

MARLBOROUGH DISTRICT COUNCIL  
15 SEYMOUR STREET  
PO BOX 443, BLENHEIM 7240  
NEW ZEALAND

TELEPHONE (0064) 3 520 7400  
FACSIMILE (0064) 3 520 7496  
EMAIL [mdc@marlborough.govt.nz](mailto:mdc@marlborough.govt.nz)  
WEB [www.marlborough.govt.nz](http://www.marlborough.govt.nz)



**MARLBOROUGH  
DISTRICT COUNCIL**

15 September 2023

Record No: 23194428  
File Ref: D050-001-02  
Ask For: Mike Porter

## **Notice of Council Meeting – Thursday, 21 September 2023**

Notice of the Council Meeting to be held in the Council Chambers, 15 Seymour Street, Blenheim on Thursday, 21 September 2023 to commence at 9.00 am.

### **BUSINESS**

As per Order Paper attached.

**MARK WHEELER  
CHIEF EXECUTIVE**



**Order Paper for the  
COUNCIL MEETING  
to be held in the Council Chambers, 15 Seymour Street, Blenheim  
on THURSDAY, 21 SEPTEMBER 2023 commencing at 9.00 am**

**Open Meeting**

1.	Karakia	Page	1
2.	Apologies	Page	1
3.	Declaration of Interests	Page	1
4.	Minutes		
4.1	Council – 10 August 2023	Pages	2 - 4
5.	Committee Reports		
5.1	Assets & Services Committee	Pages	5 - 12
5.2	Environment & Planning Committee	Pages	13 - 23
5.3	Economic, Finance & Community Committee	Pages	24 - 39
6.	Demolition of 6 Russell Terrace, Blenheim	Pages	40 - 42
7.	Decision to Conduct Business with the Public Excluded	Page	43

**Public Excluded**

1.	Public Excluded – Confirmation of Minutes		
1.1	Council – 10 August 2023	Pages	1 - 2
2.	Iwi Representatives	Pages	3 - 9
3.	Affordable Housing Fund	Pages	10 - 14
4.	Contract Review	Page	15
5.	Determination of Items able to be Released to the Public	Page	16

**NB: Minutes of the Economic, Finance & Community Committee were included in the agenda on Wednesday 20 September 2023.**

## Marlborough District Council

Order Paper for the  
**COUNCIL MEETING**  
to be held in the Council Chambers, 15 Seymour Street, Blenheim  
on THURSDAY, 21 SEPTEMBER 2023 commencing at 9.00 am

### 1. Karakia

---

Tēnā koutou, tēnā koutou, tēnā koutou katoa  
E te Atua tō mātou Kai-hanga,  
ka tiāho te maramatanga me te ora, i āu kupu kōrero,  
ka tīmata āu mahi, ka mau te tika me te aroha;  
meatia kia ū tonu ki a mātou  
tōu aroha i roto i tēnei huihuinga.  
Whakakī a matou whakaaro ā mātou mahi katoa,  
e tōu Wairua Tapu.  
Āmine.

(God our Creator,  
when you speak there is light and life,  
when you act there is justice and love;  
grant that your love may be present in our meeting.  
So that what we say and what we do may be filled with your Holy Spirit.  
Amen.)

### 2. Apologies

---

### 3. Declaration of Interests

---

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

## **4. Minutes**

---

- 4.1 Confirmation of the Minutes of the Council Meeting held on 10 August 2023  
(Minute Nos. Cncl-0823-46 to Cncl-0823-51)



**Minutes of a Meeting of the  
Marlborough District Council  
held in the Council Chambers and via Teams, 15 Seymour Street, Blenheim  
on THURSDAY 10 AUGUST 2023 commencing at 9.00 am**

### **Present**

The Mayor N P Taylor (in the Chair), Cllrs S R W Adams, J A Arbuckle, S J Arbuckle, A R Burgess (from 9.08 am), J D N Croad, B G Dawson (from 9.05 am), B A Faulks, M R K Flight, G A Hope, R J Innes, B J Minehan, J C Rosene and T P Sowman.

### **Present via Teams**

Clr D A Dalliessi (from 9.12 am).

### **In Attendance**

Ms G M Ferguson (Acting Chief Executive) and Mr M J Porter (Democratic Services Manager).

### **Karakia**

The meeting opened with a karakia.

### **Apology**

**The Mayor/Clr Croad:**

**That the apology for lateness from Clr A R Burgess be received and sustained.**

**Carried**

## **Cncl-0823-46 Declaration of Interests** -

Members were reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

A number of declarations were noted in the agenda:

- The various interests as declared under Minute Nos. Cncl-0623-389; and
- The interest as declared under Minute No. A&S-0723-1 (Minute No. A&S-0723-12).

## **Cncl-0823-47 Confirmation of Minutes** -

**The Mayor/Clr Faulks:**

**That the Minutes of the Council Meeting held on 29 June 2023 (Minute Nos. Cncl-0623-389 to Cncl-0623-398) be taken as read and confirmed.**

**Carried**

## **Committee Reports**

### **Cncl-0823-48 Assets & Services Committee** -

Clr Hope raised his concerns with Government's new Self-contained Motor Vehicles Legislation Act (refer Minute No. A&S-0723-12) and the need to address homelessness.

**Cllrs Croad/Rosene:**

**That the Committee report contained within Minute Nos. A&S-0723-1 to A&S-0723-14 be received and the recommendations adopted.**

**Carried**

**Cncl-0823-49 Environment & Planning Committee -**

**Cllrs Hope/Fauls:**

That the Committee report contained within Minute Nos. E&P-0723-15 to E&P-0723-30 be received and the recommendations adopted.

Carried

**Cncl-0823-50 Economic, Finance & Community Committee -**

The Chair of the Economic, Finance & Community Committee commented that he felt the public forum was working well.

**Cllrs J Arbuckle/Sowman:**

That the Committee report contained within Minute Nos. EFC-0723-31 to EFC-0723-45 be received and the recommendations adopted.

Carried

**Cncl-0823-51 Decision to Conduct Business with the Public Excluded -**

**Cllrs J Arbuckle/Croad:**

That the public be excluded from the following parts of the proceedings of this meeting, namely:

- Confirmation of Public Excluded Minutes
- Committee Reports (Public Excluded Sections)

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:

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
Minutes and Committee Reports	As set out in the Minutes	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under Section 7 of the Local Government Official Information and Meetings Act 1987.

Carried

The meeting closed at 9.25 am.

Confirmed this 21<sup>st</sup> day of September 2023

**N P TAYLOR  
MAYOR**

Record No. 23172450

## **5. Committee Reports**

---

### **5.1 Assets & Services Committee**

Assets & Services Committee Meeting held on 22 August 2023  
(Minute Nos. A&S-0823-52 to A&S-0823-63)

**Report and Minutes of a Meeting of the  
ASSETS & SERVICES COMMITTEE  
held in the Council Chambers and via Teams, 15 Seymour Street, Blenheim  
on TUESDAY, 22 AUGUST 2023 commencing at 9.00 am**

**Present**

Cirs J D N Croad (Chairperson), J C Rosene (Deputy), S R W Adams, S J Arbuckle, D A Dalliessi, B G Dawson, and Mayor N P Taylor

**Also Present**

Cirs J A Arbuckle, B A Faulls, B J Minehan and T P Sowman

**Also Present via Teams**

Cirs A R Burgess and R J Innes

**In Attendance**

Messrs R Coningham (Manager – Assets & Services Department), J Lyall (Manager – Property and Community Facilities) and Ms N Chauval (Committee Secretary)

**Apologies**

**Cirs Croad/Rosene:**

**That the apology for absence from Clr M R L Flight be received and sustained and the apology for non-attendance from Mr M Wheeler, Council's Chief Executive be noted.**

**Carried**

**A&S-0823-52 Declaration of Interests -**

Clr Dawson declared an interest in Item 11 – Murphys Creek Reserve – Proposed Location for Abbeyfield Marlborough Development.

ATTENDANCE: Steve Murrin, Marlborough Roads Manager/Marlborough Roads Recovery Team Manager, was present for the following three items.

**A&S-0823-53 Marlborough Sounds Future Access Study –  
Future Sites Risk Mitigation E210-007-29-05**

Mr Murrin advised that the purpose of the report was to seek approval from Council to set up a holding account to fund the repair of critical sites within the Marlborough Sounds Future Access Study (MSFAS) Area.

Mr Murrin advised that since the report was compiled discussions have occurred with Waka Kotahi who have indicated that there may be an opportunity for Council to receive an advance on the Marlborough Sounds Future Access Funding of up to \$5M to deal with the critical repairs. The advance would be at the standard 71% FAR subsidy. Members were advised that if when the business case is approved it is determined that a different FAR would be provided, this advance would be adjusted to that FAR.

It was reported that it is likely to take a month for Waka Kotahi to make a decision following the receipt of the application. Mr Murrin advised that this timeframe would not delay any of the proposed works. Members requested that an update be provided at the next Assets & Services Committee meeting.

Members expressed their appreciation to Mr Murrin and the team at Marlborough Roads for the work they have done in sourcing funding to complete these critical works.



An amended recommendation was proposed to reflect the new information received.

**The Mayor/Clr Dawson:**

**That Council approves the establishment of a Holding Account to progress critical storm repairs within the Marlborough Sounds Future Access Study Area noting:**

1. **The preferred option is that Council applies for an advance on the Emergency Works funding through Waka Kotahi, this would be at 71% FAR.**
2. **If the advance on Emergency Works is not successful, then Council establish a holding account to fund the critical repairs.**
3. **If Council needs to establish a holding account to fund critical repairs, then Council staff to confirm with Waka Kotahi that they will backdate the FAR to apply to these repairs.**

**Carried**

## **A&S-0823-54 Briggs Road Maintenance**

**R800-006-002-02**

Mr Murrin noted that the purpose of the report was to seek approval to take over maintenance responsibility for Briggs Road, a side road off Onamalutu Road. A plan showing Briggs Road and the section to be maintained was attached to the agenda for members' information.

Mr Murrin advised that Briggs Road was formed a number of years ago by Forestry. The road is 260m long and has been constructed on Legal Road alignment and provides access to five properties and is of an acceptable standard. It was noted that unlike a Right of Way there is no formal maintenance agreement between the parties that use the road.

Members were advised that maintenance requirements are likely to be minimal as it carries very low traffic volumes but is likely to require an annual grade and possible maintenance metalling every third year. If logging activities recommence more maintenance would be required.

Members raised whether consideration could be given to including the whole of the road to the forestry boundary. Mr Murrin advised that generally if a road only provides access to one property, then it is up to the landowner to maintain that right of way. If that situation changes, then it is up to the landowner to bring that section of road up to standard before being considered for maintenance by Council.

Members were advised that there is a mechanism within the NOC contract to add new roads into the contract for maintenance and this will have no effect on existing roading budgets.

