



Council Briefing

Hui Whakamōhio

Wednesday, 25 February 2026
Wenerei, 25 Huitanguru 2026

Tōtara Room, Whakatāne District Council
14 Commerce Street, Whakatāne
Commencing at 9:00 am



Chief Executive: Steven Perdia | Publication Date: 20 February 2026

Recording the Briefing - *Ka hopuhia te hui*

Recording the Briefing - Ka hopuhia te hui

PLEASE NOTE

The **public section** of this briefing will be recorded.

All care will be taken to maintain your privacy however, as a visitor in the public gallery, your presence may be recorded. By remaining in the public gallery, it is understood your consent is given if your image is inadvertently recorded.

The opinions or statements expressed during a briefing by individuals are their own, and they do not necessarily reflect the views of the Whakatāne District Council. Council thus disclaims any liability with regard to said opinions or statements.

A Membership - *Mematanga*

A *Membership - Mematanga*

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Deputy Mayor Julie Jukes

Councillor Toni Boynton

Councillor Gavin Dennis

Councillor Carolyn Hamill

Councillor Andrew Iles

Councillor Lesley Immink

Councillor Wilson James

Councillor Jesse Morgan-Ranui

Councillor Tu O'Brien

Councillor Malcolm Whitaker

B Briefing Purpose - *Te Take o te hui*

B *Briefing Purpose - Te Take o te hui*

Councillors have many complex issues about which to make decisions and rely on the advice they receive from the administration. Complex issues often require more extensive advice processes which culminate in the council report. Briefings are a key feature to help prepare Councillors with the appropriate background and knowledge for robust decision making during future meetings. They are sessions during which Councillors are provided with detailed oral and written material, and which provide Councillors with the opportunity to discuss the issues between themselves and with senior council staff.

Briefings are scheduled monthly; however due to the nature of Council business, additional Briefings may be held.

Briefings cannot be used to make final decisions, as final decisions and resolutions cannot lawfully be made outside the context of a properly constituted meeting.

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1 Karakia

1 [Karakia](#)

2 [Briefing Notices - Ngā Pānui o te hui](#)

1. Recording

Welcome to members of the public who have joined us today.

Council Briefings are recorded. Public gallery attendees' presence implies your consent to being broadcast.

Recordings are available upon request.

2. Health and Safety

In case of an emergency, please follow the building wardens or make your way to the nearest exit.

The meeting point is located at Peace Park on Boon Street.

Bathroom facilities are located opposite the Chambers Foyer entrance.

3 [Apologies - Te hunga kāore i tae](#)

No apologies were received at the time of compiling the agenda.

4 Presentations - *Whakaaturanga*

4 *Presentations - Whakaaturanga*

4.1 *Bylaw Review*

Leny Woolsey & Harvey Keravel will speak to the presentation, with support from Ayla Naidoo, Chris King-Hazel, Eliot Fenton, Hawaiki Madden, Ian Molony, Mark Read, Mike Mackenzie, Nancy Elliott, Tony Best & Verna Kinney.

4.1 Bylaw Review(Cont.)

Bylaw Review

Council Briefing – 25 February 2026

Leny Woolsey & Harvey Keravel



Purpose of Today : Review of 5 Bylaws



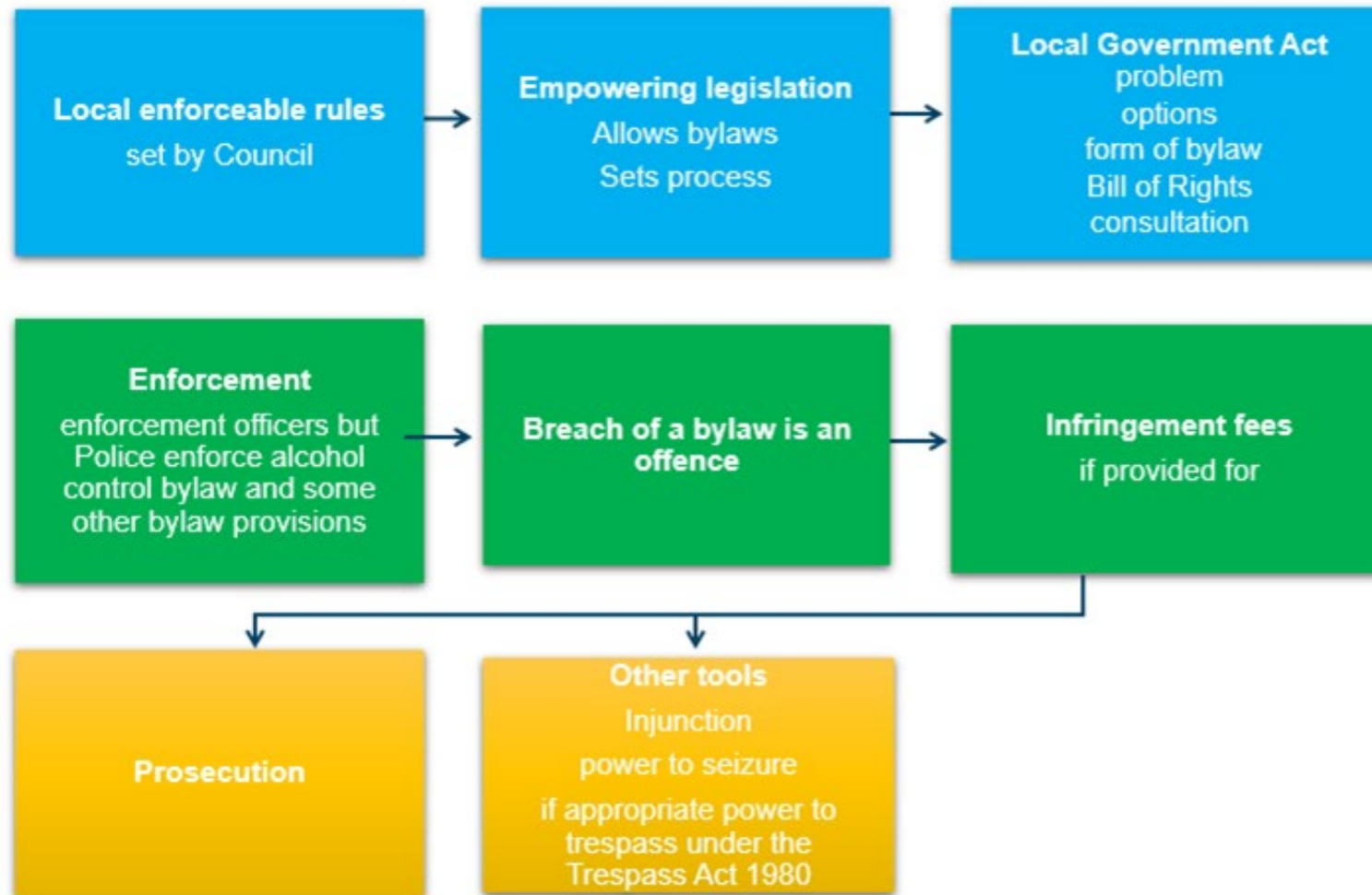
Bylaw - our second briefing, but now with a new Council.

1. Proposed changes to the 5 Bylaws, including legal advice received and amended wording to provide clarity.
 - Beaches Bylaw and Beaches Bylaw Maps
 - Dog Control Bylaw (review alongside dog policy)
 - Control of Animals (excluding dogs), Bees, Poultry Bylaw
 - Ports and Wharves Bylaw
 - Alcohol Control Bylaw and Alcohol Control Maps
2. Introducing a new stock movement bylaw following legal advice received.



4.1 Bylaw Review(Cont.)

How does enforcement work?



A limited enabling legislation for some of our bylaws.

Often our bylaws have been used to achieve compliance, mostly from an educational perspective.

