

Wednesday, 9 October 2024

Te Hui o Te Kaunihera ā-Rohe o Heretaunga

Hastings District Council

District Planning and Bylaws Subcommittee Meeting

Kaupapataka

Agenda

Te Rā Hui:
Meeting date: **Wednesday, 9 October 2024**

Te Wā:
Time: **1.00pm**

Te Wāhi:
Venue: **Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

Te Hoapā:
Contact: **Democracy and Governance Services
P: 06 871 5000 | E: democracy@hdc.govt.nz**

Te Āpiha Matua:
Responsible
Officer: **Group Manager: Planning & Regulatory Services - John
O'Shaughnessy and Environmental Policy Manager - Rowan
Wallis**

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HASTINGS DISTRICT COUNCIL
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156
Phone **06 871 5000** | www.hastingsdc.govt.nz
TE KAUNIHERA Ā-ROHE O HERETAUNGA

District Planning and Bylaws Subcommittee – Terms of Reference

A Subcommittee of Council.

Fields of Activity

The District Plan Subcommittee is responsible for advising the Council by;

- Providing guidance to Council officers with regard to the drafting of the District Plan (or sections thereof) and consultation on discussion documents and drafts.
- Providing guidance to Council officers in respect of the drafting of Council's new or revised bylaws and providing oversight of the Special Consultative Procedures.
- Te Tira Toitū te Whenua – Hastings District Plan Cultural Values - to consider and advise Council how the cultural values of Waahi Taonga and Waahi Tapu are to be integrated within the District Plan.

Membership

- 6 Councillors.
- 3 Heretaunga Takoto Noa Māori Standing Committee Members appointed by Council.
- 1 externally appointed member with relevant qualifications and experience.
- 1 member of the Rural Community Board appointed by Council.
- Chair appointed by Council.
- Deputy Chair appointed by Council.

Quorum – 6 members including 3 Councillors

DELEGATED POWERS

- 1) To review and provide comment on draft new or reviewed District Plan provisions and to recommend to the Council the adoption of drafts for consultation.
- 2) To hear and consider all submissions reviewed in respect of any District Plan proposal and to recommend responses to the Council.
- 3) To recommend to the Council the final wording of any new or reviewed District Plan provisions for adoption.
- 4) To review and provide comment on draft new or reviewed bylaws, and to recommend to the Council the adoption of drafts for consultation.
- 5) To hear and consider all submissions received in respect of any bylaw proposal and to recommend responses to the Council.
- 6) To recommend to Council the final wording of any new or reviewed bylaw for adoption by the Council.

Wednesday, 9 October 2024

Te Hui o Te Kaunihera ā-Rohe o Heretaunga

Hastings District Council

District Planning and Bylaws Subcommittee Meeting

Kaupapataka

Agenda

Mematanga:

Membership:

Koromatua

Chair: Councillor Alwyn Corban

Ngā KaiKaunihera

Councillors: Marcus Buddo (Deputy Chair), Michael Fowler, Simon Nixon, Heather Te Au-Skipworth and Kevin Watkins

Rural Community Board appointee - Jonathan Stockley (RCB Chair)

Mayor Sandra Hazlehurst

3 Heretaunga Takoto Noa Māori Standing Committee appointees: Tipene Cottrell, Elizabeth Waiwiri-Hunt and 1x Vacancy

1 External appointee - Vacancy

Tokamatua:

Quorum:

6 - including 3 Councillors

Apiha Matua

Officer Responsible:

Group Manager: Planning & Regulatory – John O’Shaughnessy

Environmental Policy Manager – Rowan Wallis

*Te Rōpū Manapori me te
Kāwanatanga*

Democracy &

Christine Hilton (Extn 5633)

Governance Services:

Te Rārangi Take

Order of Business

Apologies – Ngā Whakapāhatanga

- 1.0** At the close of the agenda no apologies had been received.
At the close of the agenda no requests for leave of absence had been received.
-

2.0 *Conflict of Interest – He Ngākau Kōnatunatu*

Members need to be vigilant to stand aside from decision-making when a conflict arises between their role as a Member of the Council and any private or other external interest they might have. This note is provided as a reminder to Members to scan the agenda and assess their own private interests and identify where they may have a pecuniary or other conflict of interest, or where there may be perceptions of conflict of interest.

If a Member feels they do have a conflict of interest, they should publicly declare that at the start of the relevant item of business and withdraw from participating in the meeting. If a Member thinks they may have a conflict of interest, they can seek advice from the General Counsel or the Manager: Democracy and Governance (preferably before the meeting).