**Clrs Dawson/Rosene:**

**That Council take over the maintenance of Briggs Road from Onamalutu Road up to where the road branches (a length of 260m).**

**Carried**

ATTENDANCE: Lucan Orchard, Marlborough Roads Network Manager, was present for the following item.

## **A&S-0823-55 Elmslie Bay Boat Launching Ramp Proposal**

**MCC1024**

Mr Orchard noted that the purpose of the report was to inform Councillors on the state of repair of the Elmslie Bay/French Pass Launching Ramp.

Members were advised that the boat launching ramp in Elmslie Bay is in a poor state of repair and needs replacing before it deteriorates further. It is a popular launching ramp and a critical connection to D'Urville Island. It is used multiple times per day for the landing of the D'Urville Island Connection barge, which is the only way to get vehicles to D'Urville Island. The launching ramp is also used by permanent residents and bach owners of D'Urville island as well as a lot of recreational users.

It was noted that in 1998 Council applied for a blanket Resource Consent (U980060) to cover Coastal Permits for all the Public Jetties in the Marlborough Sounds. This consent also covered the Elmslie Bay launching ramp. A copy of the consent was attached to the agenda item for members' information.

Members were advised that a quote has been received for just over \$100K to replace the launching ramp. It was noted that the current budget, which includes previous carry overs sits at \$258K and it is proposed to use this budget for repairs.

In response to a query on the timing of the works and using alternative facilities, Mr Lucan advised that discussions have been held with the community and users of the ramp and they are more than happy to use alternative facilities while a new ramp is being constructed. The contractor has indicated that construction is likely to be between two to three weeks.

Members expressed their support of the proposal and had the common view that the launching ramp is a vital piece of infrastructure for the Sounds community.

**The Mayor/Clr Dalliessi:**

**That Council approve funding from the Wharfs and Jetties budget to replace the Elmslie Bay/French Pass Launching Ramp.**

**Carried**

ATTENDANCE: Mr David Craig, Council's Management Accountant – Operations, was present for the following two items.

**A&S-0823-56      Interim Financial Report for the year to 30 June  
2023      F275-001-02**

The interim Financial Report for the Assets and Services and Property and Community Facilities (including parking) Departments for the year ended 30 June 2023 was presented to members.

It was noted that the total actual year to date surplus of \$11.9M has resulted through reduced revenues to budget of \$3.1M and reduced expenditure to budget of \$9.7M.

The major variances between year to date actual and budget were detailed in the report.

It was reported that the variations have previously been identified and budgeted in the 23/24 Annual Plan exercise. Other variations are included in the carryover requests, which were noted in the Budget Carryovers agenda item.

It was reiterated that the surplus is not a cash surplus and includes vested assets and targeted revenues such as the development contributions and reserve fund contributions, which can only be used for specific purposes. The surplus is also used to fund loan principal repayments.

Mr Craig provided clarification on a number of questions posed by members.

**Cirs Croad/Rosene:**

**That the interim financial report for the period ended 30 June 2023 be received.**

**Carried**

**A&S-0823-57      Budget Carryovers      F275-001-02**

Members noted that the purpose of the report was to present the 2022/23 departmental carryovers for approval.

A number of works scheduled for completion in 2022/23 did not proceed (or were not completed) for a variety of reasons. Details of these works were recorded on the schedule which was attached to the agenda item.

It was noted that since funding for the works was determined in the 2022/23 Annual Plan it is necessary to amend the 2023/24 budgets to reflect these 'carryovers'. There is no additional rating impact arising from the 'carryover' action.

**Cirs Croad/Adams:**

**That the 2022/23 budgets be amended to incorporate the 2022/23 carryovers.**

**Carried**

NB: The order of the agenda was altered at this point and the following Item 9 was heard ahead of Item 8.

## **A&S-0823-58      Bluegums Odour Survey      C315-21-039-02**

Mr Coningham noted that the purpose of the report was to provide an update on the Bluegums landfill odour survey undertaken during 2023.

Members were advised that an odour survey was conducted across May and June 2023 with odour data logger devices installed at two locations, one in the general Taylor Pass housing area and the other installed at the Bluegums landfill. It was reported that the monitoring results showed no traces of landfill odour (Hydrogen Sulphide) during the survey period.

Mr Coningham reported that the PONG reports during the survey period reduced from fifty-nine to five. It was noted that the reduction in PONG reports coincided with mitigation methods put in place to suppress odours. Mr Coningham acknowledged the work done by Dr Alec McNeil, Council's previous Solid Waste Manager, in putting these mitigations into place.

It was noted that site surveillance continues to ensure that the landfill and its associated operational practice places odour mitigation as a priority.

**Cirs Dalliessi/Rosene:**

- 1. That the report be received.**
- 2. That staff provide Council with an annual summary of PONG reports and any mitigation / follow up action.**

**Carried**

ATTENDANCE: Mr Geoff Dick, Council's Senior Rivers Technical Engineer, was present for the following item.

## **A&S-0823-59      Wairau River Scheme Flood Recovery Update to June 2023      L150-026-01-01**

Mr Dick noted that the purpose of the report was to provide the Committee with an update on progress with the approved flood damage repairs to Wairau River scheme works resulting from the July 2021 and July/August 2022 storms. To highlight this report a powerpoint presentation was shown (presentation filed in CM Record No. 23175165). The July 2021 Flood Damage and the July 2021 / August 2022 Flood Damage schedule progress sheets were attached to the agenda for members' information.

Mr Dick advised that work is progressing steadily on the flood damage repair work following the July 2021 and July/August 2022 storms. To 30 June 2023 expenditure has been \$4.6M out of a total estimated cost of \$13.1M. It was noted that there are inflationary pressures on the remaining repair schedule of over 10% since the estimates were completed.

Members were advised that some major repairs are yet to be completed including at the Diversion, Cravens and Stedmans. Other work includes the top-up of extensive lengths of rock lining between SH1 and the Waihopai River confluence, and seepage repair to a section of stopbank at Tuamarina. Design is underway for the large repair at the Diversion mouth adjacent to the Freedom Camping area. External advice has been sought on the alignment options available.

It was noted that it is expected that completion of the full flood damage schedule will now extend beyond the original June 2024 target date.

Mr Dick noted that access to quarry rock is still very tight but is expected to improve over the next 12 months including at Pukaka Quarry.

Members discussed future quarry requirements and proposed that a workshop agenda item be prepared that provided a clear understanding of future quarry needs and supply. It was also suggested, for background, that historical information on the Pukaka Quarry be included.

**Cirs Adams/Dalliessi:**

- 1. That the report be received.**
- 2. That the flood damage repairs to the Diversion at the Freedom Camping area aim to restore the bank alignment to more or less the pre July 2021 alignment taking into account the budget available.**

**Carried**

NB: At the conclusion of the above item members referred to the Information Package sections for Marlborough Roads and Rivers and Drainage Sections.

ATTENDANCE: Ms Linda Craighead, Council's Planner – Parks and Open Spaces, was present for the following three items.

**A&S-0823-60      Blackwood Bay – Exchange of Local Purpose  
(Esplanade) Reserve      PN528304#05, R510-003-01-23**

Ms Craighead noted that the purpose of the report was to consider an application for an exchange of Local Purpose (Esplanade) Reserve in Blackwood Bay for an equivalent area of freehold land to provide a building site for the adjoining property owner.

Members were advised that the Reserves Act 1977 enables an exchange to occur but there is a notification requirement before any exchange can occur.

Ms Craighead advised that there does not appear to be any issues from a public access perspective of undertaking the exchange and preliminary discussions with the Walking Access Commission and the Department of Conservation did not identify any issues.

It was noted that approval in principle to the exchange is proposed, subject to the public notification process and subsequent consideration of any submissions received. All costs of the exchange are to lie with the applicant and no compensation for the exchange is considered necessary.

**Cirs S Arbuckle/Adams:**

**That Council:**

- 1. Approve in principle the exchange of Local Purpose (Esplanade) Reserve in Blackwood Bay for an equivalent area of freehold land as shown in Attachment 2, subject to the public notification requirements of s.15 of the Reserves Act 1977.**
- 2. Reconsider the approval in principle if submissions in opposition are received.**
- 3. Commence gazettal requirements of the Reserves Act 1977 if no submissions in opposition are received with all costs associated with the exchange process to be the responsibility of the applicant.**

**Carried**

**A&S-0823-61      Murphys Creek Reserve – Proposed Location  
for Abbeyfield Marlborough Development  
R510-009-M13-04**

Ms Craighead noted that the purpose of the report was to provide information regarding the proposal of Abbeyfield Marlborough seeking to use part of Murphys Creek Reserve to locate a residential house for senior citizens; and to seek approval to undertake consultation on the Abbeyfield Marlborough proposal to locate a residential house for senior citizens on part of Murphys Creek Reserve.

It was noted that as part of the Annual Plan process for 2023/24 a submission from Abbeyfield Marlborough requested an area of land on Murphys Creek Reserve (Reserve) be made available for an Abbeyfield house. The Council's decision was that further investigation would be undertaken by staff. A report has now been prepared setting out information about the Reserve and the statutory processes required to uplift the reserve status. The report was attached to the agenda for members' information.

Ms Craighead noted that a property status report had been requested from APL to confirm the legal status of land. Members were advised that a response has been received as of yesterday advising that the land has been derived from the Crown and is therefore not the Council's to dispose of.

There was considerable discussion regarding the next steps and how members wanted to proceed. At the conclusion of those discussions the Mayor moved the following motion (Clr S Arbuckle seconded).

**The Mayor/Clr S Arbuckle:  
That Council staff initiate discussions with the Department of Conservation / The Crown on the status of the land and report back to the Committee to make a decision on the next step/s.**

**Carried**

NB: Clr Dawson declared an interest in the above item and did not take part in discussions nor vote on the issue and withdrew from the meeting at 10.08 am.

ATTENDANCE: Clr Sowman withdrew from the meeting at 10.26 am.

**A&S-0823-62      Specialist Change Facilities Policy Review  
R510-014-001-04**

Members noted that the purpose of the report was to provide information on a review of the Council's Specialist Change Facilities Policy which is due for review this year; and to seek approval to notify the Specialist Change Facilities Policy for public submissions as part of the review process. The Policy was attached to the agenda for members' information.

Ms Craighead advised that specialist change facilities are a dedicated place where people with multiple or complex needs can be changed or toileted by a caregiver. The Council has two facilities – one at Liz Davidson Place known as Te Huri and one in the new library and art gallery building Te Kahu o Waipuna. Members were advised that Better off Funding for two further facilities had been in place, however this is no longer available with the removal of Tranche 2 funding by Central Government.

It was noted that a submission to this year's Annual Plan had commented on both the Council's policy for specialist change facilities and to the provision of facilities. Members were advised that an assessment of the submission in relation to the policy was undertaken and comments and recommendations from that assessment were detailed in the agenda item.

It was reported that overall, no changes are considered necessary to the Specialist Change Facilities policy ahead of it being publicly notified for submission. Members were supportive of this assessment and noted that public notification will occur following ratification at the next Full Council meeting and the policy will be discussed with the Access and Mobility Forum and forwarded to users of the current facilities.

