24
300mm	m			36
375mm	m			54
450mm	m			12
525mm	m			15
600mm	m			30
700mm	m			30
800mm	m			24
1000mm	m			12

Builders Mix

CEMENT	T			0
GEOGRID Tensar Triax 160	Rolls			14
BIDIM CLOTH 4m x 100m	Rolls			14
BIDIM CLOTH 4m x 50m	Rolls			13

Environmental Compliance

Date	Site Inspected	Compliant Y/N	Abatement Order Issued	Corrective Action Required	Completed By
14/03/22	WW-O Rd Culvert Installation	Y	N	N	Phil
27/06/22	Stoney Crossing Quarry	Y	N	N	Phil
26/08/22	North Road Strengthening works	Y	N	N	Phil
13/10/22	Target Hill Rehab Site	Y	N	N	Phil
1/12/22	Kaingaroa Rehab Site	Y	N	N	Tomby
21/02/23	Whangamoe Bridge Replacement	Y	N	N	Tomby
18/05/23	Whangamoe Bridge Replacement	Y	N	N	Tomby

27/06/23	FH Workshop Wash Down Pad	Y	N	N	Phil
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Stakeholder Complaints Register

Month	Council/ Public Complaint	Complaint	Repair Undertaken	Response Time
16/06/23	Public	Dead Cattle on the side of the road.	All were more than 5m away from the edge so were left to decompose.	No Action Taken
July 23	Public	A few complaints through the month about water on roads and isolated potholes.	No action taken till weather and conditions allowed.	Ongoing
1/08/23	Public	Large soft area on Owenga side of Te Awainanga bridge and a large pothole off the end of the seal on Target Hill.	Pothole and soft area repaired when weather allowed.	2 Weeks
19/10/23	Public	2 x big potholes Port Hutt side of Paritu quarry.	Filled when next out that way	1 Week
24/10/23	Public	Blocked culvert at the top of the Awatotara cutting.	Already know about it and it is in the programme to be replaced.	Non-Urgent
18/12/23	Public	Size of metal on the road between Matarakau and Kaingaroa seems to be very large.	Metal size has not changed. There is a lot more loose material due to the dry conditions at the moment and the grader just been over the road.	No Action Taken
18/12/23	Public	Grader has turned around on the new seal at Kaingaroa and scuffed it.	Inspected and no repairs required.	Have spoken to the grader operator.

Public Relations & Community Involvement

Innovation

Summary of Monthly Progress Claim by Work Category

	January 24	Separable Portion One - Roothing			
Item	Work Category	Value for Month	Value YTD	Annual Budget	% of Annual Budget
1	P&G Other	\$111,558.67	\$854,809.02	\$1,100,000.00	77.71%
2	Routine Maintenance and Ops	\$57,734.33	\$415,167.11	\$810,000.00	51.25%
3	Pavement Renewals	\$0	\$71,541.35	\$840,000.00	8.52%
4	Sealed Road Resurfacing	\$0	\$0	\$8,000.00	%
5	Drainage Renewals	\$0	\$16,132.32	\$283,000.00	5.7%
6	Bridge Renewals	\$982.19	\$35,716.52	\$100,000.00	35.72%
7	Traffic Services	\$9,318.05	\$55,836.79	\$44,000.00	126.9%
8	Minor Improvements	\$918.80	\$4,373.18	\$170,000.00	2.57%
9	Vegetation Control	\$5,408.41	\$37,858.87	\$60,000.00	63.1%
11	Dayworks	\$2,032.12	\$108,219.89	\$150,000.00	72.15%
	Total	\$187,952.57	\$1,599,655.05	\$3,565,000.00	45%

Estimated

1. Miscellaneous

2. Traffic Counting

Our software is not working for the counter and are working to try and resolve this.

3. Pitt Island

4. Wind Damage

No reported or visible signs of damage this month.

Photos





Damaged Wetland Walk Cattle Stop





Damaged Cattle Stop Removed For Repairs



4. Works & Services

4.3 Fulton Hogan Water and Wastewater Operation Contract Report January 2024

Date of meeting	14 March 2024
Agenda item number	4.3
Author/s	Phil Holt – Fulton Hogan Contracts Manager

Purpose

To inform and update the Council on the Chatham Islands Water and Wastewater Operation programme.

Recommendations

THAT the report be received.

Background

Attached is the January 2024 report from Fulton Hogan that will be presented by Phil Holt (Fulton Hogan Contract Manager).



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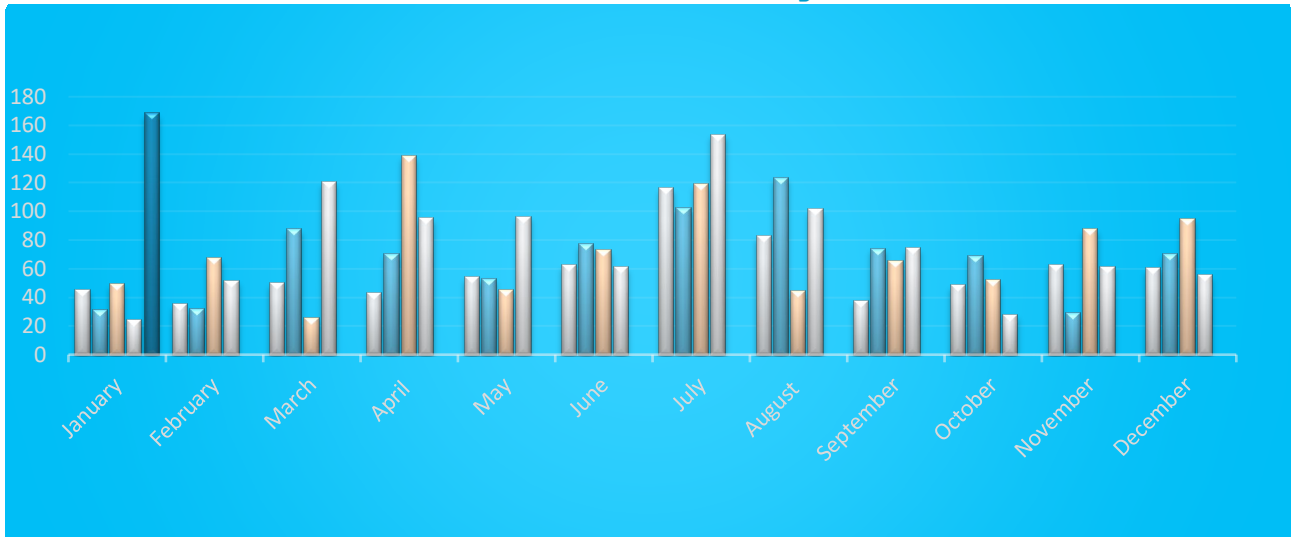


Overflowing Balance Tank
 CHATHAM ISLANDS
 WATER AND
 WASTEWATER
 OPERATION CONTRACT
 MONTHLY REPORT

TABLE OF CONTENTS

Work Summary

Outline of work carried out during the month.



168.5mm rainfall recorded for January in the Waitangi yard.

Water Supply Operation & Maintenance

Tiki Tiki plant has almost returned to running normal. With all the rain towards the latter part of the month the level in the bore has come up to 23.8m so pump is not sucking so much air causing high turbidity. Town is still using close to 10,000lts more than normal, have not found any noticeable leaks and may have to read the meters again to see if there is a leak at a property. Kaingaroa plant has been trouble free the past month but their water usage is above normal as well. We did find a couple of leaks on Kaingaroa Station and are monitoring to locate others.

Water Treatment

Tiki Tiki plant = Plant has been behaving ok with consistent readings throughout the month.

Kaingaroa plant = Again, no problems with the plant over the last month. The new raw water pump is performing much better than the old one.

Wastewater Treatment Plant at Waitangi

With the heavy rain events this month and properties having their SW hooked into the sewer system the plant has been under extreme pressure. The plant cannot cope with the flows and has overflowed 3 times.

After a rain event it takes 3 days for the plant running 24/7 to catch up and settle down again.

Dayworks - Water

Chatham Islands Monthly Report

Dayworks - Wastewater

Having to clean filters every 2 hours during flooding as they block and cause problems with the irrigation pump.

Water and Wastewater Reticulation Network

CCTV report and videos have been forwarded to all parties.

Water and Wastewater Treatment Plant: Monitoring

WWWT plant and water samples all good.

Kaingaroa Lake Monitoring Post = lake level is still very high.

Summary of Monthly Progress Claim by Work Category

	January 24	Separable Portion Two - Water and Wastewater			
Item	Work Category	Value for Month	Value YTD	Annual Budget	% of Annual Budget
13	Preliminary and General	\$5,516.42	\$60,124.75	65,215.87	92.19%
14	Water Supply Ops and Maint	\$922.32	\$6,456.24	11,067.84	58.33%
15	Water Treatment	\$2,947.89	\$23,217.75	35,374.68	65.63%
16	WWTP Waitangi	\$5,678.72	\$11,212.64	11,087.84	101.12%
17	Dayworks - Water	\$1,485.38	\$26,038.19	55,024.41	47.32%
18	Dayworks - Wastewater	\$65,231.05	\$94,135.67	94,060.40	100.08%
19	Water and Wastewater Reticulation	\$461.16	\$461.16		
20	Treatment Plant Monitoring	\$1,188.52	\$8,307.64	14,262.24	58.25%
	Total	\$82,970.30	\$230,708.70	\$286,073.28	80.65%

Programmed Work for Following Month

Water Meter Report

Not due till March but may do again sooner if water usage continues to be excessive.

Irrigation Dosing

Chatham Islands Monthly Report

Irrigation fields were mown and were good but have become wet and soggy with all the rain lately.

Quality Assurance

Site Safety Report

Date	Near Miss	Incident	Lost Time Injury	Plant Damage	Depot/Worksite Inspections
25/10/22	N	N	N	N	Check safety gear for chlorine use at the Kaingaroa Water Treatment plant = all ok
7/12/22	N	N	N	N	Steve in to do the annual service and inspection = all ok.
29/03/23	N	N	N	N	Crew working with FH sparky on the new balance tank.
23/05/23	N	N	N	N	Lake Rangitai pump shed new motor installation.
23/08/23	N	N	N	N	WWWT Plant check once service had been completed.

