



**I, Kitea Tipuna, Tumu Whakarae Chief Executive, hereby give notice that  
Economic Development Committee Meeting will be held on:**

**Date:** Tuesday, 10 May 2022  
**Time:** 1.30pm  
**Location:** Wairoa District Council Chamber, Queen  
Street, Wairoa

# **AGENDA**

## **Economic Development Committee Meeting**

### **10 May 2022**

**MEMBERSHIP:** His Worship the Mayor Craig Little, Cr Denise Eaglesome-Karekare, Cr Melissa Kaimoana, Cr Danika Goldsack, Mr Moana Rongo, Ms Hinenui Tipoki-Lawton, Ms Rawinia Kamau

The agenda and associated papers are also available on our website: [www.wairoadc.govt.nz](http://www.wairoadc.govt.nz)

For further information please contact us 06 838 7309 or by email [info@wairoadc.govt.nz](mailto:info@wairoadc.govt.nz)



**Order Of Business**

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- 1 KARAKIA**
- 2 APOLOGIES FOR ABSENCE**
- 3 DECLARATIONS OF CONFLICT OF INTEREST**
- 4 CHAIRPERSON'S ANNOUNCEMENTS**
- 5 LATE ITEMS OF URGENT BUSINESS**
- 6 PUBLIC PARTICIPATION**

A maximum of 30 minutes has been set aside for members of the public to speak on any item on the agenda. Up to 5 minutes per person is allowed. As per Standing Order 15.1 requests to speak must be made to the Chief Executive Officer at least one clear day before the meeting; however this requirement may be waived by the Chairperson. Requests should also outline the matters that will be addressed by the speaker(s).

**7 MINUTES OF THE PREVIOUS MEETING**

Ordinary Meeting - 29 March 2022

**MINUTES OF WAIROA DISTRICT COUNCIL  
ECONOMIC DEVELOPMENT COMMITTEE MEETING  
HELD AT THE WAIROA DISTRICT COUNCIL CHAMBER, QUEEN STREET, WAIROA  
ON TUESDAY, 29 MARCH 2022 AT 1.30PM**

**PRESENT:** Cr Denise Eaglesome-Karekare, Cr Melissa Kaimoana, Cr Danika Goldsack, Mr Moana Rongo, Ms Hinenui Tipoki-Lawton

**IN ATTENDANCE:** **Kitea Tipuna** (Tumu Whakarae | Chief Executive), **Kimberley Tuapawa** (Pouwhakarae – Pārongo/Wheako Kiritaki | Group Manager Information and Customer Experience), **Gary Borg** (Pouwhakarae – Pūtea/Tautāwhi Rangapū | Group Manager Finance and Corporate Support), **Courtney Hayward** (Kaiwhakahaere Kaupapa Here, Mana Ārahi me te Whakawhanake Ōhanga | Policy, Governance and Economic Development Manager ), **Jonny Hardie** (Kaiwhakahaere Kaupapa - Whaipainga I Project Manager – Infrastructure), **Ros Thomas** (Vision Projects), Alex Powdrell (Vision Projects)

**1 KARAKIA**

A Karakia timatanga was given by Tumu Whakarae Kitea Tipuna

**2 Apologies for Absence**

**APOLOGIES**

**COMMITTEE RESOLUTION 2022/135**

Moved: Cr Melissa Kaimoana

Seconded: Mr Moana Rongo

That the apologies received from His Worship the Mayor and Rawinia Kamau be accepted and leave of absence granted.

**CARRIED**

**3 DECLARATION OF CONFLICT OF INTEREST**

Committee Chair declared a conflict with the Mayor's Taskforce for Jobs as the Manager of Wairoa Young Achievers Trust – this was an information only item.