Cllrs Adams/Rosene:

That Council makes no change to the current Specialist Change Facilities Policy (dated 17/09/20) ahead of public notification of a review of the Policy.

Carried

## **A&S-0823-63      Information Package**

-

Cllrs Adams/S Arbuckle:

That the Assets and Services Information Package dated be received and noted.

Carried

The meeting closed at 10.30 am.

Record No. 23170947

## **5. Committee Reports**

---

### **5.2 Environment & Planning Committee**

Environment & Planning Committee Meeting held on 24 August 2023  
(Minute Nos. E&P-0823-64 to E&P-0823-79)



**Minutes of a Meeting of the  
ENVIRONMENT & PLANNING COMMITTEE  
held in the Council Chambers and via Teams, 15 Seymour Street, Blenheim  
on THURSDAY, 24 AUGUST 2023 commencing at 9.00 am**

**Present**

Cls G A Hope (Chairperson), B A Faulls (Deputy), J A Arbuckle, R J Innes, B J Minehan, T P Sowman, Mayor N P Taylor and Mr S Harvey (Rural Representative)

**Present via Team**

Clr A R Burgess

**Also Present**

Cls S R W Adams, S J Arbuckle, J D N Croad and J C Rosene

**In Attendance**

Ms G Ferguson (Consents and Compliance Group Manager), Mr H R Versteegh (Environmental Science and Policy Group Manager) and Ms N Chauval (Committee Secretary)

**Apologies**

Cls Hope/J Arbuckle:

**That the apology from Clr A R Burgess for early withdrawal from the meeting be received and sustained.**

**Carried**

**E&P-0823-64 Declaration of Interests** -

The Mayor declared an interest in Item 5 – Appeals on the PMP.

ATTENDANCE: Mr Mike Aviss, Council's Biodiversity Coordinator, was present for the following item.

**E&P-0823-65 Significant Natural Areas Programme Annual  
Report 2022/2023 E310-006-001, E310-12-003**

Members noted that the purpose of the report was to provide an update on the results of the Natural Areas programme 2022/23. To highlight this report a powerpoint presentation was shown (presentation filed in CM Record No. 23179426).

The Summary Report on the Results of the Significant Natural Areas project 2022 – 2023 was separately attached to the agenda for members' information.

Mr Aviss noted the following highlights for the Significant Natural Areas Programme for 2022-23:

- alluvial forestland beside Pukaka Valley to be retired from production and restored.
- over 1000 feral ungulates were controlled in an operation in the Outer Queen Charlotte Sound in collaboration with Marlborough Sounds Restoration Trust.
- targeted ecological restoration of SNAs in coastal threatened land environments with 10,000 seedlings planted by volunteers at Mussel Point, Canterbury Gully, Chancet Rocks and Ward Beach and the fencing of two coastal limestone SNAs.
- continued wilding pine control on two large coastal limestone properties.



- total number of SNA sites mapped in Council's database is now 778 along with 142 RAPs (DOC's Recommended Areas for Protection).
- ongoing support and access from landowners to continue with the survey programme
- six new SNA sites identified, documented and mapped during 2022/23.

Members were advised there are currently 34 active projects, with over \$200k of Council funding spent on managing sites during this reporting period. This funding helped leverage a further \$446K from landowners and others, to control pests, weeds and fence vulnerable habitats.

Mr Aviss advised that the SNA monitoring programme was active in visiting 26 sites: 10 Managed (with Council input) and 16 Un-Managed. Managed sites were in better condition and trend than un-managed sites, but the overall condition and trend of all sites was encouraging.

It was noted that the East Coast Beach Vehicle Bylaw 2023 became operative on 1 July 2023. Signs have been erected in a number of locations. Mr Aviss recently visited the area and reported that it does appear that vehicle tracks have reduced and although it is early days it is a positive sign.

In response to a query on whether the SNA programme will continue as a voluntary programme, Mr Hawes, Council's Manager Environmental Policy, advised that Council is required to identify its SNAs within the PMEP within five years.

**Cirs J Arbuckle/Sowman:**  
**That the report be received.**

**Carried**

ATTENDANCE: Ms Charlotte Tomlinson, Council's Environmental Scientist - Hydrology, was present for the following item.

## **E&P-0823-66      2023 Rainfall SoE Report      E320-002-001**

Ms Tomlinson noted that the purpose of the report was to provide an update on rainfall for the 2022/23 hydrological year, and summary statistics for long-term rainfall monitoring sites in Marlborough. To highlight this report a powerpoint presentation was shown (presentation filed in CM Record No. 23179439).

The 2023 Rainfall State of the Environment Report was separately attached to the agenda for members' information.

Members were advised that the Marlborough District Council (MDC) currently monitors rainfall at 27 sites throughout the region and receives additional rainfall data from NIWA, the Marlborough Research Centre, and Fire & Emergency New Zealand. Over the past five years, three new rainfall sites have been installed these are in Picton (Waitohi Domain), Branch (Mount Morris) and Lake Elterwater.

Clr Faulls raised whether consideration could be given to an official rainfall recording site established on Rangitoto ke ti Tonga/D'Urville Island, noting that a resident of the island had been measuring rainfall for the past 30 years. Ms Tomlinson agreed to discuss further outside the meeting.

Members were advised that the 2022/23 hydrological year had between 20-60% more rainfall than average across the entire region. In Northern Marlborough, 2022/23 had more rainfall in total than the year prior, however from the Richmond Ranges south 2021/22 was the wetter of the two years.

It was noted that winter 2022 had the highest rainfall of any season at 12 out of the 14 long-term monitoring sites, including at Linkwater (established 1938) and Wairau Valley at Southwold (established 1917).

In Blenheim, July 2022 became the wettest month in 93 years with 220 mm of rain, this is also the first time monthly rainfall has exceeded 200 mm in Blenheim. August 2022 was the first month where over 1 metre of rainfall was recorded at a monitoring site in Marlborough, with 1,241 mm recorded at Tunakino.

Members were advised that the 2024 rainfall SoE report will focus on analysing rainfall from selected sites with long-term records to identify any changes in rainfall over time.

**Cirs Faulls/Minehan:**  
**That the report and presentation be received.**

**Carried**

ATTENDANCE: Mr Pere Hawes, Council's Manager Environmental Policy, was present for the following item.

**E&P-0823-67      Appeals on the PMEP      M100-09-01**

Mr Hawes noted that previous reports to the Committee had reported progress in terms of where Council is at with the individual appeals which have been resolved/withdrawn. This told a very limited story because some of the appellants have appeals across multiple PMEP topics. Members were advised that an additional report has been provided that lists all 22 topics that have been mediated with the court's assistance and noted the status for each individual topic. It was reported that a large number have been fully resolved, some have almost been resolved and there is a limited amount of outstanding appeal points.

Members were advised that mediation has commenced with those appeal points on topics that were placed on hold pending the outcome of Marine Farming Variation 1. Council is now going through a process with the court and with those relevant appellants as to the relationship between those outstanding appeals and Variation 1 appeals to find an efficient way to progress these.

It was noted that there are two remaining reporting dates in which to provide the court with an update on outstanding PMEP appeals and Variation 1.

In response to a query, Mr Hawes advised that the variation provisions for the PMEP do merge on the decision and the team are about to complete a process of that merging. It was noted that the appeals against the Variation 1 will be recorded on that content.

**Cirs Hope/J Arbuckle:**  
**That the report be received.**

**Carried**

Attendance: The Mayor declared a conflict of interest in the above item and did not take part in discussion nor vote on the issue.

ATTENDANCE: Mr Jamie Sigmund, Council's Strategic Planner – Implementation and Review, was present for the following two items.

**E&P-0823-68      Proposed Variation to the Marlborough  
Environment Plan – Kerepi Variation      M100-11-16**

Mr Sigmund noted that the purpose of the report was to seek approval to proceed with the preparation of a variation to change the zoning of land for a property located at 46 Old Renwick Road, referred to as Kerepi, from 'rural' to 'residential' use.

Members were advised that the approval allows the initiation of a process but does not represent the approval of the variation. The preparation of the variation will involve consultation with relevant parties, including landowners, and tangata whenua. Following consultation an evaluation report pursuant to Section 32 of the RMA will be prepared and that documentation along with the final version of the proposed variation will be brought back to the Environment & Planning Committee for approval to progress to public notification.

Members asked a number of questions and sought clarification on various points at the meeting.

**The Mayor/Clr Innes:**

**That Council approve the preparation of a 'Variation' to the Marlborough Environment Plan, relating to the rezoning of land for a property located at 46 Old Renwick Road, referred to as Kerepi.**

**Carried**

**E&P-0823-69      Variation to the Proposed Marlborough  
Environment Plan, Urban Residential Four  
'Greenfields'      M100-11-20**

Mr Sigmund noted that the purpose of the report was to seek approval to proceed with the preparation of a variation to include a new planning framework that considers 'Medium Density Housing', referred to as Urban Residential Four 'Greenfields'. This will include, new provisions, policy, and accompanying zone rule framework.

Members were advised that approval would allow the initiation of a process but did not represent the approval of the variation. The preparation of the variation will involve consultation with relevant parties, including Marlborough's, tangata whenua iwi, Marlborough residents and appropriate ministers of the crown who may be affected.

Following consultation an evaluation report pursuant to Section 32 of the RMA will be prepared and that document along with the final version of the proposed variation will be brought back to the Environment and Planning Committee for approval to progress to public notification.

In response to a query on whether this and the previous item would be heard together it was noted that currently they are being considered as two separate variations.

**Clrs J Arbuckle/Hope:**

**That Council approve the preparation of a variation to the proposed Marlborough Environment Plan, 'Urban Residential Four' (UR4), to include new plan provisions, to manage 'Medium Density Housing' within the 'Greenfields' situation.**

**Carried**

ATTENDANCE: Clr Burgess withdrew from the meeting at 10.42 am.

ATTENDANCE: Mr Matt Oliver, Council's Land Management Scientist, and Sarah Pearson, Council's Strategic Planner were present for the following item.

**E&P-0823-70      Resource Management (Freshwater Farm Plans)  
Regulations 2023 – Overview, timings, and  
implications for Council      N100-001-04-01**

It was noted that the purpose of the report was to provide an overview of the Resource Management (Freshwater Farm Plans) Regulations 2023 (Regulations); highlight the implementation requirements on Council and the departmental responsibilities for their delivery, including timelines; and seek Committee approval of the roll out order and progression of drafting an Order in Council in preparation for the request from the Minister. To highlight the report a powerpoint presentation was shown (presentation filed in CM Record No. 23179438). Supporting figures and a link to Ministry for the Environment guidance documents was included with the agenda item for members' information.

Mr Oliver noted the Resource Management (Freshwater Farm Plans (FWFP)) Regulations 2023 were gazetted on 6 June 2023 with 1 August FWFP required in parts of Southland and Waikato. Plans will be rolled out to all regions by the end of 2025.