Environmental Non Compliance

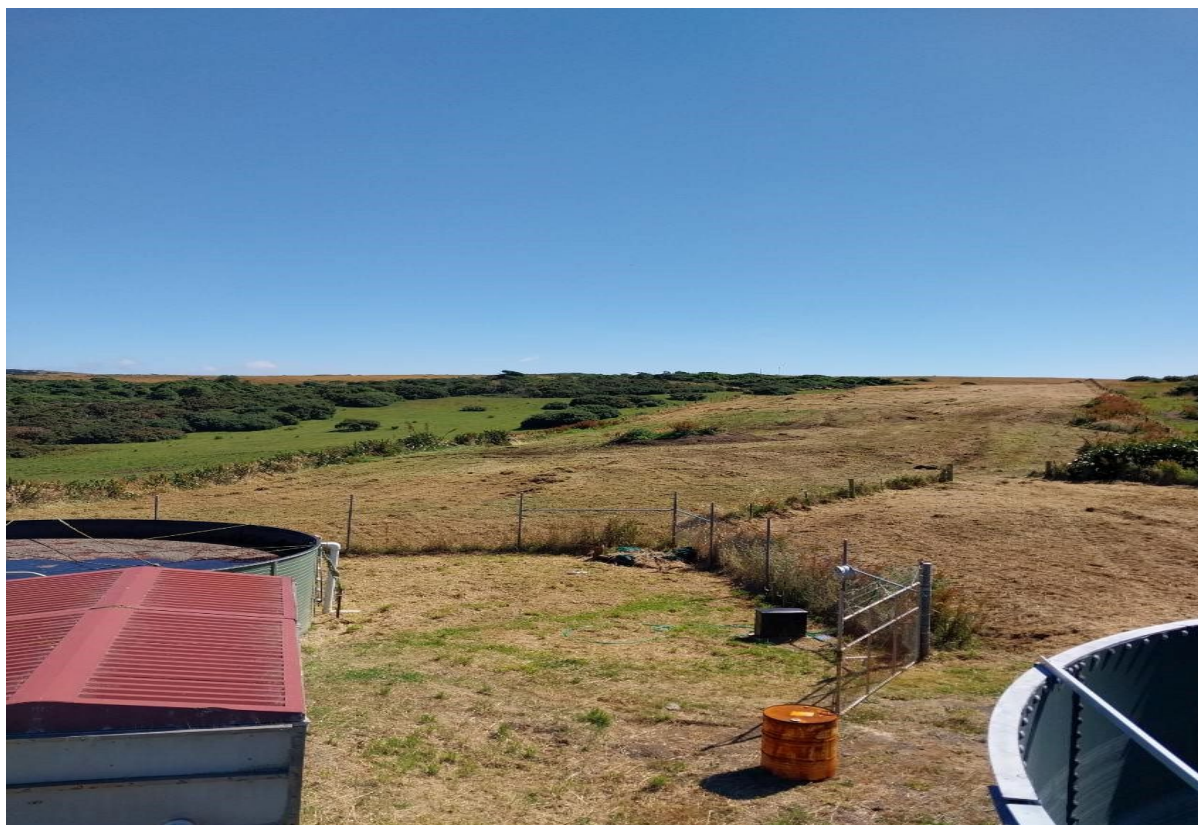
Monthly Stocktake of Supplies

General Supplies Stockpile - Month Ending January 2024

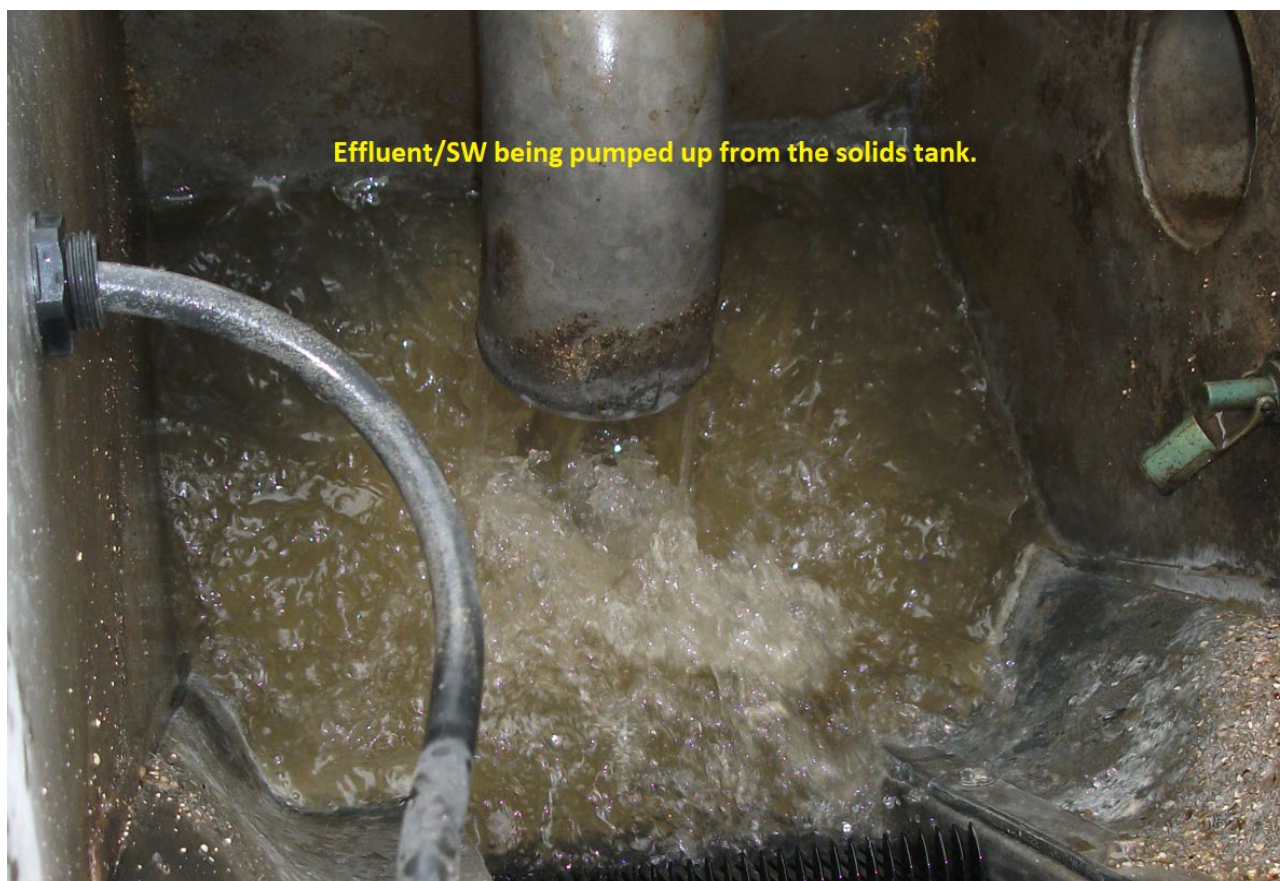
	Stock Purchased	Stock End of Previous Month	Stock Used	Stock Remaining End of Month
Salt		127 Bags	27	100bags
Chlorine		120lts	40lts	80lts

PHOTO





Mown Irrigation Fields At The WWT Plant







4. Works & Services

4.4 Fulton Hogan Waste Management Operation Contract Report January 2024

Date of meeting	14 March 2024
Agenda item number	4.4
Author/s	Dylan Fraser – Fulton Hogan Divisional Manager, Maintenance

Purpose

To inform and update the Council on the Chatham Islands Waste Management Operation programme.

Recommendations

THAT the reports be received.

Background

Attached to this report is the January 2024 Waste Management report from Fulton Hogan.



Recycling baled and packed in the container, ready for shipping.

CHATHAM ISLANDS WASTE MANAGEMENT CONTRACT MONTHLY REPORT JANUARY 2024

Introduction
 Te One Transfer Station
 Owenga Landfill
 Appendix 1

Introduction

This report provides a summary of waste management activities through the month of January 2024.

Staff

No changes to staff this month.

Te One Transfer Station

3rd of January we resumed our normal open hours. The public have received this well and only on the odd occasion do we get the regulars who accidentally forgot which days we are open.

Visit from EnviroNZ Team Tommas and Kyle

A small team of 2 arrived on Island mid January. Tommas and Kyle successfully decanted all of the waste oil here onsite at Te One. A total of 6x 1000litre IBC containers were filled with waste oil, and other hazardous liquids.

They were also able to safely pump out the bottom of the yellow shipping bund. Because this bund is not working efficiently until further notice it has been recommended that we no longer accept waste oil here onsite at Te One. Until such time in the future we are able to establish a safer collection area and well organised process in place. The 20litre containers with lids that are now emptied and will be stored inside the bund, and the bund closed to keep water out.

Enviro NZ had also supplied us with 2 open top IBC containers that we have loaded with batteries of all sizes. My understanding is that these will go also with the oil containers. We have 1 more empty green drum available to put smaller batteries in for the mean time, my understanding is that Enviro waste are willing to supply more IBC containers for our use in the future.

Our ERL compacter machine inside the big shed has been locked out and due for a service, we hope to have Matt Hunt from Engineering Repairs onsite in February to complete such task. For the interim we are stock piling good clean cardboard onsite.

Owenga Landfill

We are slowly filling up to all corners of the cell. Our intake this month has included 2 house deconstructions organised directly with contractors. What I have found is that there is a lot of good re usable timbers that we have been sorting through on the pad to bring back in to Te One.

Fencing around the cell. We need to make this higher, considering the inconsistent weather patterns this plays a huge part in keeping our waste inside the cell. We mainly use glass cover or the existing waste on the pad to cover and track roll new waste coming in. The wind can dry the top layer quickly and lets the looser stuff out. Our blow outs have been minimal this month and easier to manage the drains and surrounding bush cover, as with the heavier woody waste mixed in helps to keep it down.

A surprise site visit from Alfred Preece, Land owner. It was a great opportunity to meet again and converse about how production is working. I believe Alfred was a big part of the planning and development of the Landfill and voiced how pleased he is that finally the space is in use, that the site is tidy and looking great.

The waste records are included as Appendix 1 of this report.

Appendix 1

Te One Waste Record

Owenga Waste Record



4. WORKS & SERVICES

4.5 LATE ITEM – Proposed 3 Waters 30-Year Programme Prioritisation

Date of meeting	14 March 2024
Agenda item number	4.5
Author/s	Kirsten Norquay and Andrew Wong, Stantec

Purpose

The attached report is tabled as a late item for your consideration at the meeting on 14 March.

Reason for lateness:

The information was not available in time for inclusion in the agenda.

Recommendation

THAT the report 'Proposed 3 Waters 30-Year Programme Prioritisation' be considered as a late item.



4. WORKS & SERVICES

4.5 Proposed 3 Waters 30 Year Programme Prioritisation

Date of meeting	14 March 2024
Agenda item number	4.5
Author/s	Kirsten Norquay and Andrew Wong, Stantec

Purpose

To confirm the three waters long term programme priorities to be used when developing the 30-year strategy and the 2024-25 LTP.

Recommendation

THAT the programme priorities be ratified.

Background

Stantec are developing the 30-year three waters strategy, which is being used to inform the LTP.

Stantec presented on the proposed Chatham Islands Three Water 30 Year Long Term Priorities at the information sharing workshop on 29 February 2024. The presentation slides were circulated separately.