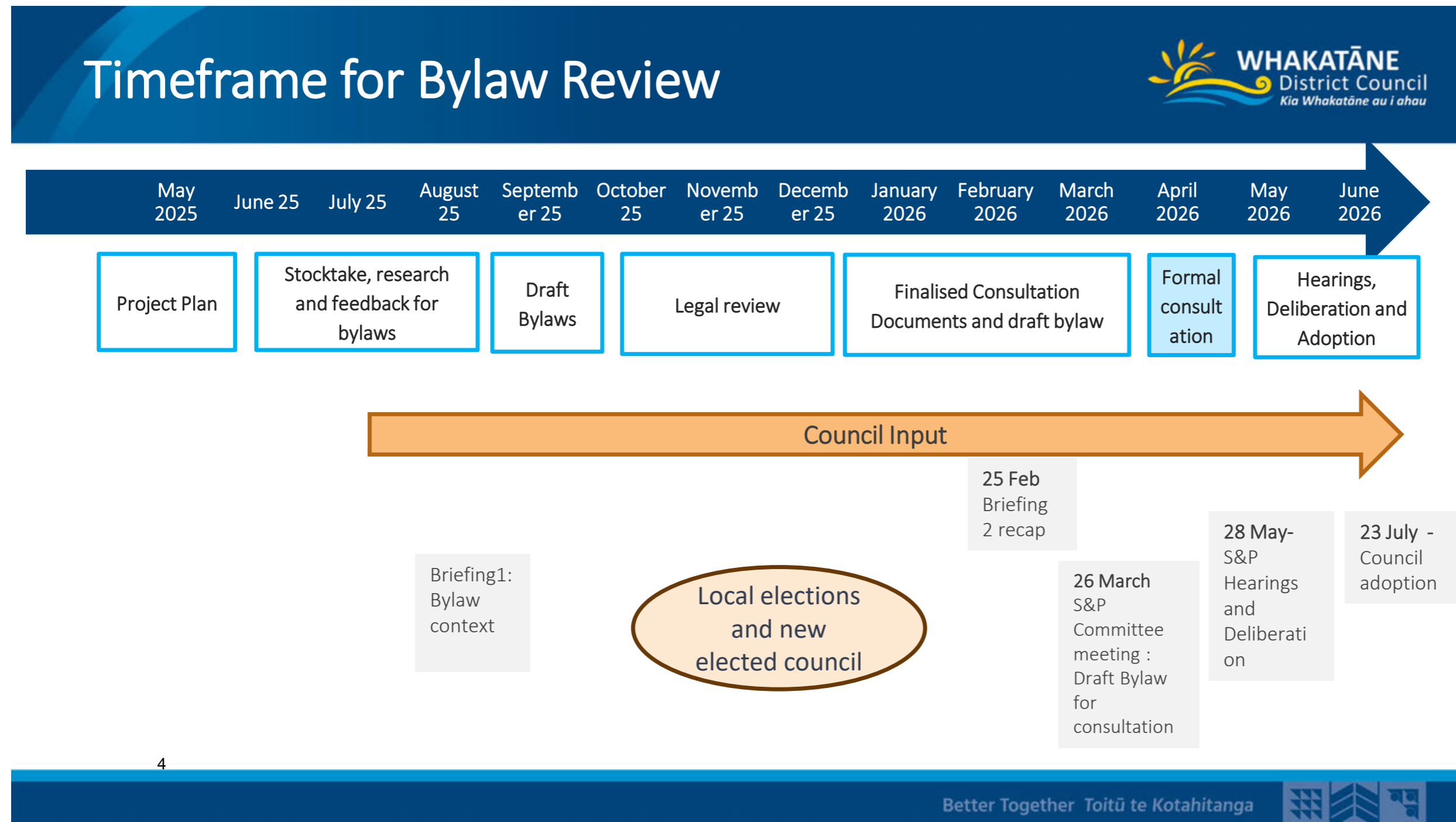
Prosecutions are often a disproportionate response to the level of offending envisaged by the bylaws.

Infringement fees are only available if they are provided in the enabling legislation. For example, the LGA does not provide for infringement fees.

Limited tools for enforcement as other options are usually to injunction, seize, trespass.



4.1 Bylaw Review(Cont.)



4.1 Bylaw Review(Cont.)



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4.1 Bylaw Review(Cont.)

Current Beaches Bylaw Overview



Draft Beaches Bylaw circulated via email.

The **purpose** of the current Bylaw is to protect the beach environment from damage and to control activities that may impact adversely on public use and safety.

- **What does it cover :**

- Waste
- Aircraft
- Vehicles
- Quad bikes
- Horses
- Fires
- Organised events
- Camping (and structures)
- Lifesaving Hiring of craft

- **Current enforcement provision:**

Any person who commits an offence under this Bylaw shall be liable to be prosecuted and liable to a fine not exceeding \$20,000.



Proposal from Staff



There is evidence to suggest that this bylaw is required and it mostly fit for purpose.

- **Staff are proposing to make small changes** to this bylaw to address most recent issues (e.g. update of definitions, adding vessels to cover amphibious vehicles, adding power to remove work/structure on the beach, clarifying fire provisions, update of maps).
- **Following legal review - a “license section” is added** to clarify the process to apply for permission/approval for certain activities. This would cover organised events for example.
- **Enforcement remains a challenge.** Limited enabling legislation, cannot do infringement fines.



4.1 Bylaw Review(Cont.)



Alcohol Control Bylaw and Alcohol Control Maps

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4.1 Bylaw Review(Cont.)

Current Alcohol Control Areas



[Alcohol Control Bylaw 2018.pdf](#)

Draft Bylaw circulated via email.

[Alcohol control maps 2018 final.pdf](#)

The Alcohol Control Bylaw aims to promote a safe and enjoyable environment by reducing alcohol-related harm (e.g. violence or damage) by regulating alcohol use in public areas.

Alcohol Control Areas

- All beaches, reserves, parks, boat ramps, jetties within the Whakatane District.
- Urban areas including roads specifically identified in the Whakatane Central Business District, Hillcrest Road (including the Seaview Road carpark), the Heads and River Edge Park, the Kopeopeo Central Business District, Otawairere, Kohi Point Scenic Reserve, Taneatua, Murupara, Te Teko and Edgecumbe.

Currently prohibited on a permanent basis from 12:00 noon Thursday to 3:00am Monday, Christmas/New year's period prohibited between midday on 24 December to midday on 26 December and midday on 31 December to 3:00am on 1 January.

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Key Proposed Change following legal advice



Replace complex current restrictions with a **consistent all year nightly ban (9pm-7am)** to provide clarity to our community and practicality for appropriate signage.

No change to Alcohol control areas.

- Key challenge was a concern to add further restriction as recommended by compliance staff and police without enough evidence: legal advice confirmed that avoiding potential risk is sufficient to justify these restrictions.

Section 147 (3) of LGA does not apply to amendment to existing bylaws and

“it is appropriate to have regard to the potential deterrent effect of the Bylaw provisions as opposed to just focusing on police statistics”.



Other Points following legal advice



- Includes potential additional temporary Alcohol Bans for 7 days subject to council's resolution.
- Provides further guidance for bylaw exemption for special events.
- Provides more detail relating to enforcement powers by Police in general and for temporary alcohol ban.

Other point requested by Police :

- Include the Tavern carpark in Ōhope 2 map.



4.1 Bylaw Review(Cont.)



4.1 Bylaw Review(Cont.)

Ports & Wharves Bylaw Overview



Draft Bylaw circulated via email.

[Ports and wharves bylaw 2018.pdf](#)

- **What does it cover:**
 - Use of Port Structures and Surrounds –
 - Residing on a Vessel, Safety Equipment
 - Navigation Aids and Equipment
 - Obstruction of Port Structures
 - Swimming
 - Lighting Fires
 - Dangerous Goods on Ports Structures

[Ports and wharves bylaw 2018 maps.pdf](#)

- Vehicles on Wharves
- Vessels coming alongside Wharves and Boat Trailer Parks
- Directions as to Berthing
- Berthage License
- Exclusive/Private use of Port Structure
- Goods landed on Wharves

- **Current enforcement provision:**

Pursuant to section 242(4) of the Act, any person convicted of breaching this Bylaw is liable to a fine not exceeding \$20,000.



4.1 Bylaw Review(Cont.)

Proposed from Staff and legal review



There is evidence to suggest that this bylaw is required and is mostly fit for purpose.

- **Staff proposed to make changes** to this bylaw to align with the Bay of Plenty Regional Council Memorandum of Understanding regarding matters relating to water safety where there are conflicts with vessels.
- **Following legal review – reference to swimming/jumping/water activities was removed.**
The legal advice was that Council was unlikely to be liable for any incidents relating to jumping off platforms, as long as the platforms are safe.
- **Enforcement remains a challenge.**
Limited enabling legislation, can not do infringement fines. Council can charge for casual berthing and overstaying on port structures, but this is a service charge, not a fine – which must be listed in the Fees and Charges Schedule and supported by signage. Enforcement is via debt recovery, not infringement notices.