Members were advised that the Marlborough region will be required to start roll out from mid-2024 with each region determining the order in which it "switches catchments on". Analysis of Council's property records shows there are potentially 1700 FWFP required in Marlborough. It is proposed that catchments will be progressively

‘switched on’ across the region with all catchments required to be on by the end of 2025. Farm operators will have 18 months following their catchment’s “switch-on” to submit their FWFP for certification.

Mr Oliver advised that it is proposed that catchment roll out timing be aligned with the freshwater planning process and the proposed Marlborough Environment Plan (PMEP) variation to implement the National Policy Statement for Freshwater Management 2020 which is required to be notified by the end of December 2024. The catchment roll out order would reflect the known risks to freshwater, combined with current work programmes and appropriate information availability and would focus initially on the degraded and at-risk of degradation catchments identified in the PMEP.

The following proposed roll out order was identified:

Start Date	Catchments	No. of Farms	No. of Vineyards
Mid-2024	Are Are Creek	~8	~12
Start 2025	Tuamarina River, Pelorus River, Flaxbourne River	~170	~8vy
Mid-2025	Mill Creek, Taylor River, Omaka River, Ōpaoa River, Spring Creek, Kenepuru.	~72	~250
End 2025	Rest of the catchments	~500	~700
	<b>Totals</b>	<b>~750</b>	<b>~970</b>

Members were advised that part of Council’s role is to receive certification reports, action plans and audit grades. Compliance with the FWFP regulations will become part of the Compliance and Monitoring Section’s responsibility and is expected to create additional workload.

It was noted that to assist councils in meeting information management requirements under the FWFP regulations a new Integrated National Farm Data Platform (INFDP) is proposed. Costs for the INFDP are yet to be accurately quantified but much of the initial cost is expected to be borne by Central Government. Ahead of the completion of the INFDP, an interim data platform is being prepared, known as “The Bridge”. Members were advised that it is likely that Council will have to engage with this system ahead of the completion of the INFDP.

Ms Ferguson noted there is budget available for The Bridge and as a result there would be no impact on rates.

Mr Oliver advised that staff will be developing an implementation plan including an assessment of resourcing requirements. A series of meetings with iwi, catchment groups, industry groups along with public meetings to inform stakeholders on the FWFP requirements is anticipated. Initial meetings will be organised for the later part of this year and early next year. From early 2024 the focus will shift to more focused meetings within catchments due for rollout in 2024 and early 2025.

It was noted that Marlborough will not be the first so there is the opportunity to take the learnings from other regions. A critical part is the certifiers and auditors and training of those for our region will be a high priority. The cost of the training is being borne by MfE and as the system is up and rolling it is expected to be a cost neutral for councils but there will be a cost for farm operators.

Members expressed their concerns in regard to workload for Council staff and farmers and also costs involved particularly for farmers.

It was noted that funding has been received from MfE for the next three years to implement some of the catchment management which relates to the farm planning framework, Council currently has two staff employed and a further position to fill. As part of the Long Term Plan these positions have been future funded.

In response to a query on whether a report could be provided to the Council at the end of 2024 before progressing into the other catchments. Mr Oliver advised that it is anticipated that reports will be provided to the Committee on all of the catchments as they are progressed.

Members were advised that website communication is currently being developed along with updated written fact sheets. These will support landowners with key information, clarify common concerns and address anticipated questions on the process and context of FWFP's. Land Resources and Catchment Care staff will be able to provide additional communication directly to landowners to ensure they are able to access key information.

**Clr Hope/The Mayor:**

1. **That the information be received.**
2. **That the Committee approve the proposed roll out order and progression with drafting an Order in Council in preparation for the request from the Minister.**

**Carried**

ATTENDANCE: Ms Louise Walker, Council's Strategic Planner, was present for the following three items.

## **E&P-0823-71      Variation 2 and Variation 3 – Hearing Panel Delegation and General Update      M100-11-07**

Members agreed to deal with **Item 9** – Variation 2 and **Item 10** - Variation 3 together.

Ms Walker noted that the submission period has now closed for both variations and the next step in the process is to hold a hearing to provide an opportunity for submitters and further submitters to present evidence on the variation. After the hearing, all the evidence will be considered and a decision made by Council on the variation.

To hear those submissions the following were nominated for the panel - Clrs Barbara Faulls and Raylene Innes, and Ms Sharon McGarry, Clr Faulls was nominated as Chair. It was proposed that an iwi commissioner be appointed as the third person to sit on the panel. Members were advised that in order to find the correct person for this role, Marlborough's iwi authorities will be consulted and a person recommended through a further report to the Committee.

The proposed dates for the hearings are 25<sup>th</sup> and 26<sup>th</sup> of October 2023. The hearings for Variations 2 and 3 are proposed to run consecutively, with the same hearing panel, to provide efficiencies in the process.

**Clrs J Arbuckle/Sowman:**

1. **That the update on the progress for Variation 2 and 3 be received.**
2. **That Council appoint a panel consisting of Clrs Barbara Faulls and Raylene Innes, Sharon McGarry and an iwi commissioner (to be determined through consultation with iwi authorities) and to delegate authority to that panel to conduct the hearing, to hear and make determinations on submissions and further submissions and to make a decision on Variation 2 and 3.**
3. **That Clr Barbara Faulls be appointed as the Chairperson of the panel.**

**Carried**

## **E&P-0823-72      Variation 4: Road Stopping – Decision on Variation      M100-11-11**

Ms Walker advised that the road stopping process under the Local Government Act (LGA) has previously been completed at three locations that form Variation 4. Each site subject to the road stopping has been amalgamated with the adjacent, privately owned, land. As there is no underlying zoning at any of the road stopping sites, the removal of the road status through the LGA process necessitates a need to consider what zoning should be applied to suitably manage the anticipated activities at each site.

The Section 32 Report – Variation 4: Road Stopping was attached to the agenda for members' information.

The variation has been through the consultation stage and an evaluation report (Section 32 Report) completed. The variation was subsequently publicly notified to provide an opportunity for submissions to be lodged.

No submissions were received on Variation 4 therefore there is no requirement to hold a hearing.

**The Mayor/Clr Innes:**

**That Council make a decision on Variation 4 to rezone the three areas of land subject to the road stopping variation to be consistent with the property to which the road stopping sections have been amalgamated. Specifically, amend the areas previously designated as roading to have the following zoning:**

- \* 2282 Queen Charlotte Drive ..... Coastal Living Zone
- \* 62 Alma Street..... Urban Residential 2 Zone
- \* 7 Herbert Street..... Industrial 1 Zone

**Carried**

ATTENDANCE: Clr Rosene withdrew from the meeting at 11.00 am.

ATTENDANCE: The meeting adjourned at 11.00 am and resumed at 11.15 am

ATTENDANCE: Ms Kim Lawson, Council's Strategic Planner, was present for the following item.

**E&P-0823-73      Natural and Built Environment Bill and Spatial  
Planning Bill      L150-019-R04**

Ms Lawson noted that the purpose of the report was to inform the Committee of the Environment Committee's (**Committee**) report back to the House on the Natural and Built Environment Bill (**NBE Bill**) and Spatial Planning Bill (**SP Bill**). To highlight this report a powerpoint presentation was shown (presentation filed in CM Record No. 23179436).

Members were advised that the Natural and Built Environment Act and Spatial Planning Act received Royal Assent yesterday (23 August 2023).

It was reported that even though the Bills are enacted, their survival will ultimately depend on this years' election. Council staff will continue to monitor the Bills and report back to the Committee following the election when there is a clear steer from the new Government as to whether the new regime introduced by the Bills is to remain.

Ms Lawson noted that a Regional Planning Committee (RPC) is required to be established for each region and Marlborough will remain a separate region. With nine iwi having statutory acknowledgments within our region, the composition of the iwi and hapū committee and Māori appointing body will take time to enable iwi to actively consult with their members and reach agreement. There may also be the desire for more than just two members to be appointed by the Māori appointing body to the RPC.

It was noted that the National Planning Framework (NPF) will be the single source of national planning direction. The purpose of the NPF is to achieve the purpose of the NBE Bill, te Oranga o te Taiao.

Ms Lawson noted that essentially the RPC, not the local authority, will be the decision maker on regional and district plan matters. Council's primary role will be to implement the NBE plan; that is consenting and compliance requirements as well as designations.

**The Mayor/Clr Hope:**

**That the report be received.**

**Carried**

ATTENDANCE: Mr Pere Hawes, Council's Manager Environmental Policy, was present for the following item.

**E&P-0823-74      National Policy Statement for Freshwater  
Management 2020 – Giving Effect to Te Mana o  
te Wai    N100-001-04-01, E360-002-002-02**

Mr Hawes noted that the purpose of the report was to seek a reallocation of funding to assist Te Puna Korero in its work to give effect to Te Mana o te Wai.

Members were advised that currently, Te Puna Korero is working to co-design a planning framework to give effect to Te Mana o te Wai across Te Tau Ihu. Additional funding of \$50,000 for the Environmental Policy Group budget was approved for the 2022/23, 2023/24 and 2024/25 years to assist the Council give effect to Te Mana o te Wai as part of the statutory planning requirements under the NPSFM.

It was reported that \$30,000 was specifically allocated to the appointment of a Project Manager to assist Te Puna Korero. Kura Stafford made a submission to the 2023/24 Annual Plan on behalf of Te tau Ihu iwi requesting an additional \$57,000 to secure a Policy Planner to assist the work of Te Puna Korero by building capacity and capability.

Members noted the proposal and supported redirecting the budget used to appoint the Project Manager to enable the contracting of a Policy Planner to assist Te Puna Korero. It was noted that there is no impact on rates.

**Cirs Faults/Sowman:**

- 1. That the information be received.**
- 2. That the Committee note an adjustment of commitments to which the funding of \$50,000 for the Environmental Policy Group Budget in the 2022/23, 2023/24 and 2024/25 years to give effect to Te Mana o te Wai will be applied.**

**Carried**

ATTENDANCE: Mr Jamie Clark, Council's Contract Manager (Animal Control), was present for the following item.

**E&P-0823-75      Dog Control Policy and Practices Annual Report  
2022/2023    E305-003-003-01**

Mr Clark noted that the purpose of the report was to receive the Annual Dog Control Policy and Practices Annual report. The report was attached to the agenda for members' information.

Members were advised that report provides details on Council's administration of dog control policies and practices and provides information on dog control activities.

Clr Adams sought information around the instances of stock worrying and instances of dogs running at large with stock. Mr Clark did not have that information at hand and agreed to provide the information following the meeting.

**Cirs Faults/Minehan:**

**That the report be received.**

**Carried**

ATTENDANCE: Clr Croad withdrew from the meeting at 12.03 pm during the following item.

ATTENDANCE: Ms Tonia Stewart, Council's Environmental Protection Officer, was present for the following item.

