



Consultation Summary

Transfer of IQP Register

5 July 2024

Document acceptance

Action	Name	Signed	Date
Prepared by	Rebecca Williams – Senior Communications & Engagement Advisor		05.07.24
Reviewed by	Ken Lewis – Manager – Communications & Engagement		05.07.24
Approved by			

Background

Overview

Far North District Council (FNDC) is proposing to transfer the administration of the Independent Qualified Person (IQP) Register, including the IQP approval process, to Auckland Council. IQPs are responsible for making sure the safety systems in commercial buildings are working properly by carrying out building warrants of fitness.

Whangārei District Council (WDC) has overseen the register of IQPs for all three of Northland’s District Councils for approximately 20 years, but can no longer offer this service.

If administration of the IQP Register is not transferred to Auckland Council, FNDC would need to build and maintain its own IQP register, incurring additional costs.

The proposed transfer of powers would mean the following activities would be managed by Auckland Council instead:

- Approval of Independently Qualified Persons
- The maintenance of the register of Independently Qualified Persons
- The setting of fees for approval and on-going registration

The responsibility and auditing of building warrants of fitness will remain with Far North District Council.

Council resolution

Under the Building Act 2004, the council is obligated to inform the public via Special Consultative Procedure (Section 83 under the Local Government Act 2002) about this proposal and seek public submissions before reaching a decision.

On 11 March 2024 the Council approved the following (Resolution 2024/22 refers):

“That the Council:

A) adopt the statement of proposal which is subject to s.83 the Special Consultative Procedure Process under the Local Government Act 2002.

B) resolve to seek public submissions on the proposal between 2 April 2024, and 30 April 2024, in accordance with the Special Consultative Procedure process.”

Consultation

Accordingly, in the period from 2 April to 30 April 2024, the public was invited to provide their views on the proposed transfer, either in writing or verbally to elected members.

The public were informed of the consultation exercise via:

- Email to the council’s database of people who have asked to be informed of consultation by the Council
- The ‘Have Your Say’ page on the council website
- A news story about the consultation
- Social media posts

Summary of Submissions

44 submissions were received (42 submission forms and 2 via email), while 1 person also made a verbal submission. This report analyses these submissions.

A numbered list of all submissions can be found in Appendix One. These numbers are used to refer to the individual submissions in the body of this report.

The following chart summarises the level of support for the proposed transfer.

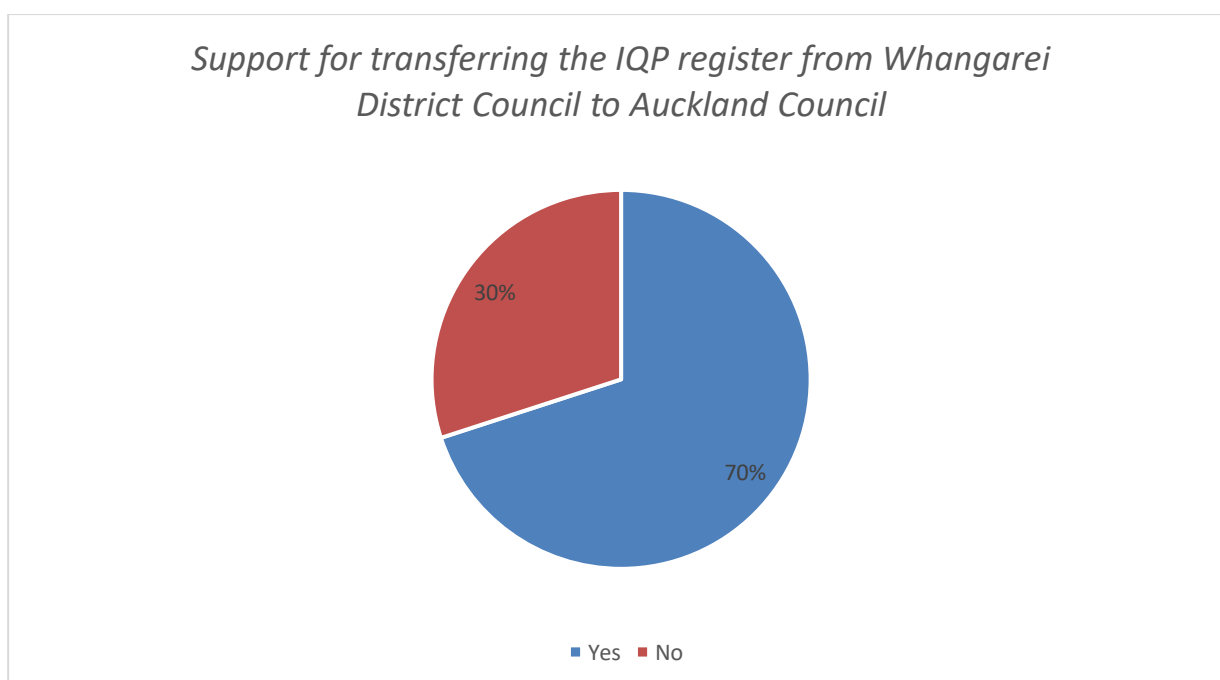


Figure 1: Support for transferring the IQP register from Whangarei District Council to Auckland Council (percentage values rounded)

- 31 out of 44 submissions (approximately 70%) support transferring the IQP register from WDC to Auckland Council, 13 submissions (approximately 30%) do not support this proposal.
- The person who made a verbal submission (submission 24) was in support of the proposed transfer.