The prioritisation category for the programme (refer to Attachment) is defined as follows:

- Priority 1 – Must do for compliance
- Priority 2 – Must do for capacity (existing constraints)
- Priority 3 – Should do
- Priority 4 – Could do
- Priority 5 – Won't do right now



Attachment

The programme priorities is summarised in the table below.

Priority	Programme	Description
1	Compliance	Compliance documents (e.g., Hygiene Code of Practice, Water Safety Plans, Source Water Protection Plan, etc.)
1	Kaingaroa Water Scheme	WTP and network upgrades and renewals
1	Alternative Water Sources	Investigations into alternative water sources for the Island, including new community bore sources, community non-potable rainwater schemes
1	Waitangi / Te One Water Scheme	WTP and network upgrades, renewals, and network expansion to Te One
1	Waitangi / Te One Wastewater Scheme	WWTP and network upgrades, renewals, and expansion to Te One
1	Septage Lagoon	New septage lagoon and receival station
2	On-site Water Tank Scheme	Council loan scheme for on-site household rainwater storage and treatment
2	Allowing for Future Development – Water	Enable urban growth in Waitangi
2	Allowing for Future Development – Wastewater	Enable urban growth in Waitangi
2	Stormwater Scheme	Waitangi stormwater system refurbishment and assessment of stormwater needs in main communities
2	O&M Facility	New O&M Contractor Facility at new location
4	Kaingaroa Wastewater Scheme	New reticulation network and WWTP
5	Owenga Water Scheme	Centralised WTP and distribution network
5	Owenga Wastewater Scheme	New reticulation network and WWTP



Chatham Islands Three Waters Services Long Term Priorities



Local Water Done Well Update

Government's three-stage legislation plan:

1

**REPEAL LEGISLATION: LAY
FOUNDATION FOR NEW SYSTEM**

INTRODUCED AND ENACTED FEB 2024

2

**ESTABLISH FRAMEWORK AND
TRANSITIONAL ARRANGEMENTS**

INTRODUCED AND ENACTED MID-2024

3

**ESTABLISH ENDURING
SETTINGS AND BEGIN TRANSITION**

INTRODUCED DECEMBER 2024
AND ENACTED MID-2025

Our challenges to achieving financially sustainable 3 waters service delivery:

- Significant investment needed – old assets, LOS, compliance, development
- Limited 'local' revenue - ~\$1,600/house rates, about 40% 3W revenue
- Remaining revenue is from annual Crown allocation for day-to-day operation
- No long-term certainty for capital works – reliant on one-off grants
- Inability to borrow as unable to service debt



Need a defensible long-term plan, including unfunded work

Our starting point...

CHATHAM ISLAND (RĒKOHU/WHAREKAURI)



The largest island, Chatham Island, is **90,000** hectares.



Water bodies occupy a large area – mainly brackish lagoons (Te Whanga) **and freshwater lakes** (Lakes Huro and Rangitai), **few waterways** (Nairn and Te Awainanga Rivers)



690 (estimated population at 2018 census). About 60% of residents identify as Mori or Māori.

PRIORITIES AND CHALLENGES



2048 Estimated Population 870 (Based on StatsNZ medium growth projection, 0.8% average annual growth). **High cost of living, housing constraints.**



Logistics and costs of delivering 3 water services to small communities in a **remote location**. **Reliance on central government funding** for essential infrastructure



Focus on encouraging and sustaining economic growth, supported by appropriate infrastructure, and growth of skilled workforce.

ASSET INFORMATION

RETICULATION

18 km of water supply reticulation

8 km of wastewater reticulation

<1 km of stormwater reticulation

TREATMENT ASSETS

2 water treatment plants

1 wastewater treatment plants

STATIONS

3 water supply, 2 wastewater pump stations

1 water fill station, **1 non-potable** fill station

40

20

50

Average age



THREE WATERS

- Long-term underinvestment due to inadequate funding; increasing risk of asset failure
- Affordability of levels of service
- Ability to meet regulatory requirements
- Climate change impacts
- Meeting population growth demand



WATER SERVICES

- Resilience of freshwater sources and schemes
- Legacy issues with private scheme transferred to Council
- Only about 40% of population serviced.



WASTEWATER

- Wastewater treatment facility is at or near end of useable life
- Additional land application area required in future
- Only about 30% of population serviced

TOP PRIORITY PROJECTS - 2021/31 LTP

30 year capital works programme for entity based on “unconstrained” funding

\$\$\$

Revisit -> Programmes, priorities & timing

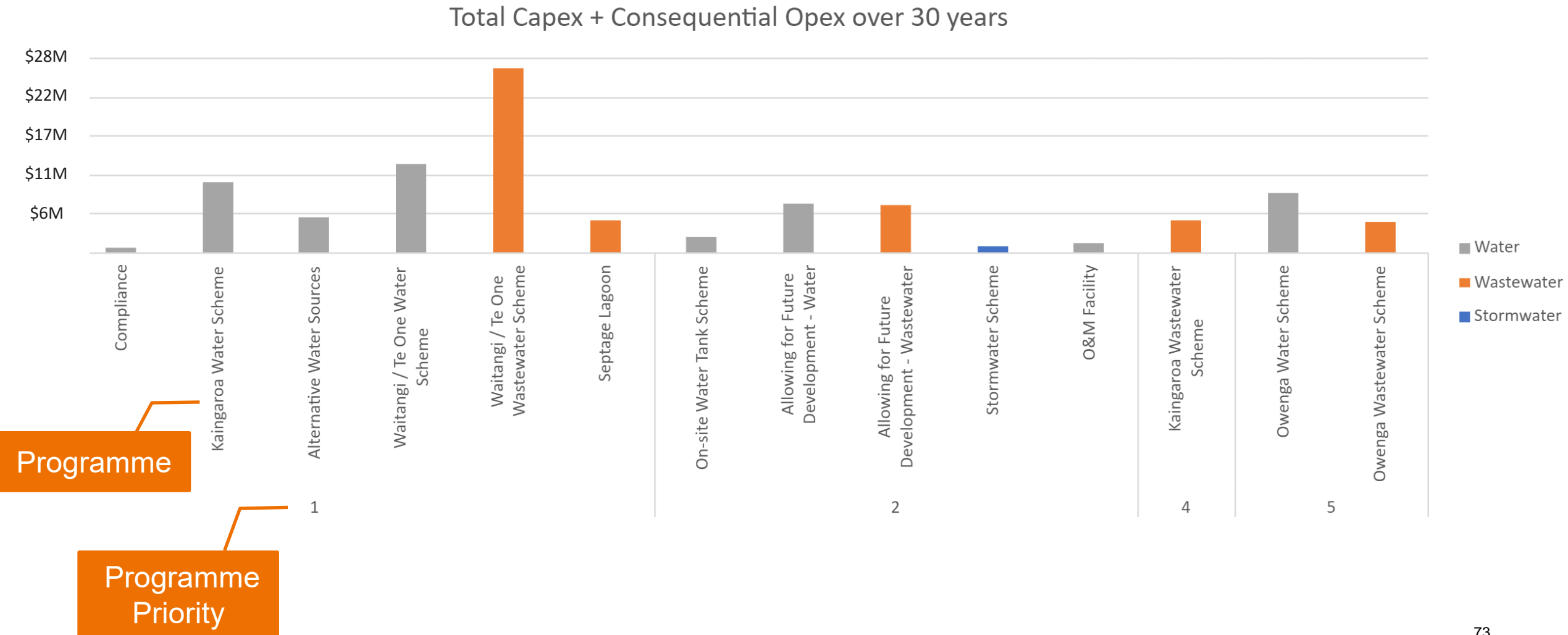
Priority	Description
1	Must do – compliant , existing critical asset at end of life, public health risk, appropriate level of service
2	Must do – address current capacity constraints, enable development
3	Should do – renewals, future development
4	Could do – provide wastewater service if provide water, extend serviced area
5	Won't do right now – new service area



Other Programmes

- 1 1** Alternative water sources, septage management, compliance
- 2 2** Allowing for development, on-site water tank scheme, O&M facility

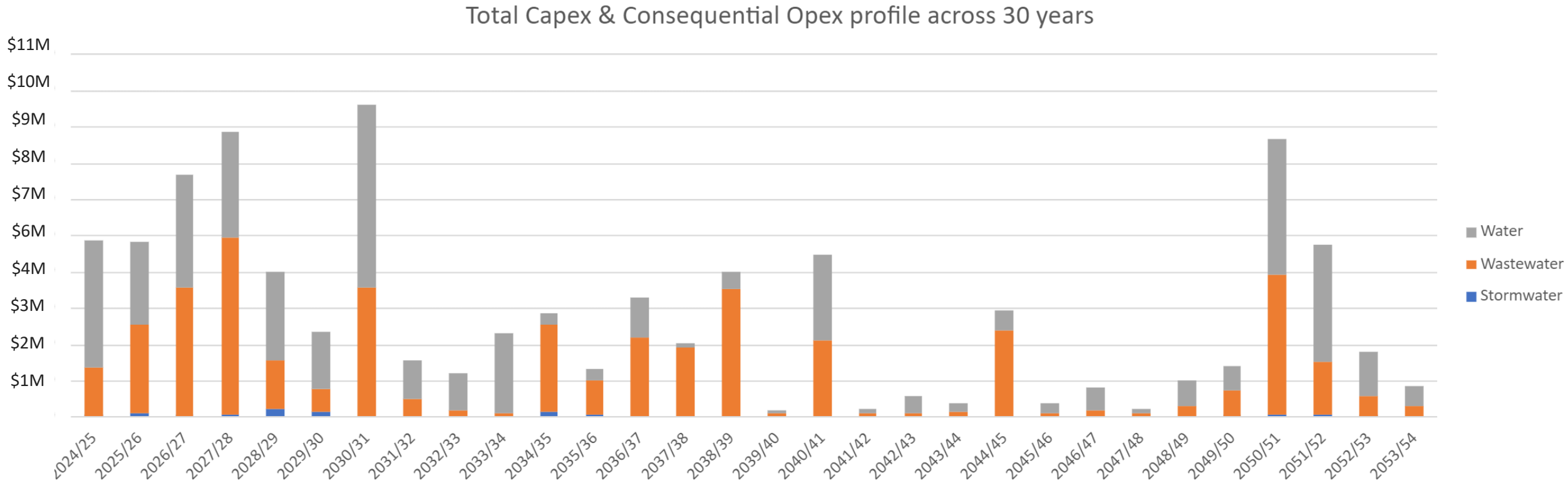
30 Year Capital Needs Forecast – by 3W Programme