**E&P-0823-76 Dairy Shed Effluent and Stream Crossing Survey 2022/2023 E330-001-004, E330-001-005**

Members noted that the purpose of the report was to inform the Council of the Compliance Group's monitoring of dairy shed effluent and stream crossings during the 2022/23 dairy season. To highlight this report a powerpoint presentation was shown (presentation filed in CM Record No. 23179431).

The Dairy and Stream Crossing Survey 2022/23 Snapshot was attached to the agenda for members' information.

It was noted that the 2022/2023 dairy season was a challenging year for Marlborough dairy farmers. The August weather event caused significant flooding impacting on Marlborough's rural community. The Dairy effluent inspections were delayed until September allowing farmers some time and space to recover during the difficult period.

In the 2021/2022 monitoring period Marlborough had 44 operating dairy farms there are now 43.

Council inspected 42 out of 43 dairy farms in 2022/23. All 42 of these farms were monitored against the PMEP or resource consent conditions. 32 of these were monitored against the activity standards within the PMEP that have legal effect. The percentage of farms that were rated as compliant with the PMEP was 97% (30 farms). This is a 6% increase from last year.

Resource consent compliance following inspections was 91% (10) farms were rated as compliant and 3% (1) farm was rated as non-compliant. No farms were rated technically non-compliant or significantly Non-compliant.

Members were advised that the non-compliance observed was due to herd size exceeding the resource consent conditions. The consent holder was sent a please explain letter. The resource consent has now been surrendered and is operating under the PMEP rural environment zone where discharge of dairy farm effluent onto land is a permitted activity.

Stream crossing elimination is continuing to progress with only one farm with two stream crossings remaining.

**Cllrs Minehan/Hope:  
That the information be received.**

**Carried**

ATTENDANCE: Cllr Innes withdrew from the meeting at 12.20 pm during the following item.

**E&P-0823-77 Noise Control Contract Performance 2022/2023 E350-007-009-02**

Ms Ferguson noted that the purpose of the report was to update the Committee on the performance of the Noise Control Contractor from 1 July 2022 to 30 June 2023 and explain how they perform their function. To highlight this report a powerpoint presentation was shown (presentation filed in CM Record No. 23179429).

It was reported that there were 906 complaints received regarding excessive noise from 1 July 2022 to 30 June 2023 this is an increase of 37 from the previous year. From 1 July 2022 to 30 June 2023 there were 72 Excessive Noise Directions issued and 8 seizures of equipment. Four of the items seized were disposed of while the other four continue to be held for the six-month period required to see if they will be claimed or allow the appeal period to be completed.

There were no Noise Abatement Notices issued during this period.



Monthly meetings are held with the local Armourguard manager to discuss any developing issues or concerns. It was reported that the Contractor has continued to provide the required service to ensure any noise complaints are dealt with professionally and promptly.

**Cirs Sowman/J Arbuckle:**  
**That the information be received.**

**Carried**

**E&P-0823-78      2022/23 Regulatory Budget Carryovers**  
**R450-002-G01, F275-001-02**

A request for Regulatory 2022/2023 Budget Carryovers to be incorporated into the 2023/2024 budget was put forward for consideration by the Committee. A list of the carryovers were attached to the agenda item for members' information.

It was noted that a number of works scheduled for completion in 2022/23 did not proceed or were not completed for a variety of reasons. There is no rating impact arising from the carryover action.

**Clr Hope/The Mayor:**  
**That the 2023/2024 budget be amended to incorporate the Regulatory Department 2022/2023 carryovers.**

**Carried**

**E&P-0823-79      Information Package**      -

**Clr Hope/The Mayor:**  
**That the Regulatory Department Information Package dated be received and noted.**

**Carried**

The meeting closed at 12.27 pm.

Record No: 23186324

## **5. Committee Reports**

---

### **5.3 Economic, Finance & Community Committee**

Economic, Finance & Community Committee Meeting held on 5 September 2023  
(Minute Nos. EFC-0923-80 to EFC-0923-88)



**Report and Minutes of a Meeting of the  
ECONOMIC, FINANCE & COMMUNITY COMMITTEE  
held in the Council Chambers and via Teams, 15 Seymour Street, Blenheim  
on TUESDAY 5 SEPTEMBER 2023 commencing at 9.00 am**

### Present

Cirs J A Arbuckle (Chairperson), B G Dawson (Deputy), S J Arbuckle, A R Burgess, J D N Croad, D A Dalliessi, M R K Flight, G A Hope, R J Innes, B J Minehan, J C Rosene, T P Sowman and Mayor N P Taylor.

### Present via Teams

Clr B A Faulls.

### In Attendance

Mr M F Fletcher (Chief Financial Officer), Mr D G Heiford (Manager, Economic, Community & Support Services) and Ms N Chauval (Committee Secretary)

### Apology

Cirs J Arbuckle/Dawson

That the apology for absence from Clr S R W Adams be received and sustained.

### Carried

## **EFC-0923-80 Declaration of Interests** -

Clr Hope declared an interest in Item 4 – Marlborough Research Centre Research Allocations 2023/24.

ATTENDANCE: Mr Glyn Walters, Council's Communications Manager, and Dr Virgil Troy and Natalia Rik of SIL Research were present for the following item.

## **EFC-0923-81 Resident Satisfaction Survey 2023 C315-20-148**

Members noted that the purpose of the report was to present the results of the 2023 Resident Satisfaction Survey. The full survey is available at <https://www.marlborough.govt.nz/your-council/meetings> and a copy of the presentation from Dr Virgil Troy and Natalia Rik of SIL Research is filed in CM (Record No. 23195457).

Mr Walters reported that Council undertakes an annual resident perception survey to identify their satisfaction with Council services. Most services have targets for resident satisfaction that are set in the Long Term Plan and reported on each year in the Annual Report. Council's overall satisfaction level has generally been comparatively high over the last decade. This year it increased to 66% from 62% in 2022. Council's overall satisfaction rating is ahead of the New Zealand council benchmark of 58%. Despite the negative impacts of extreme weather events and inflationary cost pressures, Council has fared reasonably well overall. Compared to 2022, satisfaction levels have been consistent across most services, with very high positivity in some areas, while continuing to match or out-perform national benchmarks.

Mr Walters further reported that 35 out of 46 (76%) services rated by residents achieved satisfaction of 60% or above, with 12 services achieving 80% satisfaction or higher, which is similar to last year. The top performing services were cemeteries (87% satisfaction); public sports grounds (86%); civil defence and emergency management (85%); libraries (85%) and drinking water (85%). The most notable declines were in flood protection, urban stormwater and solid waste services. The decline in the perceived satisfaction of flood protection and stormwater management was most notable in Havelock, Awatere, Western Wairau and Marlborough Sounds residents. Also of note was that the lowest scores for many individual services occurred in the Marlborough Sounds, Awatere and Western Wairau. This might be expected as many Council services are not directly provided in these areas and they were severely affected by the high intensity rainfall event in August 2022. Related to this is that our rating system recognises this by either not charging for a service or charging at a lower level. More residents (58%) believe the Council provides sufficient opportunities for people

to have their say compared to 2022 (48%). Satisfaction with the Council's communications rose to 74% from 67% in 2022. Roads scored 40%, just below the national average benchmark of 43%. Seven out of 10 negative comments for roads related to potholes and repairs, with additional concerns raised about Marlborough Sounds' roads. Marlborough District scored higher than a comparative group of councils which have also suffered recent severe weather events. Members noted that the numerous wet weather events over the last two years year not only damaged the Sounds, Northbank, Waihopai and Awatere roads, they also impacted on the whole network, diverting resources away from Marlborough Roads' regular maintenance activities.

Mr Walters responded to a question on how Council handles the information by advising that managers get a copy, and each department then acts on service improvements as much as they can in their area. Mr Walters also responded that it is also up to Elected Members to identify any areas that they would like council staff to focus on as part of the upcoming Levels of Service reviews.

**Cllrs J Arbuckle/Dawson:**  
**That the information be received.**

**Carried**

ATTENDANCE: Mr Neil Henry, Council's Manager, Strategic Planning & Economic Development, was present for the following item.

**EFC-0923-82      Marlborough Research Centre Research  
Allocations 2023/24      E100-011-01**

Mr Henry reported that the purpose of the report was to inform the Committee of the research allocations by the MRC Trust for 2023/24 financial year.

Mr Henry noted that the Marlborough Research Centre (MRC) receives an annual grant from Council to fund primary industry related research activities. MRC are required to provide Council with a report on its annual research allocations, which was attached the agenda.

Clr Hope noted his conflict but also provided comment on the item advising that MRC will again report to the November Committee meeting looking back on last year and to report on what actually happened. This report is just the first part of the process.

The Mayor raised a point that not all the research allocations appeared to be research rather they were non-research internships, scholarships, conferences etc and that she would like to see more alignment around research and funding. Clr Hope responded that all projects funded are related to research. The Mayor requested that a paper be brought back to the Committee exploring the allocation of Council funding to MRC to align with Council's environmental outcomes. Mr Henry explained that Mr Alan Johnson (Council's Environmental Science & Monitoring Manager) had been appointed to the MRC Advisory Committee and this was something that he could drive at that Committee.

**The Mayor/Clr Croad:**

- 1. That the report be received.**
- 2. That a report be provided to an Economic, Finance & Community Committee exploring the allocation of Council funding to the Marlborough Research Centre to more tightly align with Council's environmental outcomes.**

**Carried**

NB: Clr Hope declared a conflict of interest in the above item and did not vote on this issue. Clr Dawson abstained from voting on this issue.

ATTENDANCE: Ms Dorien Vermaas, Council's Economic Development Portfolio Manager, and Mr Mark Unwin, Council's Economic Development Programmes Manager, were present for the following item.

**EFC-0923-83      Economic Development Update      E100-010-01**

Members noted that the purpose of the report was to provide an update on the activities and achievement of Annual KPI's of Council's Economic Development team between Economic, Finance and Community meeting

13 June 2023 until 23 August 2023. Ms Vermaas and Mr Unwin spoke to the Committee with the aid of a presentation (filed in CM - Record No. 23195458).

Ms Vermaas' report covered detailed comment on the Leadership Programme Pillar, the Tech & Innovation Pillar, Business & Workforce Capability, Storytelling Pillar, Screen Marlborough and Other Activities.

Members were advised that the Tech & Innovation Hub completion has been delayed until the new year.

It was noted that a report will be presented to the next Committee meeting on information on the Screen Plan and its benefits. Screen Marlborough continues to field international inquiries.

**Cllrs Croad/The Mayor:  
That the information be received.**

**Carried**

ATTENDANCE: The meeting adjourned at 10.05 am and resume at 10.21 am.

ATTENDANCE: Ms Tessa Dever, Council's Financial Accountant, was present for the following item.

## **EFC-0923-84      Financial Report for Council – Period Ended 30 June 2023      F275-001-01**

Members noted that the purpose of the report was to present the interim year-end results for the 2022-23 financial year.