**4 CHAIRPERSON'S ANNOUNCEMENTS**

1. Civil Defence welfare has been activated due to the weather event. Recovery efforts may be sitting with ED.

**5 LATE ITEMS OF URGENT BUSINESS****LATE ITEMS****COMMITTEE RESOLUTION 2022/136**

Moved: Ms Hinenui Tipoki-Lawton

Seconded: Cr Melissa Kaimoana

That the reports 8.4 ED Update and Public excluded reports 9.2 Te Wairoa E Whanake Project update and 9.3 Vision Projects update Te Wairoa E Whanake be recieved as a late item.

**CARRIED**

**6 PUBLIC PARTICIPATION**

Nil

**7 MINUTES OF THE PREVIOUS MEETING****COMMITTEE RESOLUTION 2022/137**

Moved: Cr Danika Goldsack

Seconded: Cr Melissa Kaimoana

That the minutes [and confidential minutes] of the Ordinary Meeting held on 15 February 2022 be confirmed.

**CARRIED**

**8 GENERAL ITEMS****8.1 WAIROA I-SITE****COMMITTEE RESOLUTION 2022/138**

Moved: Cr Denise Eaglesome-Karekare

Seconded: Mr Moana Rongo

That Committee receives these reports.

**CARRIED**

The Chief Executive spoke to this report, the committee discussed the East Coast Expo, Creative Communities and Welfare Support.

**8.2 GAIETY THEATRE****COMMITTEE RESOLUTION 2022/139**

Moved: Cr Melissa Kaimoana

Seconded: Cr Danika Goldsack

That Committee receives this report.

**CARRIED**

The Committee discussed the impact of Covid-19 on the Gaiety Theatre and on staff numbers.

**8.3 UPDATE ON LIBRARY ARCHIVES REDEVELOPMENT****COMMITTEE RESOLUTION 2022/140**

Moved: Cr Denise Eaglesome-Karekare

Seconded: Mr Moana Rongo

That Committee receive the report.

**CARRIED**

Group Manager Information and Customer Services spoke to the report. The committee noted they have heard positive reviews on the progress to date.

**8.4 ED UPDATE****COMMITTEE RESOLUTION 2022/141**

Moved: Cr Denise Eaglesome-Karekare

Seconded: Cr Melissa Kaimoana

That Committee receive the report.

**CARRIED**

Policy, Governance and Economic Development Manager spoke to the report. The committee discussed recovery efforts for the floods.



## 9 PUBLIC EXCLUDED ITEMS

## RESOLUTION TO EXCLUDE THE PUBLIC

**COMMITTEE RESOLUTION 2022/142**

Moved: Cr Denise Eaglesome-Karekare

Seconded: Cr Melissa Kaimoana

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter 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 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 for the passing of this resolution
<b>9.1 - Almond Feasibility Project</b>	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - 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 would exist under section 6 or section 7
<b>9.1 - Te Wairoa e Whanake project update</b>	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - 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 would exist under section 6 or section 7
<b>9.2 - Vision Projects update- Te Wairoa E Whanake</b>	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	s48(1)(a)(i) - 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 would exist under section 6 or section 7

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**CARRIED****COMMITTEE RESOLUTION 2022/143**

Moved: Cr Denise Eaglesome-Karekare

Seconded: Cr Melissa Kaimoana

That Council moves out of Closed Council into Open Council.

**CARRIED**

The Meeting closed at 2.10pm with a closing karakia by Tumu Whakarae Kitea Tipuna.

The minutes of this meeting were confirmed at the Economic Development Committee Meeting held on 10 May 2022.

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**CHAIRPERSON**

## 8 GENERAL ITEMS

### 8.1 PROJECT UPDATE - TE WAIROA E WHANAKE

**Author:** Jonny Hardie, Kaiwhakahaere Kaupapa-Whaipainga Project Manager-Infrastructure

**Authoriser:** Gary Borg, Pouwhakarae - Putea / Tautawhi Rangapu Group Manager Finance and Corporate Support

**Appendices:** Nil

#### 1. PURPOSE

1.1 This report is to give an update on progress of the Te Wairoa e Whanake project.

#### RECOMMENDATION

The Kaiwhakahaere Kaupapa-Whaipainga Project Manager-Infrastructure RECOMMENDS that Committee receive the report.