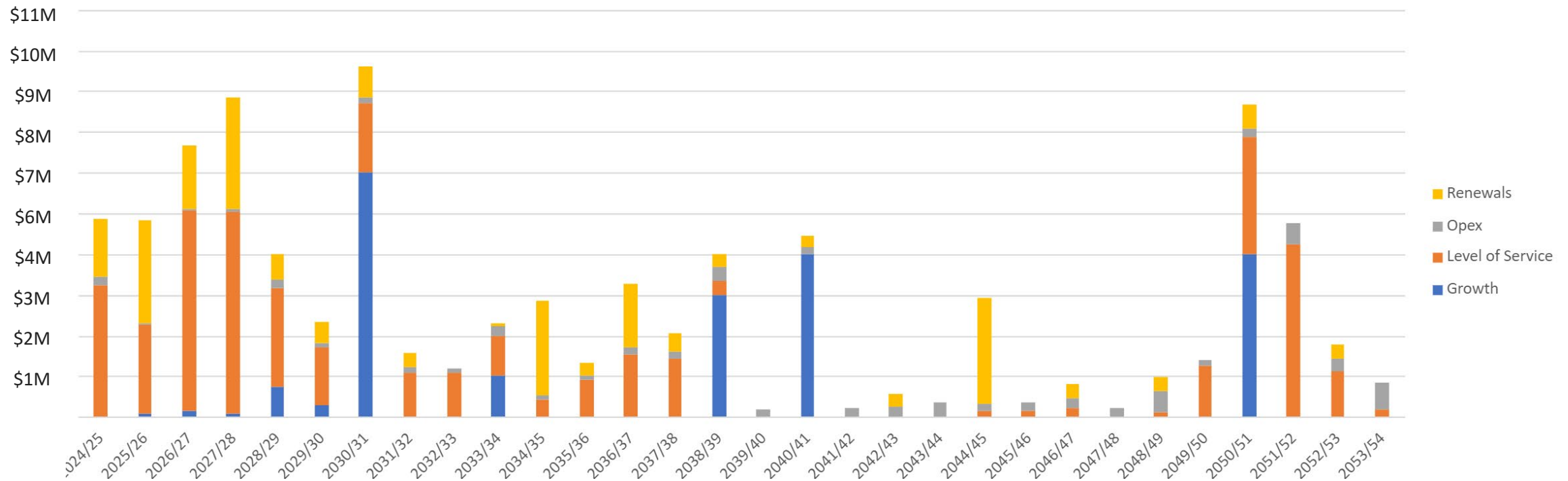
Programmes made up of related projects

Programme / Project Overview																
Programme					Service Area											
Allowing for Future Development - Wastewater					Allowing for Future Development - Water					Water						
Alternative Water Sources					Compliance					Stormwater						
Kaingaroa Wastewater Scheme					Kaingaroa Water Scheme					Wastewater						
O&M Facility					On-site Water Tank Scheme											
Owenga Wastewater Scheme					Owenga Water Scheme											
Septage Lagoon					Stormwater Scheme											
Waitangi / Te One Wastewater Scheme					Waitangi / Te One Water Scheme											
Attribute (All)																
Sum of \$\$ Value Financial																
Programme	Program Priority	CIC Project ID	Project / Programme Name	Scheme / Area	Service Area	MoSCoW	2024/25	2025/26	2026/27	2027/28	2028/29					
Waitangi / Te One Water Scheme	1	DW-WTO-001	Waitangi toby valve replacements	Waitangi	Water	Must	15,000	15,000	15,000							
		DW-WTO-002	Source water pH monitoring	Waitangi	Water	Must	25,000									
		DW-WTO-003a	Backflow risk assessment	Waitangi	Water	Must		50,000								
		DW-WTO-003b	Annual review of backflow risk assessment	Waitangi	Water	Must			10,000	10,000	10,000					
		DW-WTO-004	WTP Automation	Waitangi	Water	Should			75,000							
		DW-WTO-005	Backwash waste line erosion control	Waitangi	Water	Must				75,000						
		DW-WTO-006	Tikitiki bore improvement works	Waitangi	Water	Must						300,000				
		DW-WTO-007	Waitangi WTP Condition Assessment	Waitangi	Water	Should										
		DW-WTO-008a	Waitangi Distribution Network Condition Assessment	Waitangi	Water	Should							100,000			
		DW-WTO-008b	Waitangi Distribution Network CCTV inspection	Waitangi	Water	Should										
		DW-WTO-009	Waitangi distribution network renewals	Waitangi	Water	Must										
		DW-WTO-010a	Waitangi WTP Renewals	Waitangi	Water	Must										
		DW-WTO-010b	Waitangi WTP Critical Spares	Waitangi	Water	Must	50,000			15,000						
		DW-WTO-011	Waitangi scheme extension to Te One	Waitangi / Te One	Water	Must	1,050,000	1,000,000	2,000,000							
		DW-WTO-012	Waitangi feasibility study of bore source	Waitangi / Te One	Water	Must	50,000	30,000	20,000							
		DW-WTO-013	Waitangi water demand management strategy	Waitangi / Te One	Water	Must		125,000	125,000							
		DW-WTO-016	Waitangi network expansion	Waitangi / Te One	Water	Could										
		DW-WTO-018	Waitangi source water protection	Waitangi / Te One	Water	Must	50,000	50,000								
		DW-WTO-020	Waitangi Water As-Built	Waitangi / Te One	Water	Should				250,000	150,000					
		DW-WTO-021	Waitangi water O&M manual and SOPs	Waitangi / Te One	Water	Must		40,000								
		DW-WTO-022b	Water reticulation networking metering	Waitangi / Te One	Water	Should					100,000	100,000				
		DW-WTO-014a	Waitangi backflow prevention and network flush	Waitangi / Te One	Water	Could					300,000					
		DW-WTO-014b	Waitangi backflow prevention and network flush	Waitangi / Te One	Water	Must							10,000			
Grand Total							1,240,000	1,310,000	2,245,000	750,000	670,000					

30 Year Capital Needs Forecast – by 3W & year



30 Year Capital Needs Forecast – by LOS & year



Feedback on Programmes & Priorities?

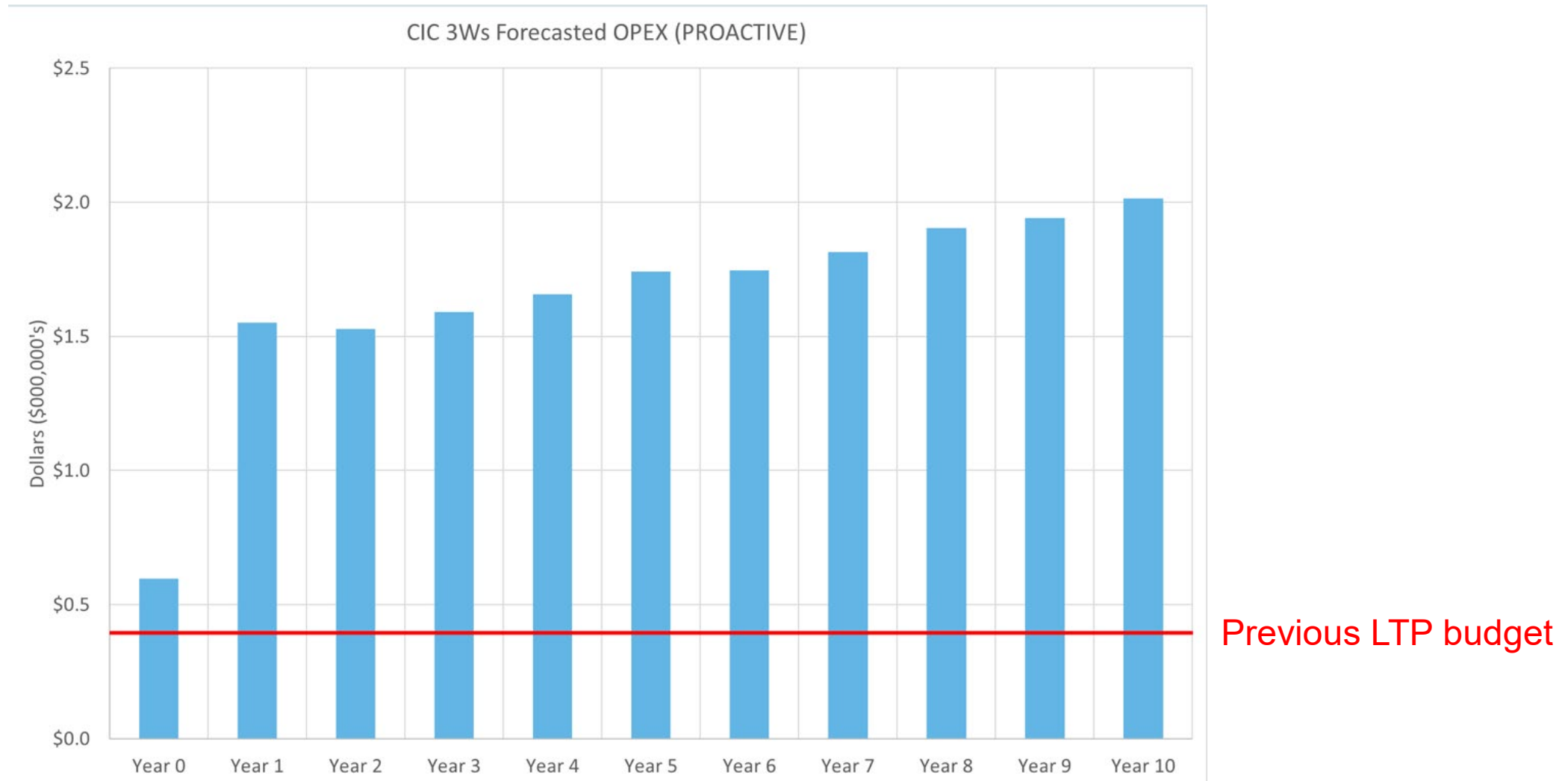
Priority	Description
1	Must do - compliant
2	Must do - capacity
3	Should do
4	Could do
5	Won't do right now



Other Programmes

- 1 1 Alternative water sources, septage management, compliance
- 2 2 Allowing for development, on-site water tank scheme, O&M facility

10 Year 3W Operational Needs Forecast



Final comments & thoughts?



5. Community Services

5.1 Waitangi Hall Decision

Date of meeting	14 March 2024
Agenda item number	5.1
Author/s	Paul Eagle, Chief Executive

Purpose

To approve the decision.

Recommendations

THAT the Chatham Islands Council:

1. **SEEK** legal advice for any liabilities in terms of handing over the Hall in its current condition.
2. **SEEK** expressions of interest for the following by 30 June 2024 – subject to favourable legal advice:
 - Legal structure for transferring the ownership of the Hall (building, not land)
 - Business Plan
 - Plan to upgrade the Hall to a fully compliant standard
 - Financial plan to enable the upgrade, one off set-up costs, day to day management, and maintenance (including depreciation)
 - Timeline for implementation

Background

Waitangi Hall was part of the Council office buildings until Council moved into new premises in January 2022. The old building was no longer fit for purpose.

In June 2023, Council resolved that the future of the hall and associated buildings should be made by community consultation. A report on the hall had been prepared and advertised within the community. Submissions opened on 25 October 2023 and closed on 1 December 2023.