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4.1 Bylaw Review(Cont.)

Key Proposed Changes following legal advice



- **Inclusion of a 'Notices'** section stating what the notice sets out such as the time within which the remedial action is to be carried out, variation or extensions to time limits at Councils discretion, and a failure to comply with the notice resulting in an offence being committed.
- **Consent conditions** are reflected in the Bylaw.
- **'Part 4 Written Permission'** section added to clarify the process to apply for permission/approval for certain activities.
- Removing the ability to assign or sub-let a berthage license to ensure that a single fair process applies to all users wanting to obtain a license.
- Reference to **Section 164 of the LGA** which allows Council to **seize/impound vessels** breaching the Bylaw.



4.1 Bylaw Review(Cont.)



4.1 Bylaw Review(Cont.)

Control of Animals Bylaw Overview



Draft Bylaw circulated via email.

[Control of animals excluding dogs bees and poultry 2018.pdf](#)

The **purpose** of the current Bylaw is to regulate how animals are controlled and kept to ensure the keeping of animals does not become a nuisance to people in the community and for the protection and maintenance of public health and safety.

What does it cover:

- Pigs
- Bee Keeping
- Poultry Keeping
- Nuisance caused by any animal or bird
- Noise and odour Contained
- Prevent roaming and wandering

Current enforcement provision:

Whilst the LGA grants powers to enforce this bylaw via the means of prosecution through the District Court – which is a laborious and costly process, there are no specific enforcement provisions in this Bylaw.



4.1 Bylaw Review(Cont.)

Proposed from Staff and legal review



There is evidence to suggest that this bylaw is required and is mostly fit for purpose.

- Staff initially proposed to incorporate Stock Movement into this Control of Animals Bylaw.
- Following legal review – a separate Stock Movement Bylaw made under the Land Transport Act was recommended.



Key Proposed Changes following legal advice



- **Inclusion of a 'Notices'** section stating what the notice sets out such as the time within which the remedial action is to be carried out, variation or extensions to time limits at Councils discretion, and a failure to comply with the notice resulting in an offence being committed.
- A **'General Requirements'** section that for general conditions of keeping of animals including pigs, bees, horses etc.
- **'Permit'** section added to clarify the process to apply for permission/approval for certain activities as well as the process for revoking or suspending of permits.



4.1 Bylaw Review(Cont.)

Other Points following legal advice



- Council can seize wandering/trespassing stock under the Impounding Act, or under the LGA if animals are involved in a bylaw breach – animal welfare-based seizures and any matters relating to Animal Welfare must be handled by the Ministry of Primary Industries/Police/SPCA.
- Permits can be revoked or suspended by only via a fair process.



4.1 Bylaw Review(Cont.)

Stock Movement Bylaw



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4.1 Bylaw Review(Cont.)

Stock Movement Bylaw Overview



Draft Bylaw circulated via email.

The **purpose** of the proposed newly created Bylaw is to regulate the movement of stock on, across, or along public roads under the control of Council pursuant to the Land Transport Act.

What does it cover:

- Stock prohibited on roads during hours of darkness
- Stock movement on roads – permitted stock movement, urban vs rural
- Applications for stock movement permits – considerations and conditions
- Stock underpasses
- Inspections
- Damage to road – recovery costs
- Permit process

Current enforcement provision:

Any person who commits an offence under this Bylaw shall be liable to be prosecuted and liable to a fine not exceeding \$20,000.



Proposed from Staff and legal review



There is evidence to suggest that this bylaw is required.

- **Staff proposed to introduce** this bylaw to address RFS relating to requests for a stock crossing permit system and complaints for damage to the road and concerns for public safety.
- **Following legal review – a separate Stock Movement Bylaw** made under the Land Transport Act was recommended (previously proposed to be incorporated into Control of Animals Bylaw under LGA).
- **Enforcement remains a challenge**
Limited enabling legislation, cannot do infringement fines. However, Council can recover costs for damage to road under Land Transport Legislation.



Key Proposed Changes following legal advice



- **'3-tiered Permit/Prohibit/Controlled'** sections added to add a tiered regulatory model that provides clarity for if/when activities can occur.
- **'Permit' section added** to clarify the process to apply for permission/approval for obtaining a stock movement permit as well as the process for revoking or suspending of permits - permits can be revoked or suspended by only via a natural-justice based process.
- **Inclusion of a 'Notices'** section stating what the notice sets out such as the time within which the remedial action is to be carried out, variation or extensions to time limits at Councils discretion, and a failure to comply with the notice resulting in an offence being committed.



4.1 Bylaw Review(Cont.)



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Dog Control Bylaw Overview



- **Framework:**
 - Dog Control Act 1996: Establishes legal framework for dog ownership, safety, and enforcement.
 - Dog Control Policy: Outlines Council's strategic approach to managing dogs in its district.
 - Dog Control Bylaws: Provides enforceable local rules that give legal effect to the Dog Control Policy and regulate dog behaviour and owner responsibilities.
- **Purpose of Bylaw:**
 - To regulate the control of dogs so they do not cause danger, distress or nuisance to the community.
- **Effectiveness:**
 - The bylaw is an effective tool used by Animal Control Officers (ACO's) to clarify expectations and promote safety through the rules outlined.



4.1 Bylaw Review(Cont.)

Key Consultation Focus



The overall assessment of this bylaw is that it is required and that it is still fit for purpose.

- Review of maps have been undertaken in order to provide clarity to our communities.

Staff is proposing one change to be consulted on:

- Introducing an urban limit of two dogs on an urban residential property of greater age than three months. This aims to reduce the risk of dog attacks and intimidation, noise and nuisance, welfare, and managing stray populations.
- **Staff is also seeking community input on other specific considered changes through consultation:**
 - Allowing dogs to be permitted within the CBD at all times on lead/leash only.
 - Prohibiting dogs from specific Ohope beach areas: Westend to Whakatane Surf Club and outside the Ohope top 10 during set times (9am – 5pm) during peak seasons of visitors during summer (20th December – February 28th).



4.2 Long Term Plan Strategies

4.2 *Long Term Plan Strategies*

Leny Woolsey, Sarah Ellis, Ann-Elise Reynolds, Harvey Keravel, Nic Johansson & Paul Davidson will speak to the presentation.

4.2 Long Term Plan Strategies(Cont.)

 **Better Together**
Toitū te Kotahitanga

 **WHAKATĀNE**
District Council
Kia Whakatāne au i ahau

Starting the Journey Long Term Plan 2027-37

Council Briefing: 25 February 2026

Leny Woolsey, Sarah Ellis, Ann-Elise Reynolds, Harvey Keravel
Nic Johansson, Paul Davidson

whakatane.govt.nz

4.2 Long Term Plan Strategies(Cont.)

Purpose of Today

- Overview of LTP process.
- Strategic direction.
- Setting the scene – 2 core strategies:
 - Financial Strategy
 - Infrastructure Strategy
- Waters is no longer part of the LTP:
 - Water Services Strategy (new)

4.2 Long Term Plan Strategies(Cont.)

Long Term Planning

- Council's key strategic document.
- 10-year road-map:
 - What we plan to do
 - Why we plan to do it
 - How much it will cost
 - Who will pay
- Commitment to our community.
- Includes financial strategy and infrastructure strategy.
- Adopted every three years, following formal consultation with our community.



4.2 Long Term Plan Strategies(Cont.)

Not a 'Business as Usual' LTP....