It is noted that while Members can seek advice and discuss these matters, the final decision as to whether a conflict exists rests with the member.

Confirmation of Minutes – Te Whakamana i Ngā Minitī

- 3.0** Minutes of the District Planning and Bylaws Subcommittee Meeting held Wednesday 31 July 2024.
(Previously circulated)
-

- 4.0** **Discussion on review of Advertising Devices including Electoral Signs** **7**
-

- 5.0** **Plan Review Priorities** **13**
-

- 6.0** *Minor Items – Ngā Take Iti*
-

- 7.0** *Urgent Items – Ngā Take Whakahihiri*
-

Wednesday, 9 October 2024

Item 4

*Te Hui o Te Kaunihera ā-Rohe o Heretaunga***Hastings District Council: District Planning and Bylaws Subcommittee Meeting***Te Rārangi Take*

Report to District Planning and Bylaws Subcommittee

Nā:
From: Junior Tuakana, Environmental Planner (Policy)

Te Take: Discussion on review of Advertising Devices including Electoral
Subject: Signs

1.0 Executive Summary – Te Kaupapa Me Te Whakarāpopototanga

- 1.1 The purpose of this report is for the District Planning and Bylaws Subcommittee to provide guidance in reviewing section 28.1 Advertising Devices and Signs District Wide Activity of the Operative Hastings District Plan 2024.
- 1.2 This issue of election signs has previously been considered by the sub-committee as a result of the number of non-complying signs as part of the parliamentary elections in 2023. Some of the issues raised were.
 - Interpretation of sign limits per site.
 - Signs being erected in illegal spaces.
 - Size of signage (billboards).
 - Signage being erected earlier than nine weeks prior to election.
 - Street meetings and whether this is electioneering or temporary advertising.
 - Enforcement.
- 1.3 Parliamentary advertising is covered under the Electoral Act 1993. The Act excludes local body elections, so signage provisions are up to each Council to decide. For consistency, advertising devices for local body elections are the same as for parliamentary advertising, apart from the sign's removal. Local body election signage included having an additional week to remove signs where parliamentary signs had to be removed a day before the election as require under the Electoral Act.

2.0 Recommendations - Ngā Tūtohunga

- A) That the District Planning and Bylaws Subcommittee receive the report titled Discussion on review of Advertising Devices including Electoral Signs dated 9 October 2024.
- B) That the Subcommittee endorse:
 - i. To review section 28.1 Advertising and Signage Devices District Wide Activities in its entirety.

3.0 Background – Te Horopaki

- 3.1 As part of the review of the District Plan in 2013 several changes were made to section 28.1 Advertising and Signs including specific changes to the provisions for electoral signs.
- 3.2 One of the changes sought to define permitted sign limits by separating electoral signs so that it was additional to signage limits for each zone.
- 3.3 For electoral signs, a two-month period was set where candidates could display signs prior to an election (signs must be removed the day prior to the election). This was a change from the three months prior to election. The two-month prior is inconsistent with the Electoral Act where the act permits signage display to be nine weeks prior to the election.
- 3.4 A size limit of 3m² was included for consistency of the Electoral Act 1993 as the previous 2003 District Plan was limited to 2.5m² for signage.
- 3.5 The issue of the rules around electoral signs was raised again last year prior to the general election with the amount of non-compliance of election signs being the main point of discussion. There was no landing on what changes were required.

4.0 Discussion – Te Matapakitanga

- 4.1 Given that local body elections are due to be held in 2025 it is timely that the rules surrounding election signs are discussed.
- 4.2 The sign provisions for Napier City Council implements one standard to control parliamentary and local body signs. The provisions are as follows.
 - Signage can be erected up to three months prior to election but must be removed one day prior to the final polling day.
 - Any election sign must not be constructed, erected, or placed in an open space environment or on any land vested as Reserve under the Reserves Act 1977, including any road.
 - There is no size limits or limits on the number of election signs any candidate may construct, erect or place on land.
 - No sign is to be erected or placed in a way as to cause a public safety or traffic hazard.
 - For signs on or adjacent to a state highway refer to rule 58.19 (refers to signs relative to NZTA provisions).
- 4.3 The sign provisions for Hastings District Council implements two separate standards for parliamentary and local body signs. The provisions are as follows.