Council received 107 submissions with the majority wishing to repair or partially repair the building. Only one submitter wished to be heard.

Council held a Special Meeting on 8 February 2024 to hear the submission and deliberated on 12 February 2024.

Decision

As the response to the consultation favoured repairing part or all the property, Council should seek legal advice for any liabilities in terms of handing over the asset in its current condition.

If there is no liability on Council, it would then seek expressions of interest from groups wishing to take over the asset, formulating a full plan including costings within a specified timeframe.



6. Regulatory

6.1 Wind Turbines (CIC-2023-009)

Date of meeting	14 March 2024
Agenda item number	6.1
Author/s	Paul Whyte (Beca)

Purpose

The Chatham Islands Electricity Limited (CIEL) has applied for resource consent under the Resource Management Act (RMA) to install, operate and maintain three wind turbines at 1296 Waitangi Tuku Road, Point Durham, Chatham Island Point Durham

Recommendations

Resource Consent – Wind Turbines (CIC/2023/009)

General

1. The construction and operation of the turbines shall be in general accordance with the resource consent application submitted to Council except that wind turbines other than the Vestas V27 225 kW may be used if all conditions set out below are complied with.
2. In respect of Condition 1, and the use of a different wind turbine, the Consent Holder shall submit a new noise assessment report which demonstrates that the operational noise will comply with Conditions 21 and 22.

Construction

3. The construction and operation of wind turbines shall be limited to within the area labelled 'Proposed Wind Turbine Location' provided in CIC-2023-009 Plan A.
4. The finished wind turbines should be painted in an off-white colour.
5. Disturbed areas from construction activities are to be reinstated so that the finished contours in conform with the surrounding landform.
6. The Consent Holder shall ensure any equipment to be used on the site has been cleaned and inspected so that the equipment is free from introduced species and weeds before it is brought to the Chatham Islands.

Advice note: The crane and turbine equipment shall be water blasted in New Zealand before departure and inspected at the wharf on arrival at the Chatham Islands by the Consent Holder to ensure compliance. These procedures shall be formally in place by the time of commencement of construction on the Chatham Islands.

7. The Consent Holder shall invite and allow for an archaeologist or dedicated cultural monitoring person to be on site during the excavations.
8. In the event that during construction of the turbines or any excavation works in preparation of the site, there is any discovery or disturbance of possible Moriori or Māori archaeological sites, Kōimi/Human Remains and/or Miheke Tūturu, European archaeological features or material that is likely to predate 1900, the following procedures must be followed:

Cease Work and Notify Affected Parties

- a) Immediately following the discovery of material that could be an archaeological site, kōimi/human remains and/or taonga, the Consent Holder and/or their contractors must cease all work within a minimum of 20m of any part of the discovery.
- b) Immediately advise NZ Historic Places Trust, and if required make an application for Archaeological Authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014.
- c) Immediately advise Hokotehi Moriori Trust and Ngāti Mutunga o Wharekauri Iwi Trust of the discovery.
- d) The New Zealand Police, if any kōimi/human remains are uncovered. This is to determine whether the remains are of a missing person or part of a crime scene. This is also a requirement of the Coroners Act 1988.
- e) If it is unclear whether the find is an archaeological site, kōimi/human remains and/or miheke, the Consent Holder must consult a suitably qualified archaeologist to confirm its origin.

Secure Site

- f) The Consent Holder and/or their contractors must secure the discovery area, ensuring the area (and any object(s) contained within) remains undisturbed and meets health and safety requirements.
- g) The Consent Holder shall ensure they are available to meet and guide Hokotehi Moriori Trust and/or Ngāti Mutunga o Wharekauri Iwi Trust representatives, the archaeologist, the New Zealand Police, and the HNZPT Regional Archaeologist, to the discovery areas. The Consent Holder will assist with any reasonable requests any of these people may make.

Resolve

- h) Works affecting the archaeologist site shall not resume until Hokotehi Moriori Trust and/or Ngāti Wharekauri Iwi Trust representatives and the New Zealand Police in the case of skeletal remains have each given appropriate consent, approval, or authority for work to continue.

Advice Note: Depending on investigations the applicant may require an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act

- 9. The dimensions of the wind turbines shall not exceed the following:
 - i. Maximum height of 50 metres
 - ii. Rotor diameter of 30 metres
 and shall be of a single pole construction.

Avifauna

- 10. Any deceased stock on the property should be buried or removed as soon as reasonably practicable.
- 11. The Consent Holder shall inspect within an 80-metre radius of each turbine tower for any evidence of bird strikes once a month for the first 18 months after commissioning the turbines.
- 12. Each site inspection shall entail the Consent Holder using a grid reference to search for bird strike, with the monitoring results of each inspection (including tabulated raw data) being lodged with the Consent Authority and the Department of Conservation within 1 week of the inspection being undertaken.
- 13. The Consent Holder shall record the following information if there is any evidence of bird strikes within an 80 metre radius of each turbine:
 - a) The location from which a dead or injured bird has been retrieved/recovered, as required by condition 11 shall be recorded by GPS using Chatham Islands Transverse Mercator 2000 co-ordinates.
 - b) Photographic evidence, and
 - c) Identification of the species, where possible.
- 14. Should a bird species that is “threatened” or “at risk” as listed in the Department of Conservation’s “*Conservation status of New Zealand Birds*” threat classification series be found, injured or dead at the site, the Chatham Islands Operations Manager for the Department of Conservation is to be notified immediately and the bird provided to the Department of Conservation or its nominated agent for autopsy or rehabilitation.
- 15. The Consent Authority, following consultation with the Department of Conservation, may require the Consent Holder to engage a suitably qualified avifauna expert

(approved by the Consent Authority) at the expense of the Consent Holder, to analyse the raw data and all results of inspections required by Condition 12 and provide a written report to the Consent Authority and the Chatham Islands Operations Manager for the Department of Conservation within three months of any monitoring period.

16. If in the opinion of the suitably qualified avifauna expert the monitoring described in conditions 11, 12 and 13 above and the assessment required in condition 15 identified a significant adverse effects from the operation of the turbines on local populations of any “threatened” or “at risk” birds listed in the Department of Conservations “*Conservation status of New Zealand birds*” threat classification series, the Consent Holder on the advice of its suitably qualified avifauna expert shall determine and give reasonable course of action to remedy or mitigate those effects. Possible biodiversity measures shall include but are not limited to:

- a) Costal revegetation of the Point Durham Conservation Coastal Marginal Strip.
- b) Predator control along the Point Durham Conservation Coastal Marginal Strip for feral cats, Weka, Black-backed Gull and Harrier during the breeding season.
- c) Modification of the colour of the turbines.
- d) Offsetting elsewhere on the Island which may include working with other established projects to protect native birds.

The mitigation shall be to the satisfaction of the Consent Authority.

17. If following the 18 months of monitoring for bird strike in accordance with the conditions above and the findings (including any report from a suitably qualified avifauna expert referred to above) show the operation of the wind turbines are having no or minimal effect on bird strike, monitoring may be reduced in frequency or discontinued by the Consent Holder following consultation with the Consent Authority and the Chatham Islands Operations Manager for the Department of Conservation.

Noise

Construction

18. Construction activities must be conducted in accordance with NZS 6803:1999 Acoustics Construction Noise and must comply with the applicable noise limits contained within Table 2 of that Standard.
19. A Construction Noise Management Plan (CNMP) shall be prepared prior to the commencement of construction activities and shall be implemented throughout construction and commissioning.

20. The CNMP shall include specific discussion of any construction activities occurring between 1900 and 0700 hours, blasting (if required), and truck movements on Waitangi Tuku Road.

Operational – Wind Turbine

21. The Consent Holder shall ensure that, at any wind speed, wind farm sound levels do not exceed the background sound level by more than 5 dB, or a level of 40 dB LA90 (10 min), whichever is the greater, at any point within the notional boundary of any dwelling or building housing noise sensitive activities at the date of granting consent.
22. Wind farm sound shall be measured and assessed in accordance with the New Zealand Standard NZS 6808:2010 *Acoustics – Wind farm noise*.

Transportation

23. The consent holder shall, at least one month prior to the turbines arriving at the port in Waitangi, provide to the Council a Shipping, Transport & Logistics Plan for its approval. The plan shall describe the method and arrangements for transporting the equipment to its final location. The plan will also identify any necessary permanent upgrades or temporary strengthening of the road network (including bridges) so as to not exceed design load limits.
24. The design and construction of the vehicle crossing to the site from Waitangi-Tuku Road shall be in general accordance with Council's standard drawing 005 (attached).

General

25. The Consent Authority may serve notice on the Consent Holder pursuant to Section 128(1) of the Resource Management Act 1991 for the purpose of avoiding, remedying or mitigating any adverse effect on the environment that may arise from the exercise of this resource consent and that was not anticipated at the time of the commencement of this consent.
26. The consent Holder shall pay to the Consent Authority such administration, supervision and monitoring fees as fixed from time to time by the Consent Authority in accordance with section 36 of the Resource Management Act 1991. The Consent Holder shall meet the reasonable costs of compliance with all the requirements and conditions of this consent.

IN THE MATTER OF The Resource Management Act
1991

AND

IN THE MATTER OF Application (CIC/2023/009) by
Chatham Islands Electricity
Limited relating the installation,
operation and maintenance of
three wind turbines.

Section 42A Officer's Report

Date: 6th March 2024

Report of Paul Whyte

INTRODUCTION

1. The Chatham Islands Electricity Limited (CIEL) has applied for resource consent under the Resource Management Act (RMA) to install, operate and maintain three wind turbines at 1296 Waitangi Tuku Road, Point Durham, Chatham Island Point Durham.
2. This report is prepared under Section 42A of the RMA and reviews the application for resource consents and addresses the relevant information and issues raised. It should be emphasised that the recommendation made in this report is not binding on the Council and it should not be assumed that the Council will reach the same conclusion having considered the application.
3. I am employed by Beca Limited as a Senior Planner, Senior Associate, and provide planning and resource management advice to the Chatham Islands Council. This advice includes the preparation of Section 42A reports for resource consent applications and preparation and review of the Chatham Islands Resource Management Document (CIRMD).

THE APPLICATION

4. The applicant has provided a thorough description of the proposal in the application. The application is accompanied by a number of specialist reports including the following:
 - Avifauna risk assessment.
 - Natural Character and Landscape Effects.
 - Noise Assessment.
 - Cultural Impact Assessment (CIA) from Hokotehi Moriori Trust (HMT).

In summary the following is noted.