4.2 Long Term Plan Strategies(Cont.)

LTP Process Map



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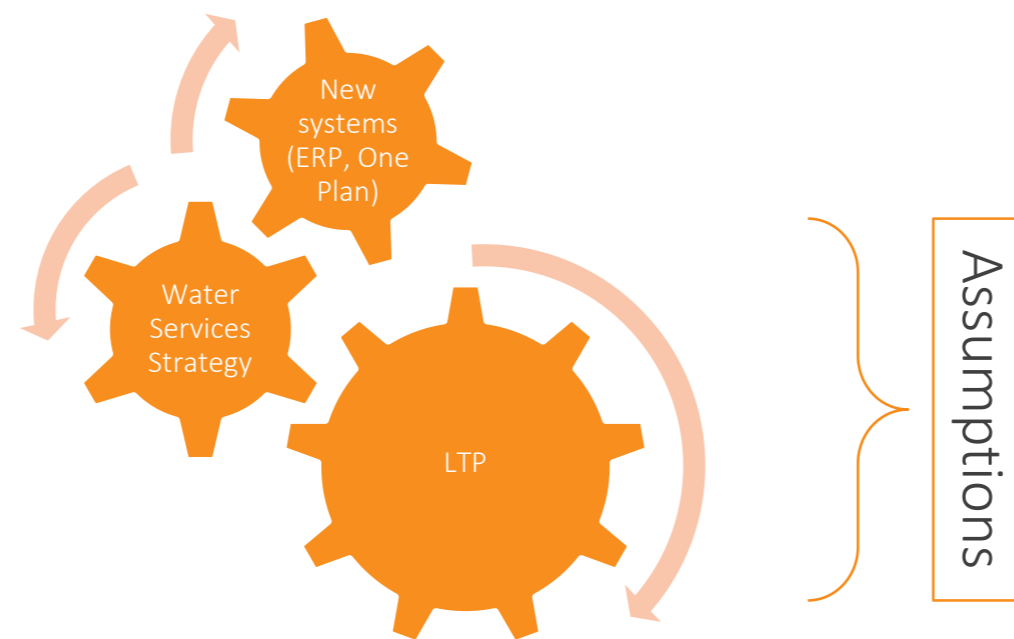
4.2 Long Term Plan Strategies(Cont.)

LTP Programme: 7 Phases



4.2 Long Term Plan Strategies(Cont.)

LTP Programme Connections



4.2 Long Term Plan Strategies(Cont.)

Current Strategic Direction – Our Vision & Community Outcomes

More life in life

Working together to make living better for our communities, now and in the future



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Do you wish to review these?

Better Together Toitū te Kotahitanga

4.2 Long Term Plan Strategies(Cont.)

Strategic Direction – Strategic Priorities



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Do you wish to review these?

Better Together Toitū te Kotahitanga

4.2 Long Term Plan Strategies(Cont.)

What our community told us in 2024:

Key themes

Financial Management	Transport
Governance	Three Waters
Prioritise Essential Services	Boat Harbour
Māori Partnerships	Sullivan Lake
Disparity of Services	Second Bridge
Climate Change	Matatā Wastewater
Community Wellbeing	



Financial Strategy – Purpose

Every council must include a Financial Strategy as part of its LTP.

The purpose is to:

1. Support prudent financial management

The Financial Strategy provides a guide for the council when considering funding and expenditure proposals. It ensures decisions are made in a disciplined, sustainable, and responsible financial manner.

2. Provide transparency for community consultation

It sets out the overall impact of funding and spending proposals—such as how they affect rates, debt, services, and investments—so the community can clearly understand and give informed feedback during consultation.

Financial Strategy – what it includes

Legislation requires the strategy to outline:

- Key factors affecting the council over the LTP period (e.g., population changes, infrastructure costs).
- Limits on rates increases and borrowing.
- The council's ability to maintain services within those limits.
- Policies on borrowing securities.
- Objectives and targets for financial investments and equity securities.

Financial Strategy – compliance + community approach?

Financial strategy as a compliance document (only)

- includes all the mandatory measures
- includes all the output measures

Financial strategy as an LTP key driver

- as above AND focuses on building community
- key input at the start of the process not at the end
- outlines our approach to alternative funding eg. external, user fees, grants, development levies, etc

4.2 Long Term Plan Strategies(Cont.)

Maximising Our Opportunities

What can we do?

- Maximise efficiency
- Alternative funding
- Reduce costs

Whilst maintaining what we already deliver

Next phase

- *prioritisation, scaling and timing*

.....Transition to 2029

The following are our groups of activities:



Infrastructure Strategy - Purpose

The infrastructure strategy is to cover a period of at least **30 consecutive years**. It is audited alongside other LTP documents.

Purpose : Identify

- significant infrastructure **issues**
- the principal **options and implications** for managing those issues

The strategy must outline:

- **how infrastructure assets will be managed** taking into account : renewals, growth, service levels, environmental outcomes, resilience and natural hazards),
- indicative **capital and operating expenditure**,
- significant upcoming decisions and key assumptions and uncertainties.

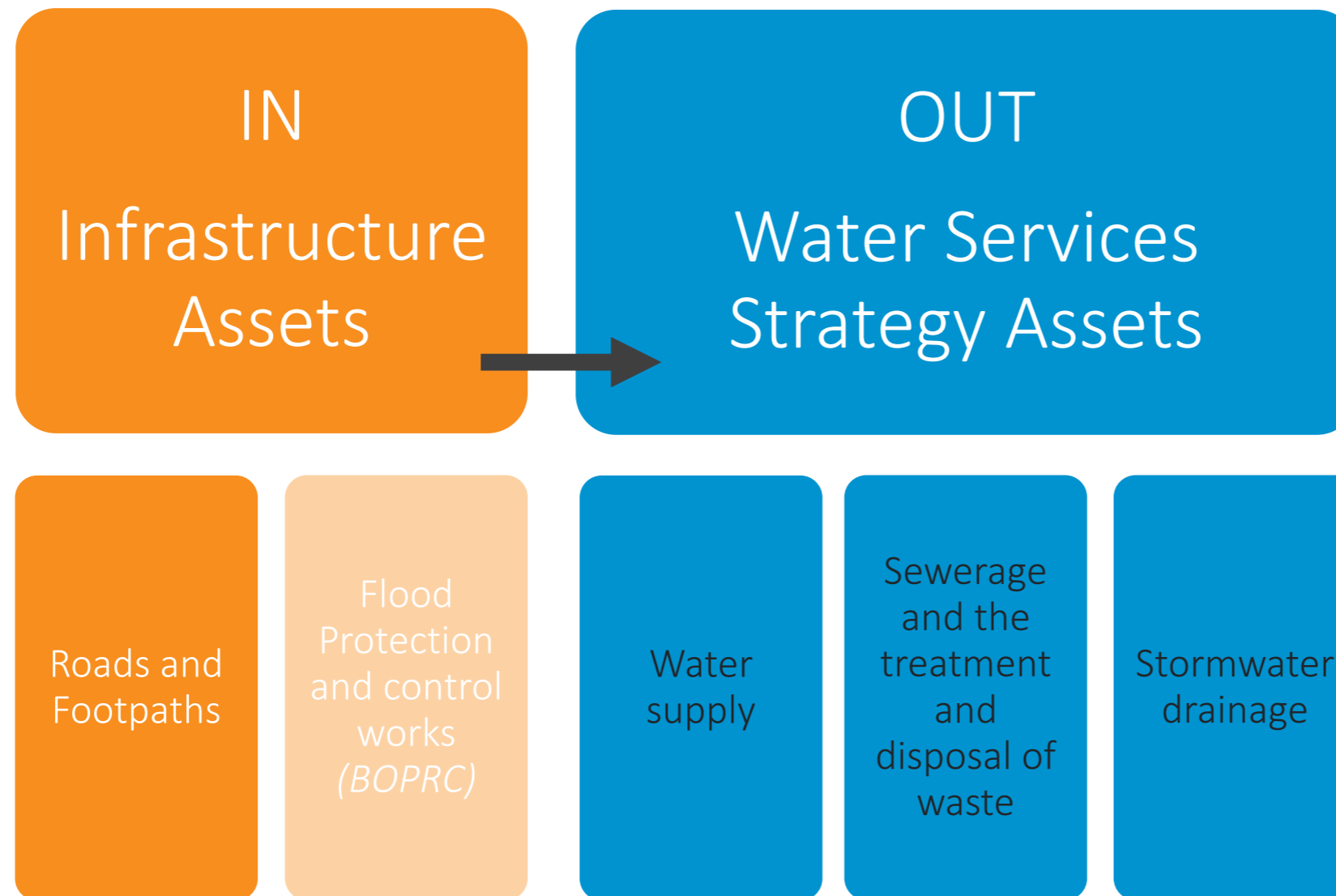
Infrastructure Strategy - Challenges

Councils face significant challenges in managing their assets:

- Need understanding of the age and condition of the assets to inform good decisions about asset maintenance, renewals, and replacement;
- constrained funding to manage assets;
- the evolving expectations about the levels of service and increases in standards;
- the need for infrastructure to be resilient and fit for the future (e.g. changing demographics and technologies and impact of climate change).