Parliamentary Electoral Devices

- Electoral Devices for public elections may be erected up to two months prior to polling day and all Devices shall be removed one day before the polling day or, in the case of a postal ballot, one day prior to the final polling day.

- Advertising Device is limited to 3m² in size.
- Device(s) must be contained solely within the property boundary.

Local Body Elections

- Electoral Devices may be erected up to two months prior to polling day and all shall be removed within seven days after polling day.
 - Advertising Device is limited to 3m² in size.
 - Device(s) must be contained solely within the property boundary.
- 4.4 A provision the Hastings District Plan review committee approved was the ability for Councillors to thank the community after local body elections. This is the only difference between the parliamentary and local government provisions is the duration a sign can be erected.
- 4.5 While the two-month period to erect election signs is inconsistent with the nine weeks as covered under section 221B (1A) of the Electoral Act. As part of any proposed plan this can be changed to align with the act.
- 4.6 Section 221B (2) of the act has a 3 square metre size limit for advertisement. The size is consistent with the Electoral Act. Furthermore, the Electoral Act was enacted in 1993 so the provisions are out of date and do not recognise the use of new technology such as electronic devices.
- 4.7 Election signs for local body elections is not covered under the Electoral Act 1993 as the act is specific to parliamentary activities. For consistency it was decided to use the same performance standards for parliamentary elections because the effects of local body election signs are considered no different to what is permitted for parliamentary signs.
- 4.8 While there may be concerns for next year's local body election, I believe the issues experienced by Councils as part of the parliamentary elections will be minor in disruption. Parliamentary signage tends to be funded by the party which the candidate is representing. This differs to local body elections where candidates pay for their advertising displays.
- 4.9 The Operative District Plan still has provisions to govern the local body elections next year so if the committee decide to do a comprehensive review of the advertising and signs section instead of a plan change focusing on electoral signs Council will not be at a disadvantage of having no controls over electoral advertising for this period.
- 4.10 The subcommittee needs to decide if is important for the election sign rules for Hastings and Napier to "marry up" ahead of next year's election.

5.0 Options – Ngā Kōwhiringa

Option One - Recommended Option - Te Kōwhiringa Tuatahi – Te Kōwhiringa Tūtohunga

- 5.1 Comprehensive review of section 28.1 Advertising Devices and Signs District Wide Activity:

Advantages

- Looks to improve and updates performance standards.

Disadvantages

- Longer to process.

Option Two – Status Quo - Te Kōwhiringa Tuarua – Te Āhuetanga o nāiane

- 5.2 Retain current election signs provisions:

Advantages

- Saving on cost of reviewing section.

Disadvantages

- Parliamentary advertising will be inconsistent with the Electoral Act 1993.

Option Three – Review specific provision for Electoral Signage Devices.

5.3 Review election signs provisions:

Advantages

- Improve on provisions to current electoral devices performance standards.

Disadvantages

- Narrow in scope and will only improve electoral sign provisions.

6.0 Next steps – *Te Anga Whakamua*

6.1 If the committee accepts the officer's recommendation to review:

- Discussion and options document on the part of the Advertising and Signs that could be amended.

Attachments:

There are no attachments for this report.

Summary of Considerations - *He Whakarāpopoto Whakaarohanga*

Fit with purpose of Local Government - *E noho hāngai pū ai ki te Rangatōpū-ā-Rohe*

The Council is required to give effect to the purpose of local government as set out in section 10 of the Local Government Act 2002. That purpose is to enable democratic local decision-making and action by (and on behalf of) communities, and to promote the social, economic, environmental, and cultural wellbeing of communities in the present and for the future.

Link to the Council's Community Outcomes – *Ngā Hononga ki Ngā Putanga ā-Hapori*

This proposal promotes the cultural and economic wellbeing of communities in the present and for the future.

Māori Impact Statement - *Te Tauākī Kaupapa Māori*

The proposal is yet to be presented to the Heretaunga Takoto Noa Māori Standing Committee:

Sustainability - *Te Toitūtanga*

N/A:

Financial considerations - *Ngā Whakaarohanga Ahumoni*

Apart from time of the processing officer, there are no financial considerations for Council's budgets.

Significance and Engagement - *Te Hiranga me te Tūhonotanga*

This decision/report has been assessed under the Council's Significance and Engagement Policy as being of medium significance.