Staff reported that the draft Annual Report was currently being compiled to enable Audit New Zealand to provide Council with an opinion on the financial statements. It was planned that the audit opinion will be provided in time for Council to adopt the final Annual Report in October. It was reported that changes to the interim financial results will occur as preparation of the Annual Report is finalised. The report detailed these changes.

Members discussed whether two variation trigger points for reporting details on the financial report were needed - \$100,000 for the first six months the year, and \$200,000 for second six months of the year. This would make the commentary in the report smaller and easier to digest. This only affects the commentary not the figures provided. Members agreed to this change.

The report also noted that Council has funded a budget of \$82.4M for capital expenditure in the 2022-23 Annual Plan despite having a \$120.0M (including \$37.6M of carryovers from previous financial years) capital works program.

**The Mayor/Cllr Dalliessi:  
That Council receive the Financial Report period ending 30 June 2023.**

**Carried**

## **EFC-0923-85      2022/23 Budget Carryovers      F225-007-01**

Staff reported that the purpose of the report was to obtain Council approval for 2022/23 budget carryovers to be incorporated into the 2023/24 budgets.

The Team funding line was discussed, and it was agreed that staff undertake an exercise to ascertain no further payments are required and if not remove that line.

**Cllrs Croad/Dawson:  
That Council agree that the 2023/24 budgets be amended to incorporate the 2022/23 carryovers; with the proviso that the Team funding line of \$50,000 be removed following an exercise by staff to ensure no further payments are required.**

**Carried**

## **EFC-0923-86 Debtors Overdue Reports as at 31 July 2023**

**F270-36-21**

Members noted that the purpose of the report was to advise Council on the overdue debtor position as at 31 July 2023.

**Cirs J Arbuckle/Croad:**  
**That the information be received.**

**Carried**

## **EFC-0923-87 Rates Report as at 31 July 2023**

**F270-36-21**

Members noted that the purpose of the report was to advise Council of the rates position as at 31 July 2023.

Mr Fletcher noted that staff continue to work with ratepayers to assist in debit arrangements. Mr Fletcher also noted that there have been approvals for energy efficiency funding of \$650,000. Also noted was that banks are now offering lower interest rates, which was not the case when Council first started the scheme.

**Cirs Croad/Dalliessi:**  
**That the information be received.**

**Carried**

## **EFC-0923-88 Information Package**

-

**Cirs Dawson/Rosene:**  
**That the Economic, Finance & Community Information Package dated be received and noted.**

**Carried**

The meeting closed at 10.40 am.

Record No: 23197501

*Annexure*

## **Public Forum**

1. **Robert Terry.** Attached as Appendix 1.
2. **Alistair Schorn and Pete Coldwell Marlborough Chamber of Commerce** – presented a powerpoint – attached as Appendix 2.
3. **Joanne Farrell** - parking meters and fines. Will meet with Cllr Dawson to discuss further.



August 8, 2023

Robert Frank Terry

[REDACTED]  
Blenheim

Tēnā koe Robert,

I write in response to your complaint about an interview with Liz Bulger, a duty lawyer and member of the New Zealand Law Society.

Ms Bulger was interviewed by Charlotte Cook at around 7:57am on July 12, 2023, about an increase in the hourly rate paid to duty lawyers in several locations around New Zealand. Ms Bulger said she hoped the pay increase would encourage more lawyers to take on the role.

Your complaint names Corin Dann and Ingrid Hipkiss, who are both presenters of Morning Report but neither of whom were involved in the interview broadcast on July 12. It asks that these presenters provide 'balance' by asking questions about duty solicitors working in the West Coast, Nelson and Marlborough regions.

The New Zealand Public Defence Service is located in 10 cities across New Zealand, and operates in 15 District Courts (Auckland, North Shore, Waitakere, Manukau, Pukekohe, Papakura, Tauranga, Napier, Hastings, Hamilton, Wellington, Porirua, Hutt Valley, Christchurch, Dunedin) their related High Courts, the Court of Appeal and the Supreme Court. The service does not extend to the West Coast, Nelson and Marlborough.

While the lack of service in the areas you mention may be of interest and of news value, the interview was not intended and did not purport to be about extending the Public Defence Service to include regions not currently served. Also, Ms Bulger is not responsible for the coverage of the Public Defence Service, and was interviewed as a duty lawyer to discuss the level of remuneration offered in the locations where the Public Defence Service operates.

Accordingly, there is no breach of the Balance standard of the broadcast code.

For the reasons above your complaint could be taken no further and was not upheld. In line with the requirements of the Broadcasting Act, this letter advises you of the reasons why your formal complaint was not upheld and of your right to refer this decision for review to the Broadcasting Standards Authority, by email to [info@bsa.govt.nz](mailto:info@bsa.govt.nz). A referral must occur within 20 working days.

We acknowledge your concerns about this matter, and we thank you for the opportunity to respond to them.

Nāku, nā

A handwritten signature in black ink, appearing to read 'Chris Reid', is written over a white rectangular area.

**Chris Reid**  
Complaints Coordinator

Radio New Zealand House Level 2 155 The Terrace PO BOX 123 Wellington 6140 New Zealand +64 4 474 1999 [www.rnz.co.nz](http://www.rnz.co.nz)