#### 1. BACKGROUND

1.1. Vision Projects (VP) was engaged by Wairoa District Council (WDC) to work with the Economic Development Committee (ED) to secure funding for the remediation of the Wairoa CBD containing the derelict Gemmell's building site and Winter's building, and to deliver a detailed design based on the available budget. As their contract was expiring, a recent handover has seen Cox Professional Services (CPS) assume the lead project management role of the construction phase of the Gemmell's build, with direct and robust reporting lines to Council now established via an appointed council representative/engineer (Jonny Hardie), part of a wider council-led TWew Project Team.

#### 2. GEMMELL'S BUILDING

##### 2.1 Progress update:

Progress at the Gemmell's site is starting to ramp up as the concrete ground beams are halfway completed for the main build structure set to be erected at the rear of the courtyard space. The on-site team from QRS is currently working on the Eastern Bay of the Gemmell's site, which adjoins to the Winter's building, to construct a new parapet wall. This work is to ensure the wall is straight and level for the construction of the new build that will adjoin to the existing structure. This wall will be an internal wall of the future restaurant space.

Underground stormwater and drainage services have been installed within the courtyard space and are due to undergo an inspection by the council's regulatory team at the end of next week, Friday May 13.

A minor redesign of the main build roof structure is underway to simplify the design and ultimately save costs on construction materials for this component. This will require an amendment to the architectural plans which will be submitted to the

council's regulatory team by Friday, May 13. The subcontractor responsible for this component is currently reviewing this change and will provide a cost.

A price for pouring the foundational concrete slab and the exterior concrete finishes has been sourced from QRS. The on-site team is set to dig into the ground to prepare for the concrete slab within the next two weeks – it has been confirmed this work is on target with the current construction program. This component of work has incurred some delays due to the nature of the site not being level or on the same plane which has meant the construction project management team has needed to work closely with the structural engineer and provide some flexibility around timeframes.

The earthquake strengthening work is still ongoing with the local team currently finalizing work on two out of three of the building bays. A subcontractor has been engaged to supply and paint the steel portals in an intumescent clear coating to ensure fire safety compliance is met.

## **2.2 Café POD construction:**

The construction of the POD's external shell was completed last year, however foundation work at the Gemmell's site has meant its relocation to site has been delayed. It is now expected the POD will be moved into place in the courtyard space within the next two months when the services will be connected and the internal fit-out completed. The floor slab for the POD is set to be poured within the next month. Due to two successful funding applications to the First Light Community Foundation, the funds have been secured to pay for the compliant fire-safety paint coating and internal joinery. All appliances of the POD have been purchased and secured.

This project represents a milestone achievement in deliverables for the project and a tremendous personal achievement for the rangitahi, through Wairoa Young Achiever's Trust, and local tradesmen involved.

## **3. WINTER'S BUILDING**

### **3.1 Progress update:**

Discussions around the design of the Winter's building are still ongoing as there are several considerations that need to be made with regards to the final design and functionality of the space. An application to the Lotteries Community Facilities Fund for a \$1 million funding contribution was submitted at the end of February and a decision is expected by June 1, 2022. The result of this funding application will dictate the next stage of this building's design and options will be presented to the council to view as soon as prepared.

#### 4. BUDGET

##### 4.1 Status:

Cost increases have seen the original budgeted cost to complete be exceeded. The following breakdown considers ALL costs associated with the project to date, including building purchases, Vision Projects fees, other consultant fees, and materials purchased, as at the end of March 2022.