Consultation – internal and/or external - *Whakawhiti Whakaaro-ā-roto / ā-waho*

If the committee resolves the officer's recommendation to review the whole section, the community will be notified:

Risks

Opportunity: To upgrade performance standards to address advertising and signs issues:

REWARD – <i>Te Utu</i>	RISK – <i>Te Tūraru</i>
Easy and updated performance standard which addresses the issues under the current plan.	Enforcing out of date performance standards. Parliamentary Electoral Devices are inconsistent with the Electoral Act 1993.

Rural Community Board – *Te Poari Tuawhenua-ā-Hapori*

N/A

Wednesday, 9 October 2024

Item 5

*Te Hui o Te Kaunihera ā-Rohe o Heretaunga***Hastings District Council: District Planning and Bylaws Subcommittee Meeting***Te Rārangi Take*

Report to District Planning and Bylaws Subcommittee

Nā:
From: Rowan Wallis, Environmental Policy Manager

Te Take:
Subject: Plan Review Priorities

1.0 Executive Summary – *Te Kaupapa Me Te Whakarāpopototanga*

- 1.1 Earlier this year the District Planning and Bylaws Subcommittee (“DP&B Subcommittee”) considered the workstream priorities for the environmental policy team. While some of these priorities are as result of central government direction such as formatting the district plan into the new National Planning Standards framework, a number of the higher priorities were for work that is required as part of the rolling review of the district plan.
- 1.2 The DP&B Subcommittee established that the review of the Wāhi Taonga and Outstanding Landscapes sections of the district plan, should be the priority for the rolling review of the district plan, with the review of the Commercial section being the third priority.
- 1.3 However, a paper was also taken to the last DP&B Subcommittee meeting, on 31 July 2024, pointing out that the Commercial strategy has reached the end of its lifespan and requires a review especially in light of the projects that are underway in the different parts of the commercial environment in the district. This includes a review of the Havelock North commercial environment, the development proposals for Flaxmere and the inner-city revitalisation project. These projects all demand a clear strategic direction.
- 1.4 All three of these review projects require specialist input which cannot be provided in house. The cost of undertaking this work will be significant and most importantly with tight fiscal controls this level of expenditure has not been factored into the District Plan Review Budget. The two areas of the plan under most pressure are the wāhi taonga and commercial sections and these should be given priority for the review process.

2.0 Recommendations - *Ngā Tūtohunga*

- A) That the District Planning & Bylaws Subcommittee receive the report titled Plan Review Priorities dated 9 October 2024.
- B) That the Subcommittee adopt the wāhi taonga and commercial strategy reviews as the principal priorities for the rolling review of the district plan for the current year.

3.0 Background – *Te Horopaki*

- 3.1 The Council is required under the Resource Management Act to review its district plan within 10 years of the plan becoming operative. It has the option of doing this as a one-off review where all of the sections of the plan are reviewed at the one time, or alternatively, it can choose to do sections of the plan at a time and spread the workload over a number of years. The Council has resolved that the district plan review should be undertaken by means of a rolling review.
- 3.2 The district plan was made operative for the most part in March 2020, so this means that the reviewed district plan should be notified by March 2030. The workstream of the Environmental Policy Team reflects the rolling review process and the latest workstream was endorsed by the subcommittee at its meeting on 29 May 2024. This meeting identified the following priorities for the review process.
- Wāhi Taonga section of the district plan (principally the identification of new sites for registration)
 - The Outstanding Landscapes section
 - The Commercial section

These priorities were settled on for the following reasons.

- 3.3 At the last review of the district plan, hapu were approached to nominate wāhi taonga sites for inclusion into the district plan. The only response received was from Maungaharuru Tangitu Trust who at the time, had recently completed the hearing process of their treaty claim and as a result had gathered a large amount of evidence of their whakapapa and sites of significance in their rohi. Since that time, the importance of having sites listed in the district plan has become more evident to hapu as one of the best means of providing protection of the sites from development pressures and to highlight the importance of the cultural values of many of the landscapes within the region.
- 3.4 Cyclone Gabrielle further highlighted the vulnerability of many of the sites and the need to have them listed in the plan so that they are identified and protected should further damage occur.
- 3.5 The review of the Outstanding Landscapes section of the plan was included as a priority following the completion of Plan Change 4 which resulted from a need to better recognise the cultural values of Te Mata following the Craggy Range track construction. The point was made that the remaining outstanding cultural landscapes would benefit from a review to consider whether additional recognition or protection mechanisms need to be included in the district plan.
- 3.6 The Commercial environment is experiencing considerable change and pressures that require it to respond differently and adapt to that new environment. These pressures apply not only to the Hastings Central Business area but also to the Flaxmere and Havelock North commercial areas where increasing residential development is driving additional demand. These considerations make the review of this section of the district plan important.