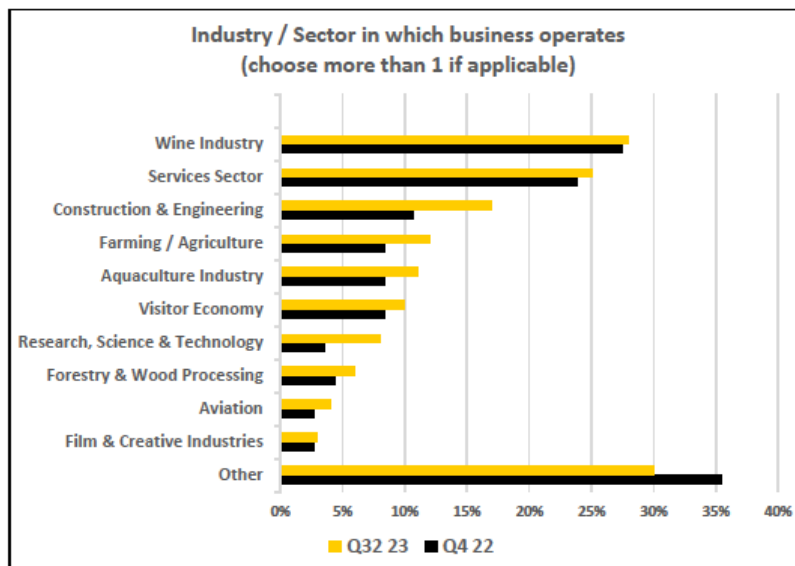


# Marlborough Regional Business Insights Survey

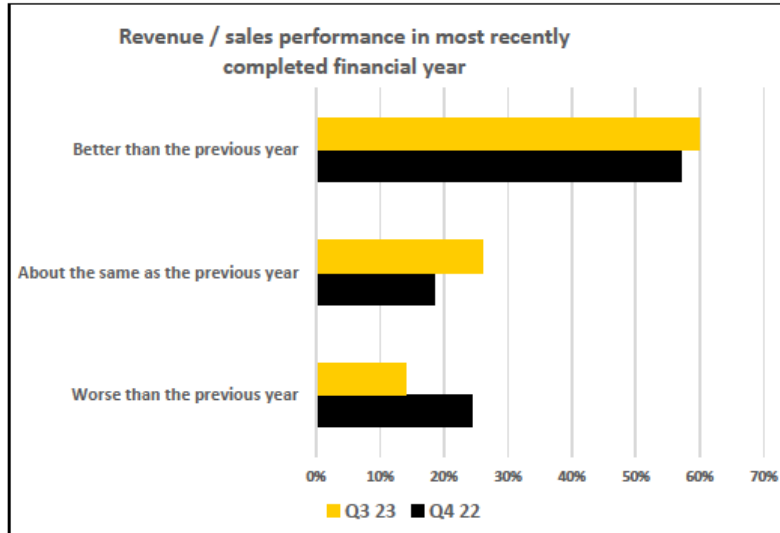
Q2-3 2023



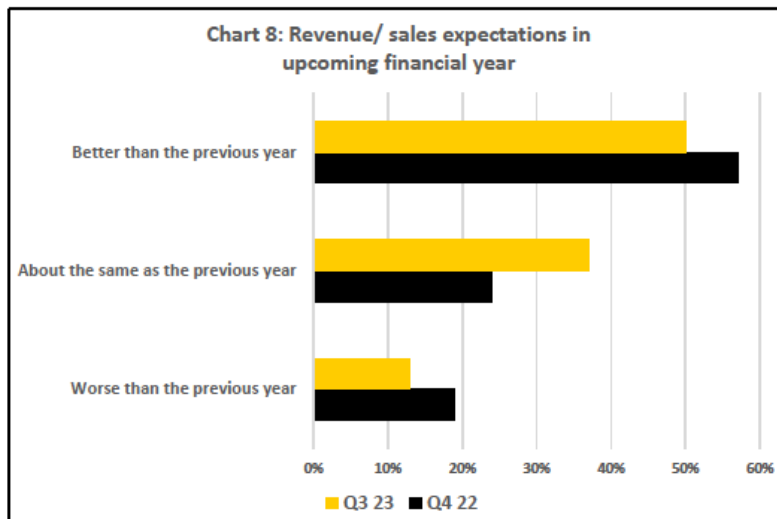
## Business Demographics



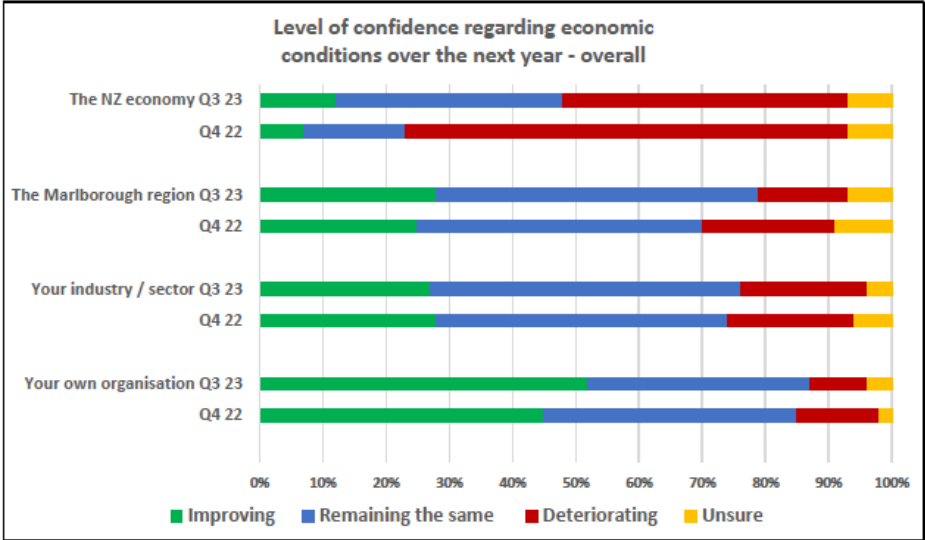
# Revenue & Revenue Expectations



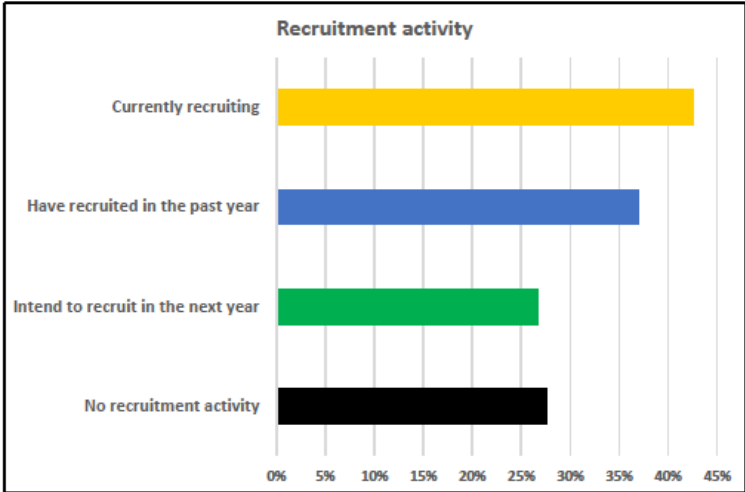
# Revenue & Revenue Expectations



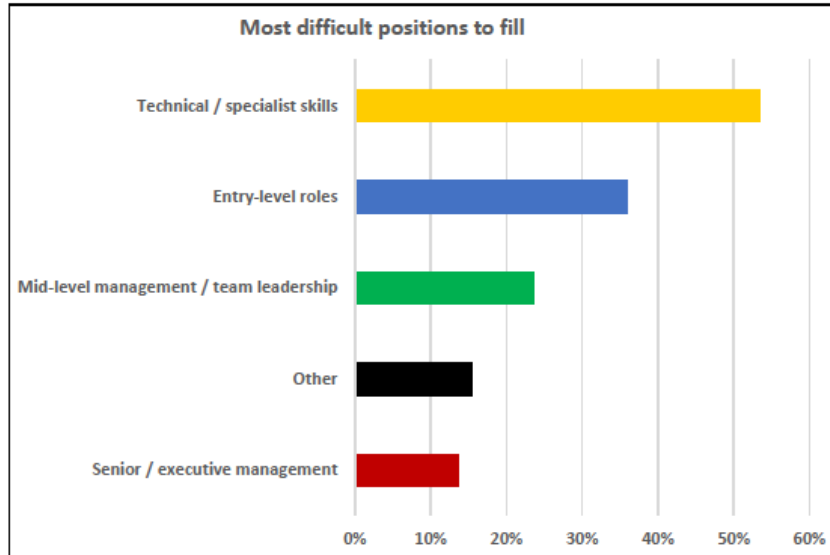
# Business Confidence



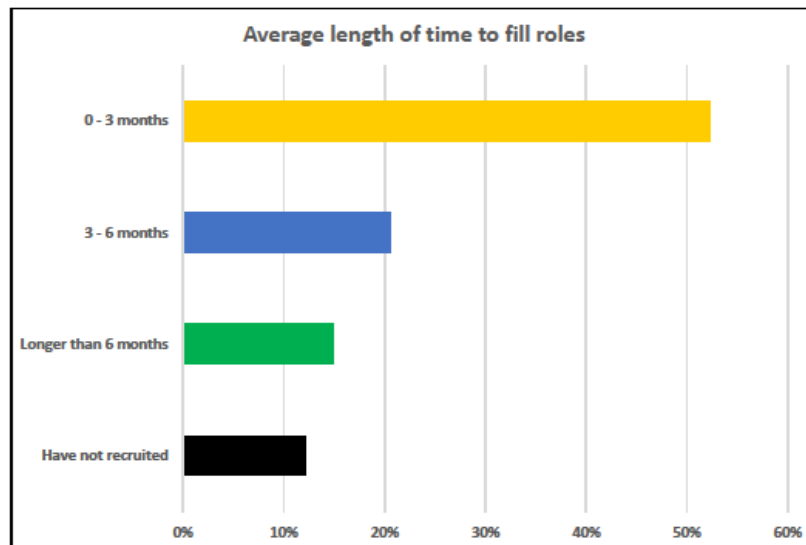
# Recruitment



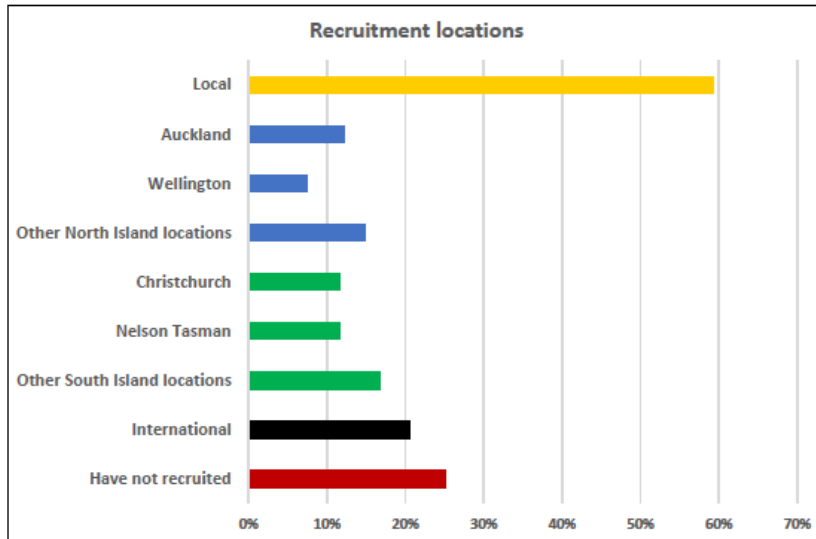
# Recruitment



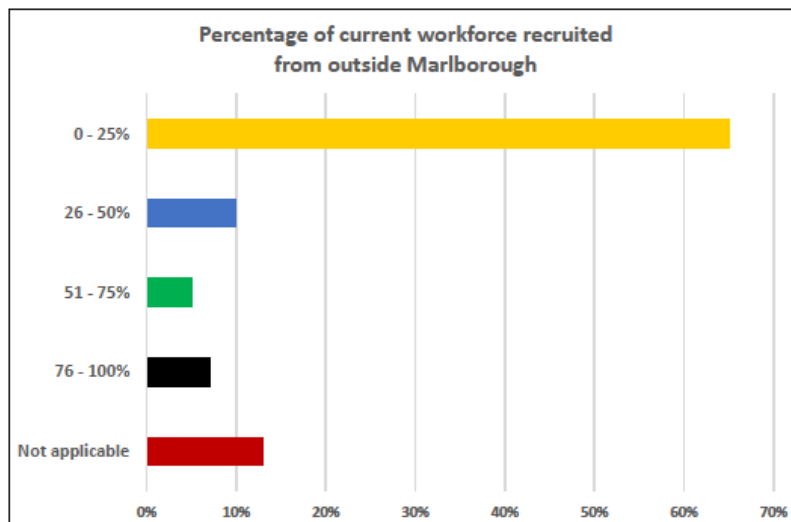
# Recruitment



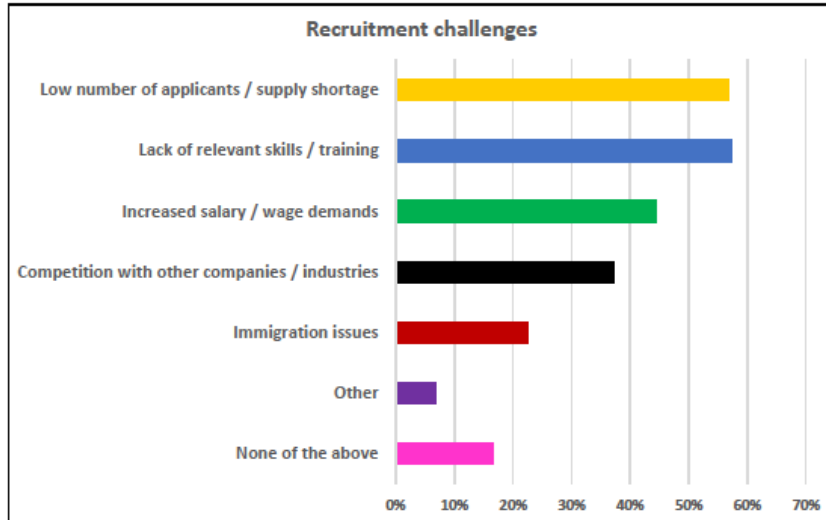
# Recruitment



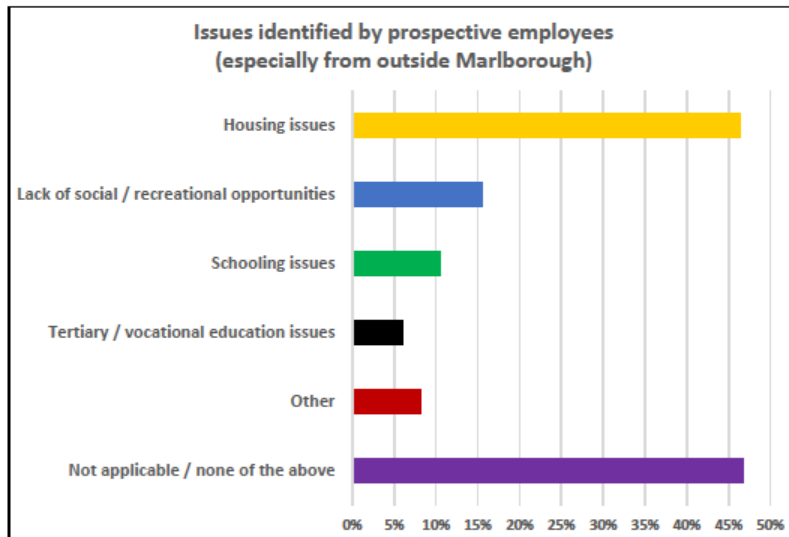
# Recruitment



# Recruitment



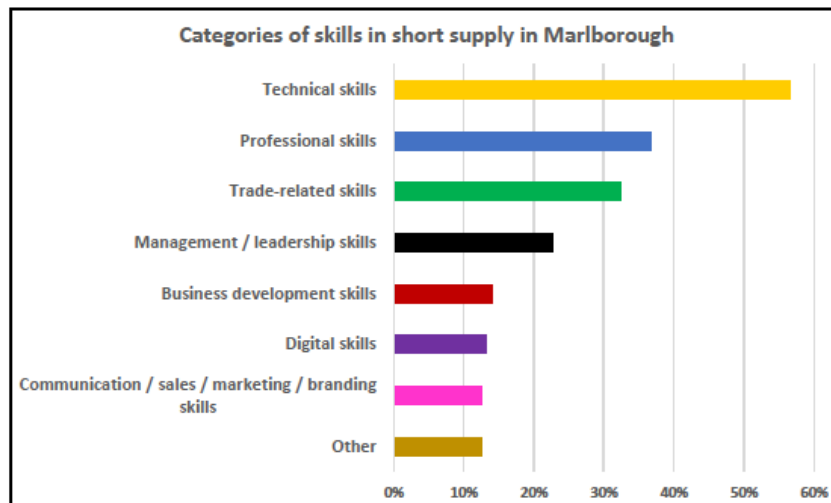
# Recruitment



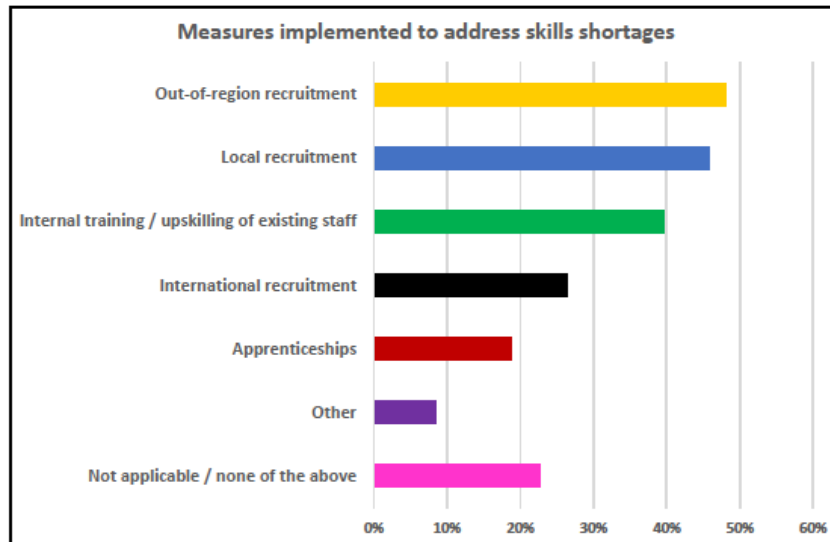
# Skills Development



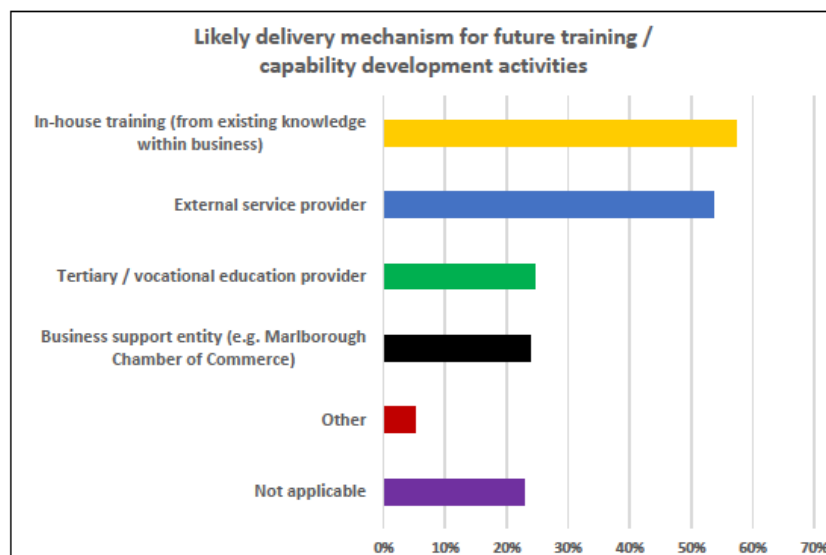
# Skills Development



# Skills Development

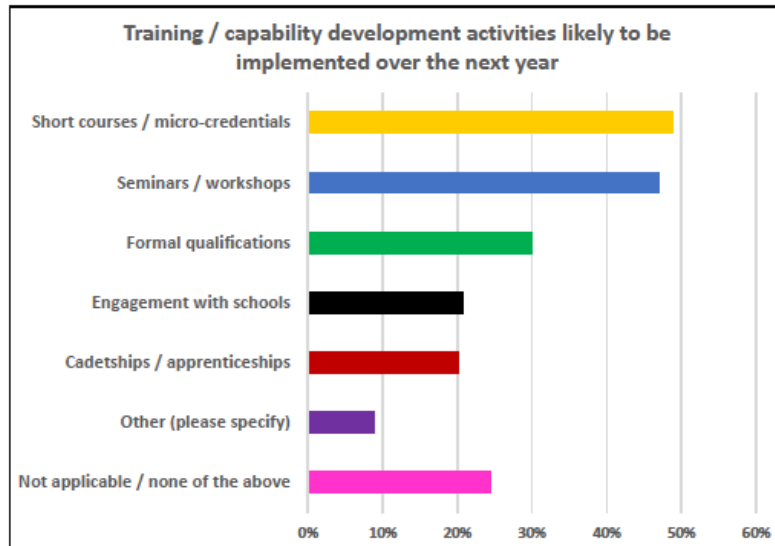


# Skills Development





# Skills Development



Thank you



## 6. Demolition of 6 Russell Terrace, Blenheim

(Clr Croad) (Prepared by M Watson)

PN328313#05

### Purpose of Report

1. The purpose of this report is to seek Council approval and funding to demolish the facility located at 6 Russell Terrace, Blenheim.
2. Please note that this paper was originally placed in public excluded. With the removal of commercially sensitive information, this paper has now been moved into the public agenda.

### Executive Summary

3. In 2017 Council purchased 6 Russell Terrace, Blenheim, the former Marlborough Club building.
4. The Blenheim Town Centre Report identifies the site as a strategic development opportunity. In recent times however, the building has deteriorated and has been a target for vandalism, antisocial behaviour and transient persons.
5. Council has been approached by several interested parties since the acquisition to either lease or develop the site. For various reasons, none of these opportunities have eventuated. Due to the age, layout and deterioration of the current building, the cost to bring the facility up to a leasable standard is expected to be substantial.
6. Staff recently approached several local contractors to provide an estimate to demolish 6 Russell Terrace and clear the site. Four prices were received. The lowest estimate was received \$131,449 and the highest was \$226,214.
7. In December 2022, Alexander Hayward Valuers undertook a valuation of 6 Russell Terrace. The valuation determined that the commercially zoned property, if returned to a clear site, would be worth \$1.76m.
8. It is suggested that funding for demolition could be provided from the Forestry and Land Development Reserve.

---

### RECOMMENDATION

**That Council approve the funding of \$171,000 from the Forestry and Land Development Reserve to undertake the demolition of 6 Russell Terrace.**

---

### Background

9. In March 2017, Council was approached by the Clubs of Marlborough who wished to sell the premises at 6 Russell Terrace (Figure 1 – 6 Russell Terrace site). Council had the first right of purchase option due to the acquisition of the Blenheim Workingmen's Club on Wynen Street, Blenheim in 2007.



Figure 1 – 6 Russell Terrace site

10. The Blenheim Town Centre Strategy report, carried out by Urbanisplus in 2010, identified the site as having strategic development opportunities, including a hotel or residential development, alfresco dining, Marlborough Convention Centre expansion or a pocket park. The site is zoned Business 1 in the Marlborough Environmental Plan.
11. Built in the late 1970's, 6 Russell Terrace has had several alterations undertaken. The land area is 1,717m<sup>2</sup> with approximately 700m<sup>2</sup> of buildings. The building was primarily used for functions and has several break-out spaces. There is a caretaker's residential wing on the eastern side and 15 car parks.