Item:	Cost to date:	Remaining spend:
Stage 1 - General Vision project fees Investigation designs Urban Plan design Space Discovery Centre	\$1,136,896.59	-
Stage 1 – Gemmell’s Preliminary Building purchase Detailed design	\$296,370.58	-
Stage 1 – Winter’s Preliminary Building purchase Detailed design	\$575,735.11	\$83,000 (if redesign required, TBC)
Stage 2 – Gemmell’s Construction	\$1,093,587.81	\$1,952,921.69
Stage 2 – Winter’s Construction	\$22,750	\$3,437,881.30
TOTAL:		
	<b>\$3.125m</b>	<b>\$5.475m</b>

The Winter’s cost to complete is based on the quantity survey of the existing design. When the outcome of the \$1m funding application for earthquake strengthening is known in early July, decisions can be made around whether to proceed with the existing design, or create a new one.

##### 4.2 External funding:

A funding application for \$50,000 was made to Eastern and Central Community Trust in February and was successfully granted in March. This funding contribution will help purchase a clear roofing system for the courtyard space.

#### 5. TENANCIES

##### 5.1 Restaurant

A letter was been sent to Layton Gemmell in April requesting a detailed business plan,, which he has agreed to prepare, and which is due to be delivered Friday 6<sup>th</sup> May 2022. The formal tenancy agreement for this space is being prepared and will be provided to Layton for signing following acceptance of his business plan.

**5.2 POD**

Conversations with Jay Kim are ongoing. The project team have met with Jay twice and he is still uncertain of whether he will take on the tenancy of the POD. He has been given until mid-June to gather information he requires and to provide his business case, and sign the tenancy agreement.

**5.3 Western Bay (formerly Butchery)**

The butchery tenant has withdrawn his proposal, and therefore has forced the project team to explore further options for this space and find another tenant. The team have begun preliminary discussions with Amber Forrest of Beauty Antix to see whether the space could fulfil her needs. Further information will be provided next month.

**8.2 ECONOMIC DEVELOPMENT UPDATE**

**Author:** Courtney Hayward, Kaiwhakahaere Kaupapa Here, Mana Arahi me te Whakawhanake Ohanga|Policy, Governance & ED Manager

**Authoriser:** Gary Borg, Pouwhakarae - Putea / Tautawhi Rangapu Group Manager Finance and Corporate Support

**Appendices:** Nil

**1. PURPOSE**

- 1.1 This report provides information for Committee on Economic Development Activities. No decisions are required by Committee at this stage.

**RECOMMENDATION**

The Kaiwhakahaere Kaupapa Here, Mana Arahi me te Whakawhanake Ohanga|Policy, Governance & ED Manager RECOMMENDS that Committee receive the report.

**2. FLOOD RECOVERY**

- 2.1 Flood Recovery has taken the focus for Economic Development over the last 6 weeks.
- 2.2 A draft recovery plan has been devised as a framework to base recovery efforts around.
- 2.3 Hawkes Bay Regional Council and Gisborne District Council are investigating satellite imagery to identify more accurately the extent and distribution of the damage.
- 2.4 MSD activated Enhanced Taskforce Green (ETFG) in response to flooding in the Tairāwhiti and Wairoa regions. Up to \$500,000 will be made available to help with the clean-up. This funding will mean job seekers can be employed to help farmers clear debris and complete clean-up work on their properties, local job seekers will be used wherever possible. Damage assessments are currently being carried out across the Tairāwhiti and Wairoa regions. MSD will work with agencies and communities to make sure Enhanced Task Force Green assistance is provided as soon as possible to farmers and communities that need this support. Note – ETFG does not extend to fencing, earthworks, machinery etc.
- 2.5 MPI has committed \$50,000 to Wairoa District Council. This has been communicated as initial funding – the primary use therefore is to undertake needs assessments of affected areas. This is being undertaken by undertaking a survey of affected rural communities and using GIS mapping. It is a key priority that we have as many affected parties partake in the survey as possible.
- 2.6 A \$100,000 Mayoral relief fund was announced by Minister Kiri Allan Thursday 14 April.
- 2.7 Work is being undertaken with community groups to apply for DIA Lotteries Disaster Relief funding.
- 2.8 Council has delegated distribution of funds for recovery efforts to the Mayor and the Chair of the Wairoa Taiwhenua.