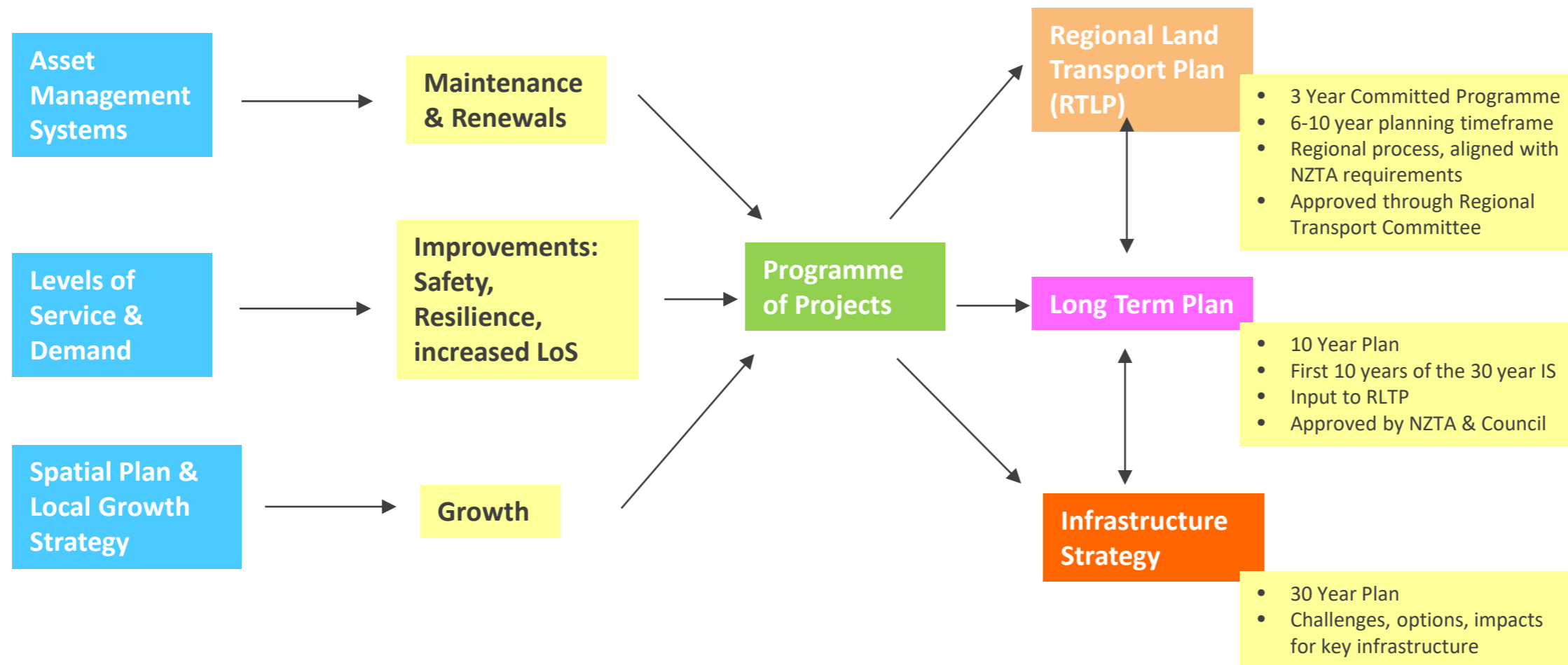
4.2 Long Term Plan Strategies(Cont.)

Infrastructure Strategy – what’s in and what’s out



4.2 Long Term Plan Strategies(Cont.)

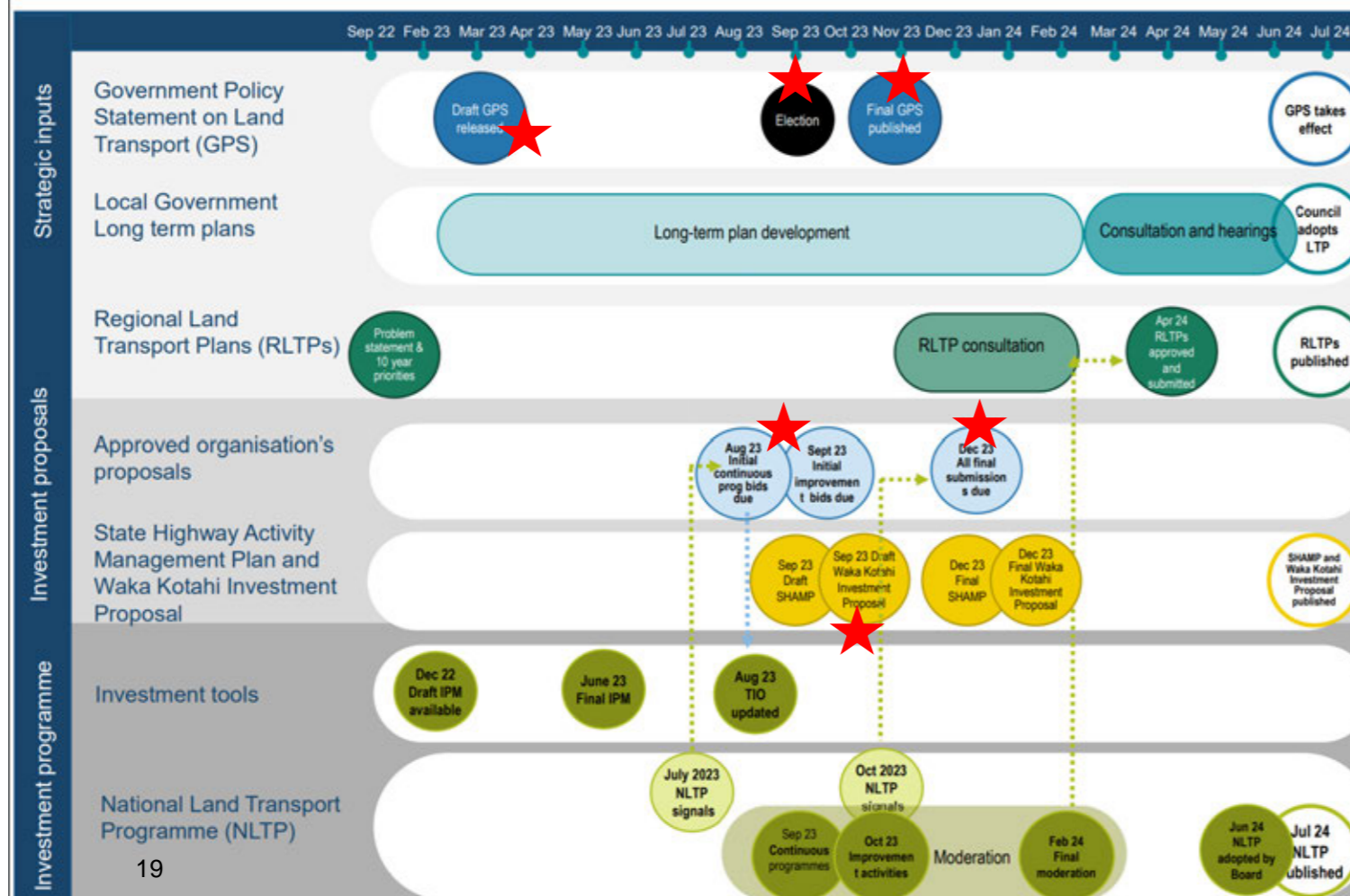
Infrastructure Strategy – road and footpaths



4.2 Long Term Plan Strategies(Cont.)

Infrastructure Strategy – road and footpaths

Indicative timeline for the development of the 2024-27 National Land Transport Programme (NLTP)



- 2027-30 Timeline not yet published
- Expect similar to this
- Indicates Key Milestone ★

Infrastructure Strategy – road and footpaths

Context:

- **Similar to last round but with:**
 - more emphasis on financial sustainability
 - NZTA funding uncertainty for improvements and Special Purpose Roads
 - Spatial Plan/Local Growth Strategy has progressed
 - Additional Bridge proposal being further reviewed following Pekatahi Bridge announcement
- **Key Themes continuing:**
 - Asset Deterioration
 - Resilience
 - Growth
 - ²⁰• Safety

Waters Services Strategy

- Development of Water Services Strategy required under s230 of the Local Government (Water Services) Act 2025.
- Based on Council's adopted Water Services Delivery Plan (WSDP) for an Internal Business Unit (IBU).
- To be *developed and consulted alongside Council's LTP*, but separate!
- Must be adopted by 30 June 2027.