12. In May 2017, Council approved the purchase of 6 Russell Terrace, Blenheim for \$1.33 million.
13. To date, Council has been approached by a number of commercial organisations and potential developers interested in the site. Potential lessees were faced with significant fit-out costs to convert into an appropriate facility to meet their needs. Developers faced a range of complications, including zoning changes, market complexities and changes to industry demands during Covid19. The most recent party unfortunately ceased their development investigations early 2023.
14. Since the acquisition, 6 Russell Terrace has entered a state of disrepair (Figure 2 – 6 Russell Terrace current condition), its location making it an attractive target for vandals and transient persons.
15. The building would need a considerable amount of maintenance if it were to be leased, including repairs to the external cladding, roof, guttering, internal linings, electrical wiring, drainage, and emergency systems.



Figure 2 – 6 Russell Terrace current condition

16. A valuation for 6 Russell Terrace was undertaken in December 2022 by Alexander Hayward. Given the commercial/CBD location, river frontage and square meterage, the valuation report advised that the land value for a clear site would be approximately \$1.76m.

### *Demolition*

17. In early 2023, staff went to the market to investigate the cost to demolish the buildings at 6 Russell Terrace, clear and level the site. Six local contractors were approached for costings, with four parties providing an estimate.
18. Contractors were advised to exclude boundary service disconnections, asbestos surveying, and removals. It is proposed that these works will be undertaken by Council prior to the commencement of any demolition works.
19. The four demolition estimates received ranged between \$131,449 and \$226,214.
20. The estimated costs for all demolition works are detailed in Table 1 below.

### **6 Russell Terrace - Demolition Costs**

Service disconnections at property boundary:

	<i>Water</i>	\$	117.00
	<i>Sewer</i>	\$	444.00
	<i>Stormwater</i>	\$	444.00
Asbestos building survey		\$	1,585.00
Asbestos removal (Provisional Sum)		\$	20,000.00
Marlborough Lines electrical disconnection		\$	1,246.04
Demolition		\$	131,449.00
	<i>Subtotal</i>	\$	<i>155,285.04</i>
Contingency 10%		\$	15,550.00
	<b>Total</b>	<b>\$</b>	<b>170,835.04</b>

**Table 1 – 6 Russell Terrace Demolition Costs**

21. It is proposed that \$171,000 is approved from the Forestry and Land Development Reserve to undertake the demolition of 6 Russell Terrace.

Author	Maighan Watson, Project and Contract Manager
Authoriser	Jamie Lyall, Manager Property and Community Facilities

## 7. Decision to Conduct Business with the Public Excluded

That the public be excluded from the following parts of the proceedings of this meeting, namely:

- Confirmation of Public Excluded Minutes
- Iwi Representatives
- Affordable Housing Fund
- Contract Review

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:

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under Section 48(1) for the passing of this resolution</b>
<b>Minutes</b>	<b>As set out in the Minutes</b>	<b>That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under Section 7 of the Local Government Official Information and Meetings Act 1987.</b>
<b>Iwi Representatives Contract Review</b>	<b>In order to protect the privacy of natural persons, as provided for under Section 7(2)(a).</b>	<b>That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under Section 7 of the Local Government Official Information and Meetings Act 1987.</b>
<b>Affordable Housing Fund</b>	<b>To enable the Council, as holder of the information, to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) as provided for under Section 7(2)(i).</b>	<b>That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under Section 7 of the Local Government Official Information and Meetings Act 1987.</b>