5. The proposal is to install, operate and maintain three 50m high wind turbines at 1296 Waitangi Tuku Road in Point Durham. This project is a key part of the Chatham Islands Investment Strategy (CIIS) in which one of the key outcomes to be achieved by 2027 is for renewable energy to overtake diesel generated electricity so that electricity can be 100% generated from renewable sources by 2030.
6. The site is legally described as Section 4-5 Block V Oropuke Survey District (refer to Figure 1). The site is currently in pasture used for sheep and beef grazing and, due to the long history of farming and the complete removal of natural habitats, the property has low ecological values.
7. A marginal strip, known as the Pacific Ocean Marginal Strip, follows the coastline approximately 600m to the west of the turbine site. This strip is a Coastal Statutory Acknowledgment Area (as shown on Deed Plan OMCR-064-13) in terms of Moriori Claims Settlement Act and is also the subject of a Conservation Covenant (COV7583175.2).
8. The HMT CIA notes that Waihora, a large historic Moriori Settlement site is located in the Point Durham area. This is a unique and significant historic

settlement, for its size, various uses, and that it was used for different periods of the year. The CIA identifies a number of archaeological sites within the area, mostly dotted along the coastline, with a few inland on the ridgelines. There are not known archaeological sites on the ridgeline of the subject site for the wind turbines.

9. A navigational beacon, approximately 3 m in height, is located approximately 95 m to the nearest proposed wind turbine.



Figure 1 – Site location and proposed layout

10. The proposed wind turbines are three Vesta V27 225 kW turbines with a maximum height of 50m above ground level, a hub height of 31.5m, and a rotor diameter of 27m. Each of three wind turbines has a single pole construction and associated foundation construction as shown in Figure 2. The overall turbine height will be 45 – 50m above ground level and will be finished in a low sheen off white colour. The low sheen finish will mitigate any glint effects off the blades.

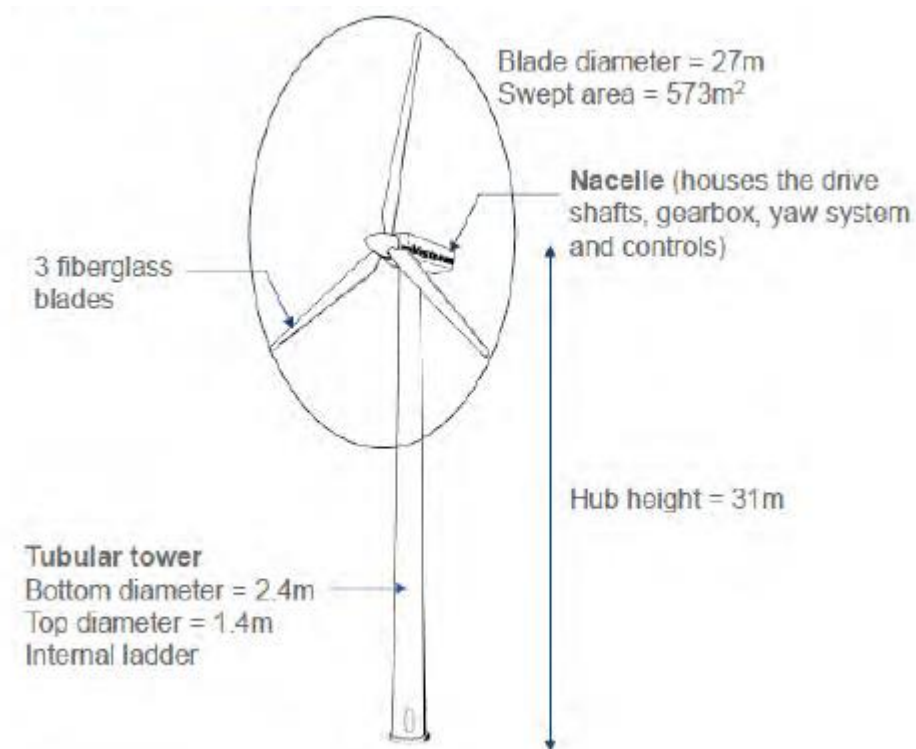


Figure 2 – Indicative turbine form

11. The proposed turbines will not externally illuminated, however they will have an internal light that will be accessible to maintenance staff when working within the turbine structure. The proposal involves necessary earthworks for turbine foundations, although the final volumes and design is yet to be confirmed. The applicant has advised that it is intended that soil removed will be used immediately for levelling or stockpiled for post-construction site rehabilitation.
12. Post-construction, any land modification will be reshaped to blend with natural contours and returned to pasture or crop areas. The final foundation design is pending confirmation, however the applicant has advised this will likely involve excavation and a combination of steel UC piles with a concrete cap. Each turbine will have a 6.5m x 6.5m concrete foundation, excavated to 4m depth, supported by approximately 12 piles driven at least 8m deep.
13. In terms of access, the proposed wind turbines will be constructed in Europe and shipped to the Chatham Islands. Upon arrival, these will be transported from Waitangi to the site by road. From the Waitangi-Tuku Road to the turbine site a new access track, 600m in length with a maximum width of 5m will be constructed. Due to the weight of the proposed turbines, the applicant has advised that the track will be lined with geogrid for stabilisation and compacted with appropriate aggregate.
14. The applicant has contacted Council's roading engineer to facilitate the transport of the turbines from the Waitangi port to the site, and which will be undertaken in accordance with a Shipping, Transport and Logistics Plan in order to address potential effects on Councils roading network.

15. To allow for connection to the power grid, the applicant has advised that it is proposed to install a high-voltage cable below ground level through private farm land to connect each of the three proposed turbines to the existing electricity network within the road reserve.

RESOURCE CONSENTS REQUIRED

16. The site is located in the Rural Zone of the Chatham Islands Resource Management Document CIRMD. In the CIRMD, the proposed activity is a **discretionary activity** as per Rule 5.3.4.3(ii) as the proposed turbines exceed the maximum permitted height of 12m for buildings, with the maximum proposed height above ground level being 50m. It also noted that “network utilities”, which the wind turbines are not defined as, also have a 12m height limit in the CIRMD.
17. I also concur with the applicant’s assessment under Table 4 of the application that a number of the activities associated with the project are permitted under the CIRMD.
18. Overall, the proposal is considered as a discretionary activity under Section 104B of the RMA.

CONSULTATION

19. The applicant has consulted with a number of persons and organisations, including the following:
 - Residents within a 6km radius along Waitangi Tuku Road
 - General public, including a public meeting
 - Fulton Hogan
 - Port Manager
 - Imi/Iwi including Hokotehi Moriori Trust and Ngāti Mutunga O Wharekauri Iwi Trust
 - Department of Conservation
 - Civil Aviation Authority
 - Harbour Master

NOTIFICATION

20. A notification report dated 21st February was prepared for the application. In summary, having reviewed sections 95A – 95G of the RMA, the following is noted.

21. The proposal does not require public notification pursuant to these sections. In particular, I note that:
- The applicant has not requested public notification (section 95A(3)(a));
 - Public notification is not required under section 95A (section 95A(3)(b));
 - The application does not include a proposal to exchange reserve land (section 95A(3)(c));
 - Notification of the application is not required by a rule or national environmental standard (sections 95A(5)(a) and 95A(8)(a));
 - The application will not have adverse effects that are more than minor (section 95A(8)(b)); and
 - There are no special circumstances that would warrant public notification (section 95A(9)).
22. In terms of Section 95B and limited notification, it is concurred with the applicant, that the turbines may have minor visual effects on properties within 6km of the site in accordance with the landscape assessment prepared by Mike Moore. The applicant initially provided written approvals of properties with dwellings located on them within this area. It was determined that properties without dwellings in the 6km radius were also affected and subsequently the applicant also provided these written approvals. In summary the written approvals include:
- Amanda Rosemarie Seymour – 900 Waitangi Tuku Road, Chatham Islands
 - Gregory Francis Horler – 884 Tuku Road, Chatham Islands
 - Quintin Francis Horler – 941 Tuku Road, Chatham Islands
 - Philip Douglas Seymour – 1149 Waitangi Tuku Road, Chatham Islands
 - Gary Edwin Cameron, Eileen Cameron – 1296 Waitangi Tuku Road, Chatham Islands
 - Brenda Violet Tuanui – 1007 Waitangi-Tuku Road, Chatham Islands
 - Donna Rae Tuanui – 603 Waitangi Tuku Road, Chatham Islands
 - Bernadette Elizabeth Lim –, Chatham Islands
 - Maui Solomon of 546 Waitangi Tuku Road behalf of Kaiara Limited
23. It is noted that the following parcels of land - Otonga 1E7 Block, Otonga 1E6 Block and Otonga 1E1C1 Block are also located within a 6km of the application site. Under Section 95E(3)(b), it is considered unreasonable in the circumstances for the applicant to seek these written approvals given the difficulty in contacting the owners, with the sites not having paid rates for a large number of years.

24. In addition, the applicant has also provided the written approvals of the Department of Conservation and Ngāti Mutunga o Wharekauri Iwi Trust. Hokotehi Moriori Trust (HMT), who undertook the CIA have also indicated it supports the application. HMT have been consulted in terms of the Moriori Claims Settlement Act, noting as indicated above, that the Pacific Ocean Marginal Strip adjoins the site.

STATUTORY PROVISIONS

25. Section 104(1) of the RMA states that when giving consideration to an application for resource consent, the consent authority shall subject to Part 2 of the RMA, which contains the Act's purpose and principles, have regard to a number of matters including:
- Any actual and potential effects on the environment of allowing the activity.
 - Any relevant provisions of national policy statements, plans and national regulations.
 - Any other matters the consent authority considers relevant and reasonably necessary to determine the application.
26. Section 104B states that after considering a resource consent for a discretionary activity a consent authority may grant or refuse an application and if it grants consent, may impose conditions under section 108 of the Act.

ASSESSMENT OF ACTUAL AND POTENTIAL EFFECTS

27. There are a number of actual and potential adverse effects associated with the establishment and operation of the proposed three wind turbines which are discussed below. It is noted that the applicant has provided a thorough Assessment of Environmental Effects in Section 7 of the AEE. The assessment covered visual and landscape character, ecological, noise, archaeological and cultural and aviation and sea navigation effects. I generally concur with the assessment of effects provided within the application and note the following:

Positive Effects

28. I generally concur that the proposal will have positive economic and environmental effects for the people and communities on the Chatham Islands. The wind turbines will provide a renewable and reliable power supply and should result in reduced power costs given the island's current reliance on imported diesel for electricity generation.

Adverse Effects

Natural Character and Landscape Effects

29. The Natural Character and Landscape Effects Assessment report prepared by Mike Moore concludes that generally visual effects beyond 6km from the turbines will be less than minor whilst the effects within 6km of the turbines will potentially be minor or more than minor. The assessment is a comprehensive one and I concur with the conclusions of Mr Moore which and note that the written approvals of the affected parties has been obtained within the 6km

radius and as such the effects on these properties can be disregarded. The assessment also concludes that the proposal will have a minor impact on natural character and shadow flicker which I also concur with.