4.0 Discussion – *Te Matapakitanga*

- 4.1 At the last DP&B Subcommittee meeting on 31 July 2024, the subcommittee endorsed the drafting of a scoping report for the development of a new commercial strategy to inform the future of commercial land use activity.

- 4.2 This was approved on the basis that while the last Business Capacity Assessment (2022) concluded that there is no need to provide for additional commercially zoned land in the short term, it did recommend that specific strategies should be implemented to ensure our commercial land operates and is developed in an efficient manner, and to ensure that additional demand can be contained within existing footprints where possible.
- 4.3 There are also a number of matters which have raised some specific questions for Council around the future of our commercial land, in particular:
- *The future development of the Havelock North Town Centre, raised through a submission on the Long Term Plan. Council has committed to a review of the Havelock North Town Centre through this process .*
 - *How the continued development of Flaxmere Town Centre should fit into future Commercial Strategies?*
 - *The efficiency of the Light Industrial land, particularly at Stortford Lodge.*
 - *Inner city living and the options around utilising our centres for intensification.*
 - *Are there additional requirements for large format retail.*
 - *How will the commercial strategy review interact with The Hastings City Centre Strategy (implementation of street upgrades, green initiatives and enlivenment projects etc)?*
- 4.4 As such a new commercial strategy is necessary to understand and direct this future commercial activity, to inform the business land demand assessment (which is due to be reviewed in 2025) and to ensure that the District Plan is fit for purpose and provides for the projected demand for business land.
- 4.5 While the three priorities of the wāhi taonga, outstanding landscapes and commercial strategy have been established the financial implications of committing to all of these reviews has not been taken into account.
- 4.6 The district plan has an approved budget of 150k per financial year. The costs associated with each of the prioritised areas are estimated as follows;
- Wāhi taonga 70k per year over two years
 - Commercial Strategy 80k
 - Outstanding Landscapes (Kohinerākau and Kahuranaki) 130k includes cultural assessment report and landscape review.
- 4.7 It is evident that within this financial year we will be unable to fund all three of these prioritised areas. The subcommittee's guidance is required on what should be included in the work plan over the next twelve months.
- 4.8 From a policy planning perspective there is an element of connection between the Wāhi Taonga review and the Outstanding Landscapes, with the identification of wāhi taonga sites informing the cultural landscape. This would also give an inherent element of protection to those outstanding landscapes with the identification of sites triggering approvals from hapu and clearly identifying the landscape as one of cultural significance. As a result, it is suggested that the wāhi taonga review could be a useful preliminary phase of the wider outstanding landscapes review and allow this to be Stage 2 with commencement delayed until further funding is available in the 2025/26 financial year. It would be particularly useful if the identification of sites around the prioritised outstanding landscapes of Kahuranaki and Kohinerākau was to occur.
- 4.9 Advancing the Commercial Strategy is a strategically important tranche of work to guide the projects that are currently underway in a number of areas of the commercial environment. This includes consideration of a review of the policy and rule framework for Havelock North commercial area that was submitted as part of the recent Long Term plan process. At the same time there is considerable

work being undertaken in the Flaxmere commercial centre to respond to new housing and commercial initiatives. The wider Flaxmere area is a focus of new housing developments including the Wairatahi development which will result in over 400 new houses on the southeastern edge of Flaxmere. This will provide additional demand for commercial services in Flaxmere. Lastly Stortford Lodge is planned as one of the first Local Area Plans which facilitate medium density housing to be developed.

- 4.10 The Commercial Strategy will be crucial in setting the strategic direction for the projects outlined above and is the first step in planning for the future of the commercial environments within the district.

5.0 Options – *Ngā Kōwhiringa*

Option One - Recommended Option - Te Kōwhiringa Tuatahi – Te Kōwhiringa Tūtohunga

- 5.1 Adopt the review of the Wāhi Taonga section and Commercial Strategy as the priorities for the rolling review.

Advantages

- There is an expectation among hapu that there will soon be an opportunity to register their wāhi taonga sites.
- A number of commercially focussed projects would significantly benefit from the strategic direction provided by the Commercial Strategy Review.
- The identification and protection of wāhi taonga sites will assist with the review of the outstanding landscapes down the track.