4.2 Long Term Plan Strategies(Cont.)



Q&A

4.3 Awakeri Growth

4.3 *Awakeri Growth*

Leny Woolsey, Nicholas Woodley, Dan Smith & Stephen Goodwin will speak to the presentation.

4.3 Awakeri Growth(Cont.)

Awakeri Growth: Council's Role in Housing Delivery

Briefing for Elected Members – 25 February 2026

Nicholas Woodley – Manager Policy Planning & Consents

Dan Smith – Manager Growth

Stephen Goodwin – Senior Policy Planner



Purpose of Briefing



Council's Role in Growth Planning

Council leads housing delivery through coordinated, sustainable growth planning involving regulations and partnerships.

Strategic Document Cascade

High-level strategies like Spatial Plan and Local Growth Strategy guide specific actions such as the Awakeri Structure Plan.

Decision-Making and Constraints

Statutory constraints in housing delivery.



4.3 Awakeri Growth(Cont.)



NPS-UD



Statutory Planning Obligations

The NPS-UD mandates councils to provide sufficient development capacity for short-, medium-, and long-term growth horizons.

Well-Functioning Urban Environments

Councils must enable housing choice, employment access, efficient infrastructure, and climate-resilient urban patterns.

Evidence-Based Strategic Planning

Use of long-term modeling, structure plans, and strategic documents is essential and required by NPS-UD.

Infrastructure Funding Alignment

Development capacity counts only when infrastructure is planned, funded, and delivered through the Long Term Plan and Water Services Strategy.



Priority Growth Areas Overview



LGS Priority Areas

Awakeri, Matatā, Kopeopeo, and Coastal Whenua Māori are key growth areas identified for future residential development.

Criteria

Areas were chosen based on hazard profiles, infrastructure feasibility, cultural significance, and balanced settlement patterns.

Area Characteristics

Awakeri offers large land parcels and transport links; Matatā and Kopeopeo provide infill and intensification opportunities.

Iwi-Led Development

Murupara and Minginui are vital iwi-led growth zones with council supporting partnership and development.



4.3 Awakeri Growth(Cont.)

Awakeri Rationale



Natural Hazard Profile

Awakeri offers a favorable natural hazard profile, reducing long-term risk compared to coastal and low-lying areas.

Strategic Transport Connectivity

SH2 and SH30 corridors provide key regional transport links boosting residential and commercial development viability.

Land Planning Advantage

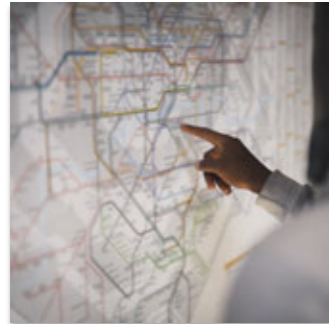
Large contiguous land blocks enable integrated master planning and efficient staging, avoiding piecemeal subdivision.

Market Feasibility and Growth

Strong developer interest and demographic trends align with Local Growth Strategy housing capacity of 2,000 lots by 2055.



Council Roles and Limitations



Council Responsibilities

Council manages structure and regulatory planning, infrastructure sequencing, stakeholder engagement, and policy alignment for sustainable growth.



External Influencing Factors

Developer timing, market conditions, construction costs, financing, and EPA fast-track processes impact housing delivery beyond Council control.



Enabling vs Delivery Roles

Council enables well-planned growth while the private sector drives actual housing delivery and construction.



4.3 Awakeri Growth(Cont.)

Council's Unique Position



Why This Matters

- Opportunity to design a town right from the start.
- We can apply the best current data, technology, and practice to create a climate-resilient, well-integrated new community.

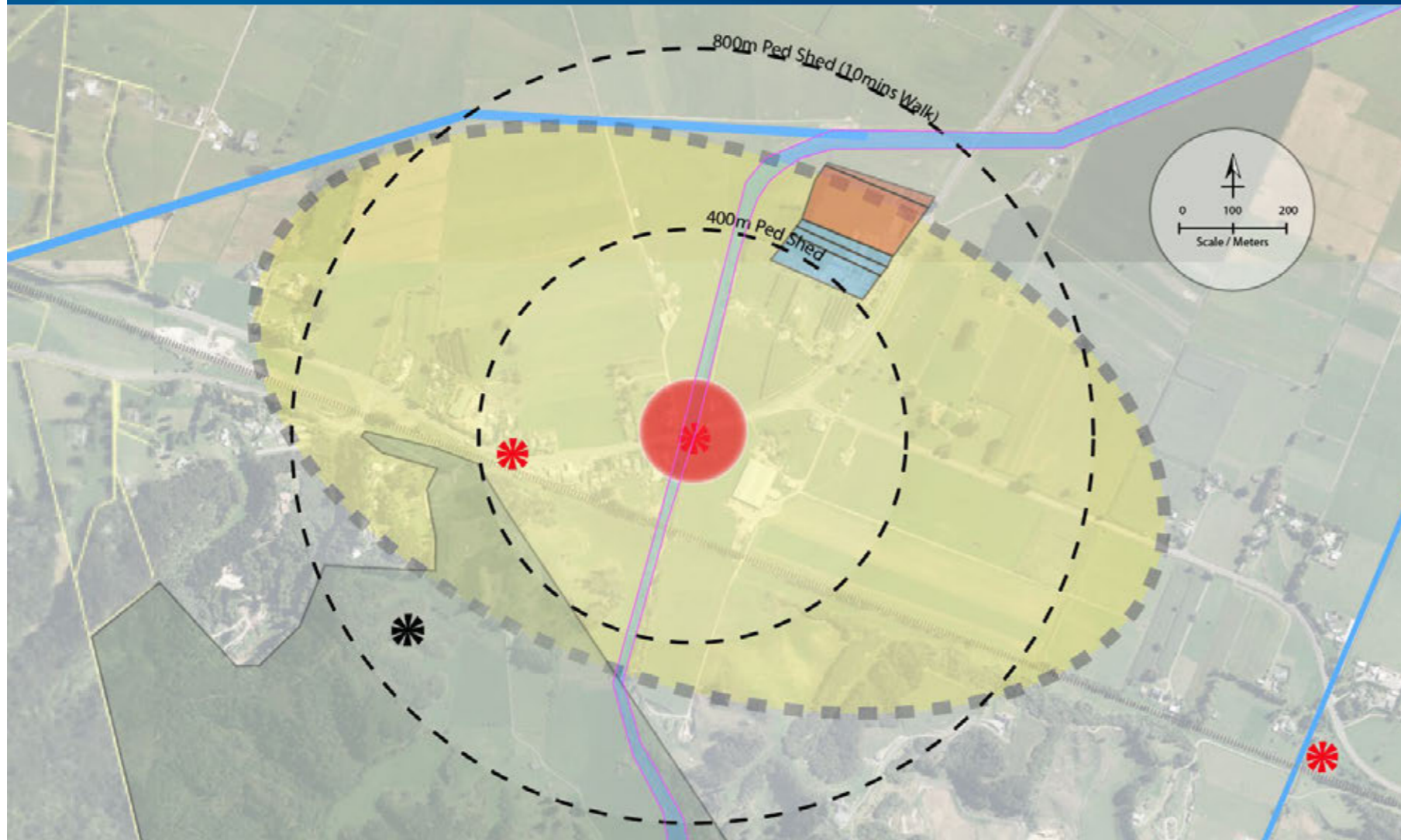
The Awakeri Structure Plan is already supported by a full specialist team in addition to Council staff:

- Ecology: Wildlands
- Stormwater: Woods
- Geotechnical: WSP
- Transport: Boffa Miskell
- Urban Design & Community Planning Charette Facilitators: Isthmus



4.3 Awakeri Growth(Cont.)

Awakeri Structure Planning



- Highly Productive Soils
- Natural Hazard Constraints
- Compact Centre Ideology
- Water and Drainage



4.3 Awakeri Growth(Cont.)

Awakeri Structure Plan Process

**Stage 1: Discover → Feb-Mar**

Project setup, background research, stakeholder engagement planning, and digital twin model creation occur in this initial stage.