Avifauna Effects

30. The Avifauna Risk Assessment report prepared by Mike Bell concludes that the overall risk to bird species from bird strike is relatively minor due to the low ecological values of the property, the small scale and low turbine height of the proposed wind farm but to mitigate risks against more vulnerable species such as Northern Giant Petrel and Brown Skua a number of conditions are proposed including removal of deceased stock and inspection and monitoring. If monitoring does show that bird strike is an issue a number of measures are proposed, including possible off-setting measures such as revegetation and predator control.
31. The Department of Conservation has made the following comment in respect of the conditions:
 - Support Condition 9 which relates to the removal or burial of deceased stock as soon as practicable.
 - Support condition 10 which relates to the inspection/monitoring of evidence of birdstrike. However, DOC considers that twice a year for three years is inadequate and recommends once a month for the first 18months to gain a better understanding of the impacts from the windfarm.
 - Support condition 15 but seek that where a suitably qualified avifauna expert determines the turbines are having a significant adverse effect on local populations of "Threatened" or "At-Risk" birds, then modifications to the colours of the turbines should be considered as a possible mitigation measure.
32. The comments from DOC have been accepted by the applicant and adopted in the proposed conditions. Given this, I accept that the effects on avifauna can be appropriately managed.

Noise Effects

33. The noise assessment prepared by Acoustic Engineering Services Limited (ASE) determined that the proposed construction activities and operation of the wind turbines will meet the relevant noise limits from the CIRMD and the more stringent noise limits for high sensitivity activities in Standard *NZS 6808:2010 Acoustics – Wind farm noise*.
34. CIC engaged Marshall Day Acoustics (MDA) to undertake a peer review of the noise assessment and who concur with ASE that the relative noise standards will be met, including compliance with the *NZS 6803:1999 Acoustics – Construction Noise*. The conditions generally recommended by MDA have been adopted within the conditions recommended below.
35. Given, this I am satisfied the effects arising from construction and operational noise will be less than minor.

Archaeological and Cultural Effects

36. Hokotehi Moriori Trust (HMT) completed a Cultural Impact Assessment (CIA) which identified that while there is no publicly available information which identifies a historic or archaeological site within the application site, due to the prevalence of archaeological sites in the wider area, it can be expected that there may be some sites in or near the application site. As such the following mitigation measures were recommended:
- An archaeologist or dedicated cultural monitoring person appointed by HMT to be on site during the excavations.
 - The attached Accidental Discovery Protocol be implemented for any unforeseen discovery of archaeological matter and actively engage with HMT.
 - HMT are kept up to date on progress throughout the project and any further environmental reports be sent to HMT.
37. The applicant has also subsequently advised that an archaeologist is currently on the site undertaking investigation work to help inform the exact location of the turbines to avoid archaeological sites. The archaeologist will advise if an Archaeological Authority is needed from Heritage New Zealand Pouhere Taonga, and this will be sought separately.
38. Overall, I am satisfied that archaeological and cultural effects are effectively managed with the proposed mitigation.

Other Effects

39. The applicant identifies that potential effects relating to aviation and sea navigation could potentially arise. In respect of the former, the turbines are not of sufficient height or in proximity to Chatham Islands Airport to create issues, a matter which was confirmed by the Civil Aviation Authority. In respect of the latter, the Harbour Master has confirmed there will be no effect on the navigational beacon in terms of visual obstruction.
40. Post construction, the worked soil will be reshaped to fit with the natural contour of the land and put back into pasture or crop to allow the farm operation to continue.
41. Effects arising from transport of the structure on Councils roading network, including bridges, will be addressed in a Shipping, Transport and Logistics Plan, which form part of the conditions.

Summary

42. Overall, I consider the proposal to have very positive effects for the Chatham Island Community by a reduction of electricity costs while adverse effects can be appropriately managed to an acceptable degree.

RELEVANT PROVISIONS of PLANNING INSTRUMENTS

43. The following planning provisions are considered to be of particular relevance.

National Policy Statement for Highly Productive Land (NPS-HPL)

44. The applicant has analysed the proposed works against the NPS-HPL within Section 10.3.2 of the application. The assessment from the application concludes that the proposal is considered to be consistent with the objectives and policies of the NPS-HPL, although I note that technically speaking the NPS-HPL does not apply as the Manaaki Whenua Landcare Research Land Use Capability Maps, which are used to determine highly productive land, does not cover the Chatham Islands
45. I concur with the applicant's analysis of the proposed works against the NPS-HPL and in particular note the relevance of Clause 3.9 of the NPS-HPL which states the following:
46. Protecting highly productive land from inappropriate use and development
 - (1) *Territorial authorities must avoid the inappropriate use or development of highly productive land this is not land-based primary production.*
 - (2) *A use or development of highly productive land is inappropriate except where at least one of the following applies to the use or development, and the measures in subclause (3) are applied:*

...

 - (g) *it is small-scale or temporary land-use activity that has no impact on the productive capacity of the land.*
47. The proposal is located on highly productive land as mapped by the Ministry for Environment. The total area for the three turbines is 126m³ and stock will continue to graze the land up to and around the turbines. As such, it is considered that the proposal is in accordance with Clause 3.9 (2) (g) and therefore not contrary to the NPS-HPL, a view I concur with.

National Policy Statement for Renewable Electricity Generation 2011 (NPS-REC)

48. The applicant has analysed the proposed works against the NPS-REC within Section 10.3.3 Appendix D Table 7 of the application. The assessment from the application concludes that the proposal is considered to be consistent with the objectives and policies of the NPS-REC.
49. I concur with the applicant's analysis of the proposed works against the NPS-REC and in particular that the proposal will provide a renewable energy to the Chatham Island community.
50. The applicant has also noted that the National Policy Statement for Indigenous Biodiversity does not apply to renewable electricity generation assets. In addition, while the New Zealand Coastal Policy Statement may be of some relevance given the location of the site, I believe the application fits within its framework.

CIRMD PROVISIONS

51. The following objectives and policies of the CIRMD are considered the most relevant:
 - Objective 4.1.1 and Policy 4.1.2 relate to the management of natural and physical resources that takes into account the principles of the Treaty of

Waitangi and recognises the relationship, culture and traditions. As part of the proposal the applicant has implemented mitigation following consultation with Hokotehi Moriori Trust and has carried out consultation with Ngāti Mutunga o Wharekauri Iwi Trust

- Objectives 4.6.1 and Policy 4.6.1.1 relate to the recognition and protection of historic heritage from inappropriate use and development. As part of the proposal the applicant has engaged Hokotehi Motiori Trust to provide a cultural impact assessment and an archaeologist has been engaged to determine the most suitable location for the wind turbines on the site. Therefore, the proposal is considered to be consistent with this objective and policy.
- Objective 5.3.2 and 5.3.3 and Policy 5.3.2.1 and 5.3.3.1 relates to management of resources and retention and enhancement of amenity within the Rural Zone. The proposal is considered to be consistent with these objectives and policies given the proposal seeks to establish renewable energy generation for the future sustainability of the energy resources on the Chatham Islands. While the amenity of the site and area will be affected to some degree by the visual impact the effect is localised and in which written approvals have been obtained.

52. Overall, I agree that the proposed works are generally consistent with the objectives and policies of the CIRMD.

PART 2 CONSIDERATIONS

53. As a result of recent case law, the process of undertaking an overall judgement under Part 2 of the Act may no longer be necessary, if the objectives and policies of the relevant statutory documents are to be taken on their face as giving effect to Part 2.
54. It may need to be considered where the relevant planning instruments are considered to be incomplete, uncertain, or invalid. In this case, it is considered the CIRMD is none of these (particularly given its relative recent operative date) and I therefore do not consider a detailed Part 2 assessment to be necessary.

PROPOSED CONSENT CONDITIONS

55. The proposed conditions suggested by the applicant (refer to Appendix C of the AEE) are generally considered appropriate and are likely to mitigate, if not avoid, potential and actual adverse effects.
56. A number of amendments are however proposed. DOC has requested alterations to consent conditions to mitigate or avoid actual and potential adverse effects on avifauna. MDA have also suggested amendments to better manage the actual and potential construction and operational noise effects, and conditions have also been included that address the effects on Council's roading network. The applicant has viewed a copy of the draft conditions, including the amendments, and is in agreement with them.
57. The proposed conditions are attached in the Recommendation below.

RECOMMENDATION

58. The proposal will have positive effects and the adverse effects can be adequately managed. The proposal is also consistent with documents such as the NPS-HPL, NPS-REC and CIRMD and achieves Part 2 of the Act.
59. Accordingly, I recommend that consent be granted subject to the conditions referred to below in accordance with sections 104 and 104B of the RMA.

CONDITIONS

General

1. The construction and operation of the turbines shall be in general accordance with the resource consent application submitted to Council except that wind turbines other than the Vestas V27 225 kW may be used if all conditions set out below are complied with.
2. In respect of Condition 1, and the use of a different wind turbine, the Consent Holder shall submit a new noise assessment report which demonstrates that the operational noise will comply with Conditions 21 and 22.

Construction

3. The construction and operation of wind turbines shall be limited to within the area labelled 'Proposed Wind Turbine Location' provided in CIC-2023-009 Plan A.
4. The finished wind turbines should be painted in an off-white colour.
5. Disturbed areas from construction activities are to be reinstated so that the finished contours in conform with the surrounding landform.
6. The Consent Holder shall ensure any equipment to be used on the site has been cleaned and inspected so that the equipment is free from introduced species and weeds before it is brought to the Chatham Islands.

Advice note: The crane and turbine equipment shall be water blasted in New Zealand before departure and inspected at the wharf on arrival at the Chatham Islands by the Consent Holder to ensure compliance. These procedures shall be formally in place by the time of commencement of construction on the Chatham Islands.

7. The Consent Holder shall invite and allow for an archaeologist or dedicated cultural monitoring person to be on site during the excavations.
8. In the event that during construction of the turbines or any excavation works in preparation of the site, there is any discovery or disturbance of possible Moriori or Māori archaeological sites, Kōimi/Human Remains and/or Miheke Tūturu, European archaeological features or material that is likely to predate 1900, the following procedures must be followed:

Cease Work and Notify Affected Parties

- a) Immediately following the discovery of material that could be an archaeological site, kōimi/human remains and/or taonga, the Consent

Holder and/or their contractors must cease all work within a minimum of 20m of any part of the discovery.

- b) Immediately advise NZ Historic Places Trust, and if required make an application for Archaeological Authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014.
- c) Immediately advise Hokotehi Moriori Trust and Ngāti Mutunga o Wharekauri Iwi Trust of the discovery.
- d) The New Zealand Police, if any kōimi/human remains are uncovered. This is to determine whether the remains are of a missing person or part of a crime scene. This is also a requirement of the Coroners Act 1988.
- e) If it is unclear whether the find is an archaeological site, kōimi/human remains and/or miheke, the Consent Holder must consult a suitably qualified archaeologist to confirm its origin.