Disadvantages

- The outstanding landscapes review has previously been identified as a priority and while the number of subdivisions and developments have reduced this could turn around.

Option Two – Status Quo - Te Kōwhiringa Tuarua – Te Āhuetanga o nāiane

- 5.2 Maintaining the Commercial Strategy, Wāhi Taonga and Outstanding Landscapes as priorities.

Advantages

- Maintains momentum of the plan review process

Disadvantages

- The finances are not available to support the technical reporting required for all of these priority areas. This runs the risk of partial completion of all sections.

6.0 Next steps – *Te Anga Whakamua*

- 6.1 Should the subcommittee adopt the recommendations put forward in this paper, the next steps will be to continue to work with Tamatea Pokai Whenua to advance a call for registration of wāhi taonga sites among the hapu of the district and to draft up a Brief on the Scope of Services for the Commercial Strategy Review.

Attachments:

There are no attachments for this report.

Summary of Considerations - *He Whakarāpopoto Whakaarohanga*

Fit with purpose of Local Government - *E noho hāngai pū ai ki te Rangatōpū-ā-Rohe*

The Council is required to give effect to the purpose of local government as set out in section 10 of the Local Government Act 2002. That purpose is to enable democratic local decision-making and action by (and on behalf of) communities, and to promote the social, economic, environmental, and cultural wellbeing of communities in the present and for the future.

Link to the Council's Community Outcomes – *Ngā Hononga ki Ngā Putanga ā-Hapori*

This proposal promotes the cultural and economic wellbeing of communities in the present and for the future.

Māori Impact Statement - *Te Tauākī Kaupapa Māori*

The review of the wāhi taonga section is an important pathway for hapu to get their wāhi taonga sites registered and protected in the district plan. It will therefore have a significant impact on hapu by providing certainty that their sites will be protected from any development proposals in the vicinity. Tamatea Pokai Whenua who represent 23 marae and 43 hapu, are willing to collaborate with Council to progress this work quickly:

Sustainability - *Te Toitūtanga*

Both of these areas to be reviewed will provide for the sustainable management of resources, being natural resources in relation to the cultural sites that sit within the landscape and physical resources in relation to the commercial environment. The Commercial Strategy will guide the sustainable development of the commercial environments over the entire district. :

Financial considerations - *Ngā Whakaarohanga Ahumoni*

There is a budget for the review of the district plan but the sections of the plan that have been raised as priorities all require technical input which cannot be provided in house and this cost cannot be fully met within the current years budget. This requires the consideration of the staging/reprioritisation of the projects. :

Significance and Engagement - *Te Hiranga me te Tūhonotanga*

This decision/report has been assessed under the Council's Significance and Engagement Policy as being of medium significance.

Consultation – internal and/or external - *Whakawhiti Whakaaro-ā-roto / ā-waho*

Consultation will form an integral part of the review process for these projects, ultimately resulting in a change to the district plan which will follow the normal public notification process under the Resource Management Act:

Risks

Opportunity: The ability to nominate sites for inclusion into the district plan is an opportunity that many of the hapu support and will ensure that the cultural values are protected against development. The commercial strategy will also ensure that any future commercial opportunities have a level of certainty that allows prospective developers to progress with confidence. This achieved by providing clear guidance on the hierarchy of the commercial environment.

REWARD – <i>Te Utu</i>	RISK – <i>Te Tūraru</i>
<p>[State the benefit, opportunity, innovation of the outcome & whether it benefits; Safety (public/ staff/ contractors), Finances, Service Delivery, Legal compliance, Reputation.]</p> <p>Certainty for the prospective developers in the commercial environment.</p> <p>Protected cultural sites to achieve the Treaty of Waitangi principles.</p>	<p>[State the significant risks or threats (4 or 5 max) to the objective & whether they affect; Safety (public/ staff/ contractors), Finances, Service Delivery, Legal compliance, Reputation.]</p> <p>Ensuring that private landowners are appropriately engaged ahead of any plan change to include wāhi taonga sites.</p> <p>Financial cost of expertise for commercial strategy.</p>

Rural Community Board – *Te Poari Tuawhenua-ā-Hāpori*

Engagement with the Rural Community Board will be undertaken ahead of the wāhi taonga project commencing as the majority of the sites will be in rural locations and the rural community will be directly affected by the identification of the sites, with some possibly needing to be fenced off. The guidance of the Rural Community Board will be required on how best to engage with the rural community on this project :