Stage 2: Define → Apr-May

Analyze opportunities and constraints, establish community panel, and develop vision with key performance indicators during this phase.

Stage 3: Develop → Jun-Jul

Test development scenarios, create 2D and 3D visualizations, and finalize draft plan for public engagement.

Stages 4 & 5: Deliver and Refine → Oct

Refine draft plan, present to councilors, conduct public engagement, analyze feedback, and prepare final plan for adoption.



Awakeri Potential Outcomes

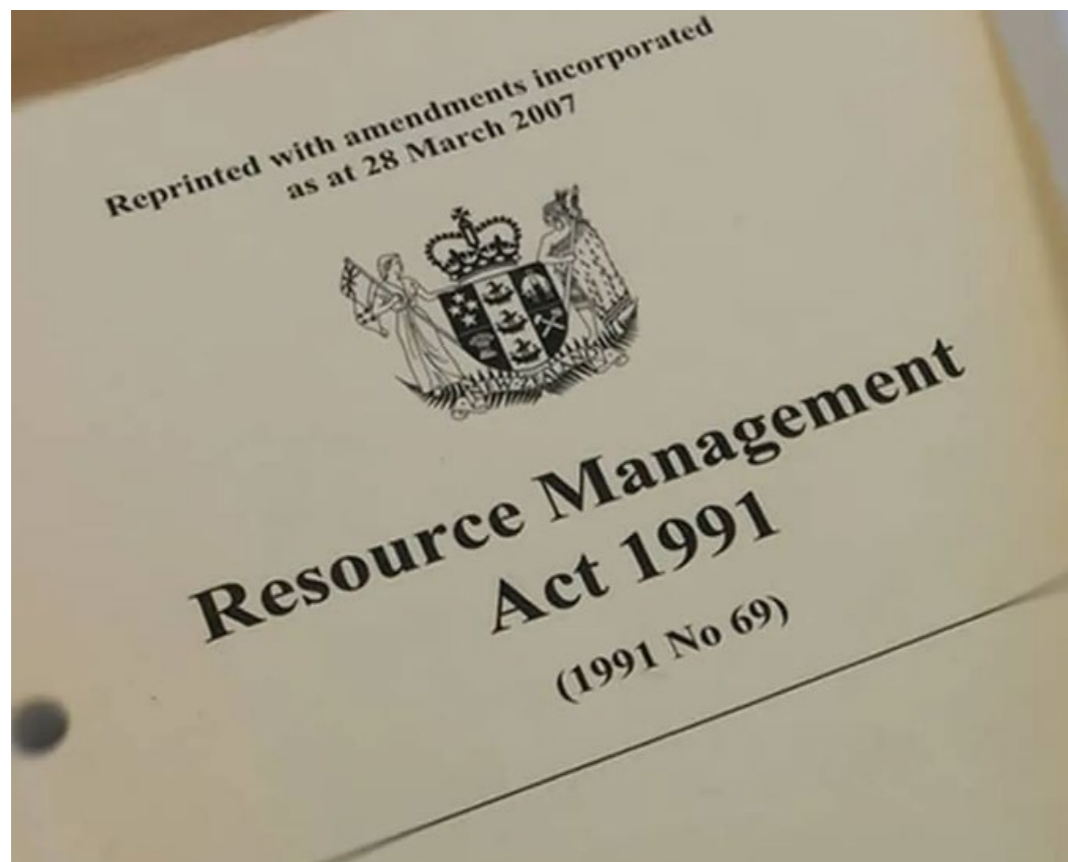


A community serving Structure Plan that interweaves the layers of:

- Geotechnical soils and faults to reduce risk.
- Ecological enhancement and mimicking natural systems.
- A transport network that acts as a secondary flow path.
- A nature-based stormwater solution that minimizes earthworks and seeks to rethink the role and function of riparian margins and spaces.
- Placemaking that delivers a compact, walkable, high-amenity new neighborhood with a wider range of housing choices and improved affordability, safety and livability.



RMA Reform and Plan Change Exemption



Legislative Moratorium

A national moratorium on new plan changes requires Council to seek exemption from the Ministry for the Environment.

Exemption Process

Exemption decisions are nationally controlled, and Council does not determine timelines for approval.

Strategic Planning Advantage

Completing the structure plan by 2026 enables Council to act quickly if exception granted or when legislative pathways reopen.

Alternative Developer Pathways

Despite Council process, developers may use fast-track consenting for applications that may not have been granted under the District Plan.



4.3 Awakeri Growth(Cont.)

Council-Led vs Developer-Led Pathways



Council-Led

- Integrates land use, infrastructure and engagement.
- Supports sequencing through structure planning, LTP and Water Services Strategy.
- Aligns with Spatial Plan and Local Growth Strategy.

Developer-Led (incl. fast-track)

- Can progress proposals on shorter statutory timeframes.
- Assessed by MfE/EPA Expert Panels, with Council input.
- May enable earlier development in areas already signalled for growth.
- Rezoning may still occur through either pathway, depending on evidence and RM reform.



Growth Planning Pathway



Sequential Planning Steps

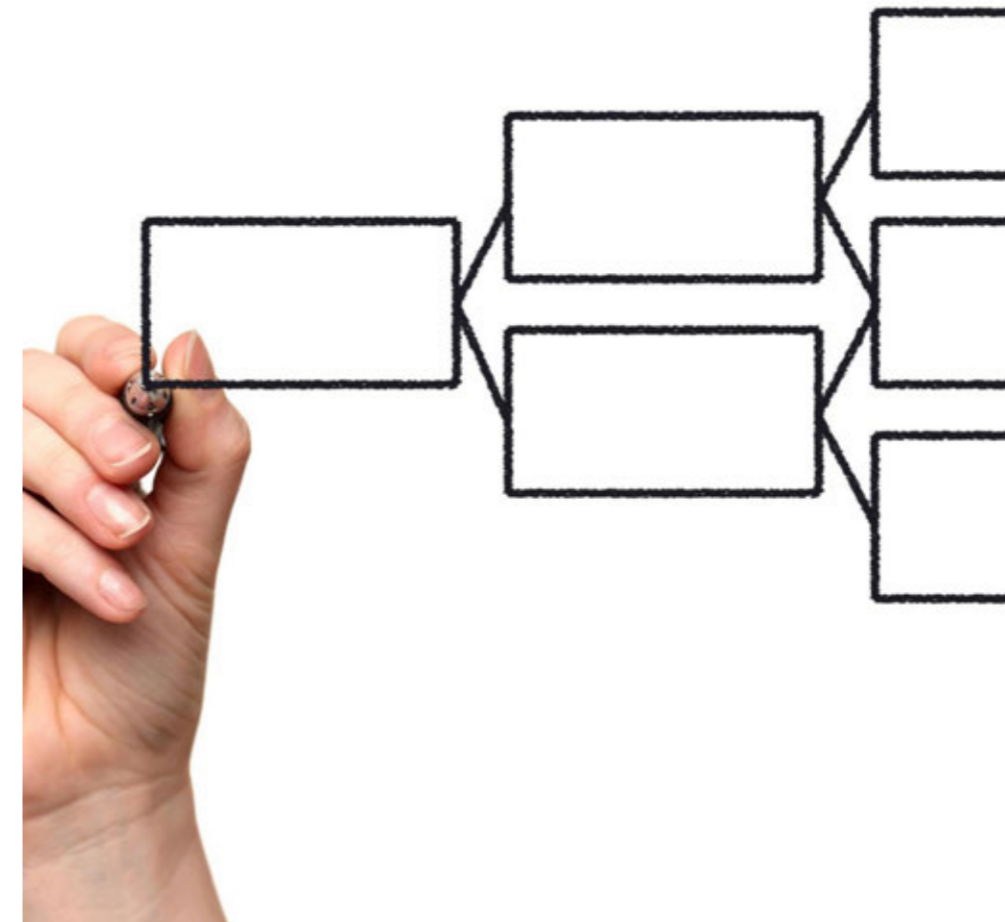
The growth pathway starts with the Spatial Plan and proceeds through multiple strategic planning stages to the District Plan Change.