Secure Site

- f) The Consent Holder and/or their contractors must secure the discovery area, ensuring the area (and any object(s) contained within) remains undisturbed and meets health and safety requirements.
- g) The Consent Holder shall ensure they are available to meet and guide Hokotehi Moriori Trust and/or Ngāti Mutunga o Wharekauri Iwi Trust representatives, the archaeologist, the New Zealand Police, and the HNZPT Regional Archaeologist, to the discovery areas. The Consent Holder will assist with any reasonable requests any of these people may make.

Resolve

- h) Works affecting the archaeologist site shall not resume until Hokotehi Moriori Trust and/or Ngāti Wharekauri Iwi Trust representatives and the New Zealand Police in the case of skeletal remains have each given appropriate consent, approval, or authority for work to continue.

Advice Note: Depending on investigations the applicant may require an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act

9. The dimensions of the wind turbines shall not exceed the following:

- i) Maximum height of 50 metres
- ii) Rotor diameter of 30 metres

and shall be of a single pole construction.

Avifauna

- 10. Any deceased stock on the property should be buried or removed as soon as reasonably practicable.
- 11. The Consent Holder shall inspect within an 80-metre radius of each turbine tower for any evidence of bird strikes once a month for the first 18 months after commissioning the turbines.
- 12. Each site inspection shall entail the Consent Holder using a grid reference to search for bird strike, with the monitoring results of each inspection (including tabulated raw data) being lodged with the Consent Authority and the Department of Conservation within 1 week of the inspection being undertaken.

13. The Consent Holder shall record the following information if there is any evidence of bird strikes within an 80 metre radius of each turbine:
 - a) The location from which a dead or injured bird has been retrieved/recovered, as required by condition 11 shall be recorded by GPS using Chatham Islands Transverse Mercator 2000 co-ordinates.
 - b) Photographic evidence, and
 - c) Identification of the species, where possible.
14. Should a bird species that is “threatened” or “at risk” as listed in the Department of Conservation’s *Conservation status of New Zealand Birds* threat classification series be found, injured or dead at the site, the Chatham Islands Operations Manager for the Department of Conservation is to be notified immediately and the bird provided to the Department of Conservation or its nominated agent for autopsy or rehabilitation.
15. The Consent Authority, following consultation with the Department of Conservation, may require the Consent Holder to engage a suitably qualified avifauna expert (approved by the Consent Authority) at the expense of the Consent Holder, to analyse the raw data and all results of inspections required by Condition 12 and provide a written report to the Consent Authority and the Chatham Islands Operations Manager for the Department of Conservation within three months of any monitoring period.
16. If in the opinion of the suitably qualified avifauna expert the monitoring described in conditions 11, 12 and 13 above and the assessment required in condition 15 identified a significant adverse effects from the operation of the turbines on local populations of any “threatened” or “at risk” birds listed in the Department of Conservation’s *Conservation status of New Zealand birds* threat classification series, the Consent Holder on the advice of its suitably qualified avifauna expert shall determine and give reasonable course of action to remedy or mitigate those effects. Possible biodiversity measures shall include but are not limited to:
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The mitigation shall be to the satisfaction of the Consent Authority.

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25. The Consent Authority may serve notice on the Consent Holder pursuant to Section 128(1) of the Resource Management Act 1991 for the purpose of avoiding, remedying or mitigating any adverse effect on the environment that may arise from the exercise of this resource consent and that was not anticipated at the time of the commencement of this consent.
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Paul Whyte

6th March 2024

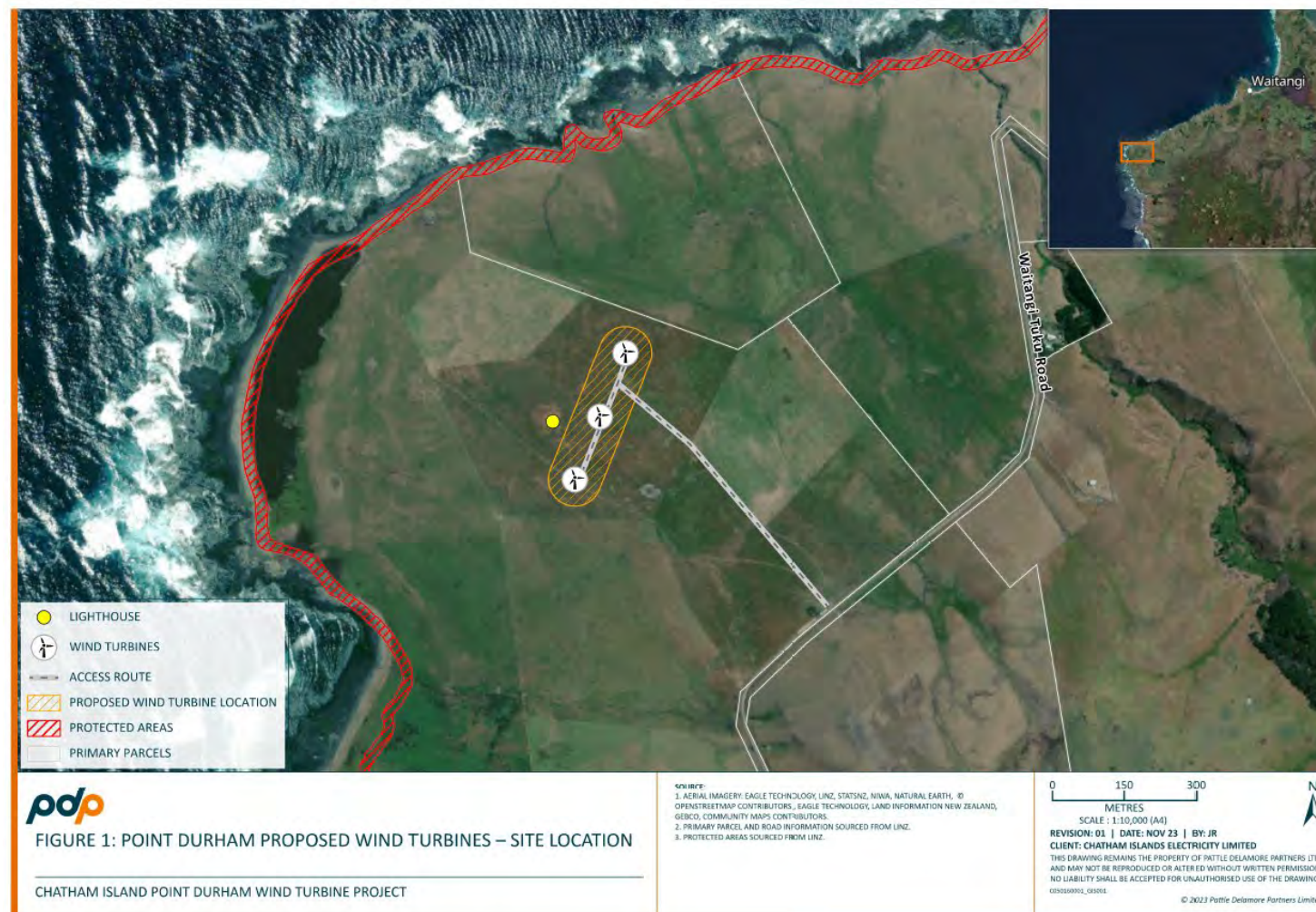
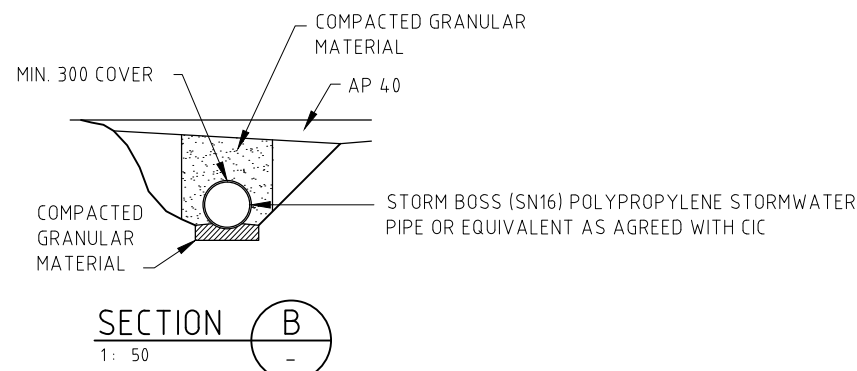
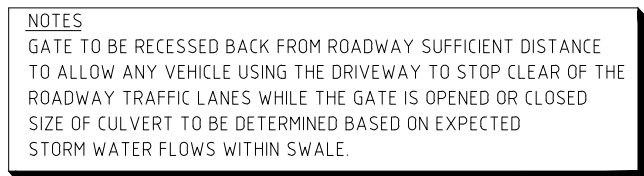



Figure 1: Site Location and layout



THE DETAILS ILLUSTRATED ON THIS SHEET ARE BELIEVED TO BE CORRECT AT THE TIME OF PRINTING. PRACTITIONERS SHOULD APPLY, AND RELY UPON, THEIR OWN SKILL AND JUDGEMENT WHILE APPLYING THESE DETAILS. ANY DEVIATION FROM THE DETAILS ILLUSTRATED THAT HAVE BEEN USED IN CONSTRUCTION DRAWINGS SHALL BE HIGHLIGHTED BY THE CONSULTANT TO CHATHAM ISLANDS COUNCIL.

				SCALES : AS SHOWN			CHATHAM ISLANDS COUNCIL STANDARD ROADING DETAILS	 chatham islands council	Status Stamp	FOR CONSTRUCTION	Date Stamp 1/03/2020	Drawing No.	Sheet No. 005	Revisions A
					INIT	DATE								
				DESIGNED	TP	09/04								
				DRAWN	MH	07/19								
A	FOR CONSTRUCTION			03/20	NL	CHECKED	SB	07/19	RURAL / URBAN ACCESS NO KERB					
REV	REVISIONS			DATE	INITIAL	APPROVED	NL	07/19						

Public Excluded Agenda

14 March 2024

Mayor to Move

I move that the public be excluded from the following part of the proceedings of the meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Item No.	Minutes / Report of:	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
1.	Chief Executive	Public Excluded Minutes 1 February 2024	Good reason to withhold exists under Section 7	Section 48(1)(a)
2.	Chief Executive	Governance and Service Delivery Review	Good reason to withhold exists under Section 7	Section 48(1)(a)

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987, and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by holding the whole or relevant part of the proceedings of the meeting in public, are as follows:

Item Nos	
1.	Would be likely to prejudice the commercial position of the person or persons who are the subject of the information. 7(2)(b)(ii) To maintain legal professional privilege. 7(2)(h) To enable the Council holding the information to carry out, without prejudice or disadvantage, commercial activities. 7(2)(i)
2.	Would be likely to prejudice the commercial position of the person or persons who are the subject of the information. 7(2)(b)(ii) To maintain legal professional privilege. 7(2)(h) To enable the Council holding the information to carry out, without prejudice or disadvantage, commercial activities. 7(2)(i)

and that appropriate officers remain to provide advice to the Committee.