Infrastructure Alignment

Aligning infrastructure modelling and budgeting via the Long Term Plan and Water Services Strategy is essential before development begins.

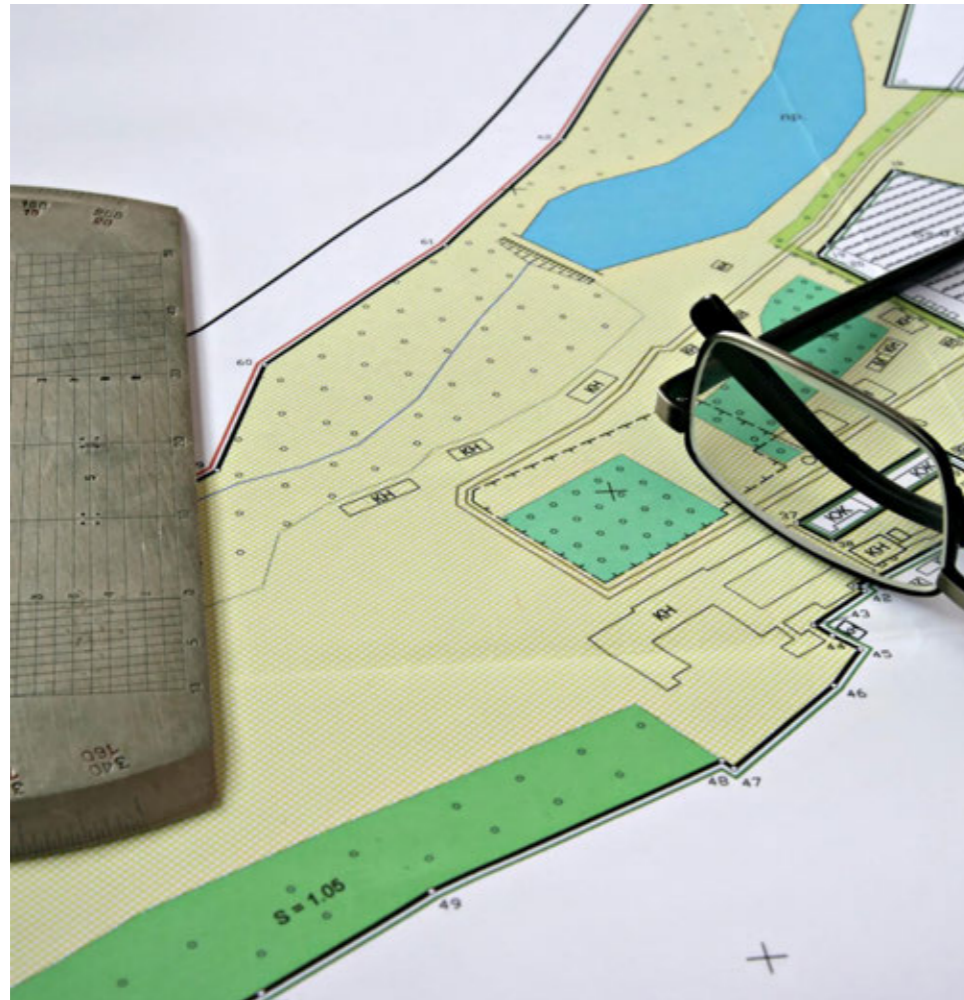
Developer Delivery and Monitoring

Developer delivery follows planning completion with Council actively monitoring outcomes over time for success.



4.3 Awakeri Growth(Cont.)

Infrastructure Sequencing and Funding Alignment



Linking Infrastructure and Housing

Housing delivery depends on infrastructure planning and funding through the Long Term Plan and Water Services Strategy for essential upgrades.

Balancing Multiple Projects

Council must balance Awakeri needs with other projects like park upgrades and connectivity improvements.

Alignment for Compliance

Prioritising alignment between LTP and Water Services Strategy to support growth ensures financial feasibility and compliance.



4.3 Awakeri Growth(Cont.)

Next Steps



Structure Plan Completion

Finalize the Awakeri Growth Area structure plan by Oct 2026 to guide future plan change and then development.

MfE Exemption Application

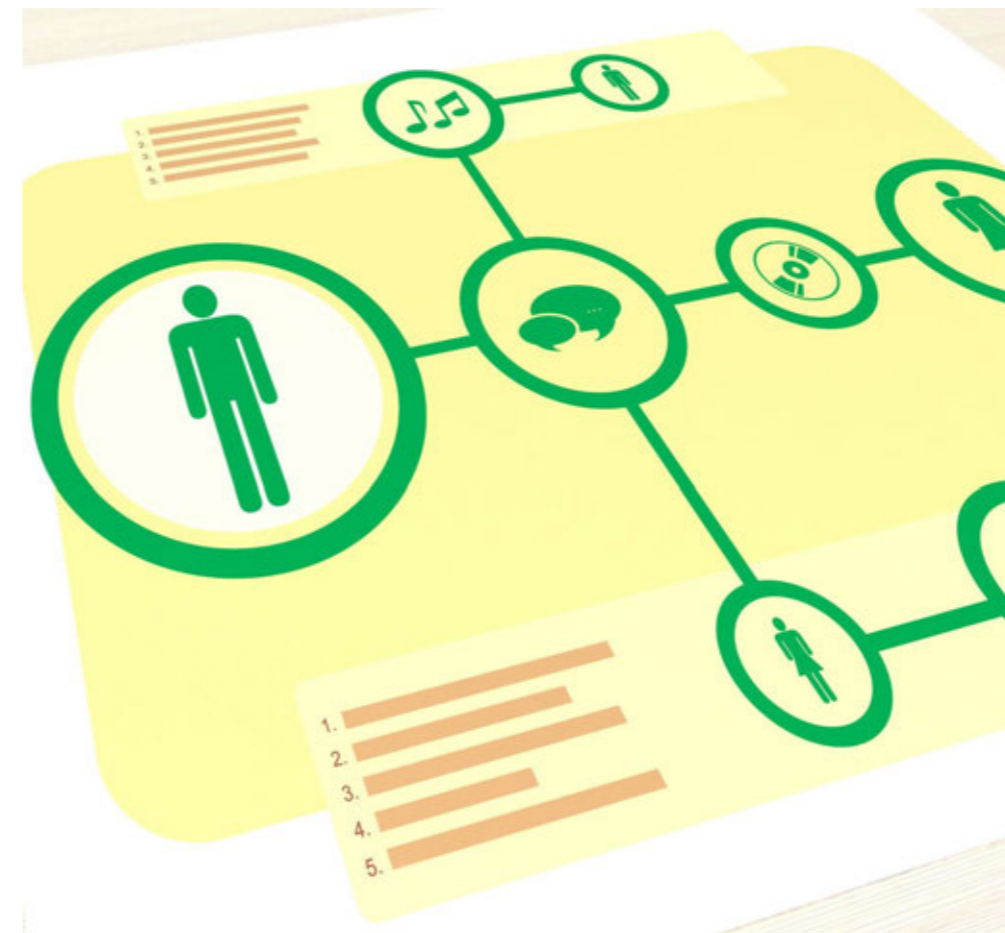
Prepare and submit application for MfE exemption to streamline approvals.

Infrastructure Investment Alignment

Align infrastructure investments with the Long Term Plan and Water Services Strategy process.

Stakeholder Engagement

Continue active engagement with iwi, hapū, stakeholders, and manage developer interest proactively.



4.4 Floodwall Integration Concept design options

4.4 *Floodwall Integration Concept design options*

Leny Woolsey, Vanessa Fergusson & Ian Morton will speak to the presentation.

4.4 Floodwall Integration Concept design options(Cont.)

Floodwall Integration Programme

Concept Design – Council Briefing: 25 February 2026

Leny Woolsey, Vanessa Fergusson, Ian Morton



4.4 Floodwall Integration Concept design options(Cont.)

Agenda



- Background / context.
- Direction from councillors – October 2025.
- Concept design – Discussion / feedback.
- Proposed engagement approach.
- Council decision making & overall timeframe.

Please Note:

The full presentation which includes the concept slides, will be presented at the meeting.