Why submitters supported the proposed transfer of powers

Thirteen of the 31 submitters who supported the proposal included comments in their submission. The main reasons for their support are listed below. Note that some submitters had multiple reasons which have been categorised for clarity and some comments have been summarised.

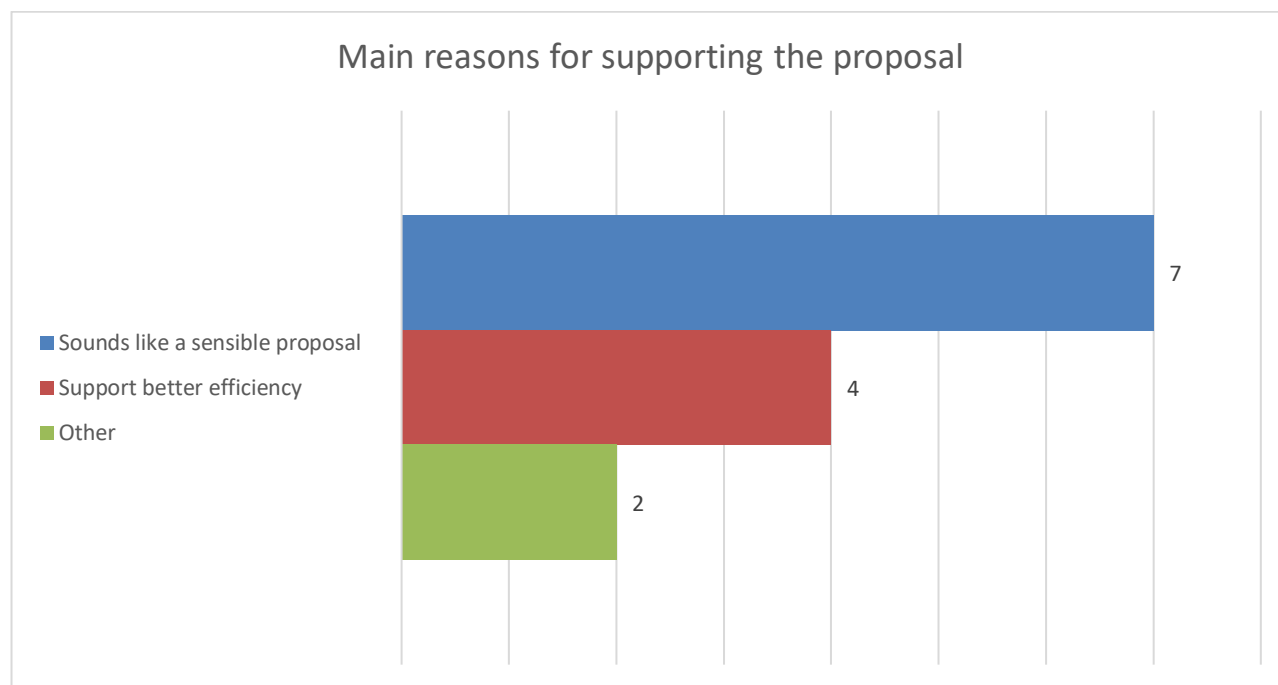


Figure 2: Main reasons for supporting the proposal

Sounds like a sensible proposal

Specific comments in support of the proposal as being sensible include:

- It sounds like a good idea provided IQP personal are based up here and don't have to travel from Auckland to do their job (Submission 2).
- I think this is an excellent move (Submission 13)
- This seems to be a commonsense proposal (Submission 16).
- It only makes sense to complete this transfer if Auckland City Council already has an online system in place that was efficient and working well (Submission 28).
- Would be nice if fees are matched to Auckland as Northland registration was costing arms and legs (Submission 33).
- It seems to make sense & I would imagine be cost effective (Submission 37).
- Sounds sensible to centralise (Submission 43).

Support better efficiency

Specific comments in support of the proposal due to increased efficiency include:

- Efficient, economical and quicker service would be great (Submission 8).
- I lived in Auckland for almost 30 years and support the efficiency and organised systems within Auckland Council (Submission 12).
- I think it is a no-brainer to make use of available technology to record this information rather than keep a manual time-intensive system (Submission 23).

- If it's more efficient and saves money then I support it so long as it doesn't disadvantage anyone (Submission 40).

Other comments

- It will connect Northlanders with the main hub of NZ (Submission 38).
- I hope at some stage Northland can develop the capabilities to manage and oversee ourselves (Submission 26).

Staff analysis

The reasons provided align with the council's rationale for transferring the IQP register to Auckland Council, rather than establishing its own IQP register: to provide greater efficiency and cost savings that benefit the community.

Hearing: Wednesday 26 June 2024

Any person who makes a submission has the right to be heard by council. Two submitters requested to be heard by council, however one submitter changed their mind and decided to forgo being heard by council.

The hearing was held on Wednesday 26 June 2024.

The submitter, after asking initial questions regarding the proposal, confirmed their support for the proposed transfer. The hearing is available to watch via the [councils Youtube page](#).

Why some submitters are not fully supportive of the proposal

Twelve people who did not support the proposal added comments to their submission. Their reasons for not supporting the proposal are shown in the following chart.

Note that some submitters had multiple reasons which have been grouped and categorised for clarity. Full submissions can be found in appendix 1.

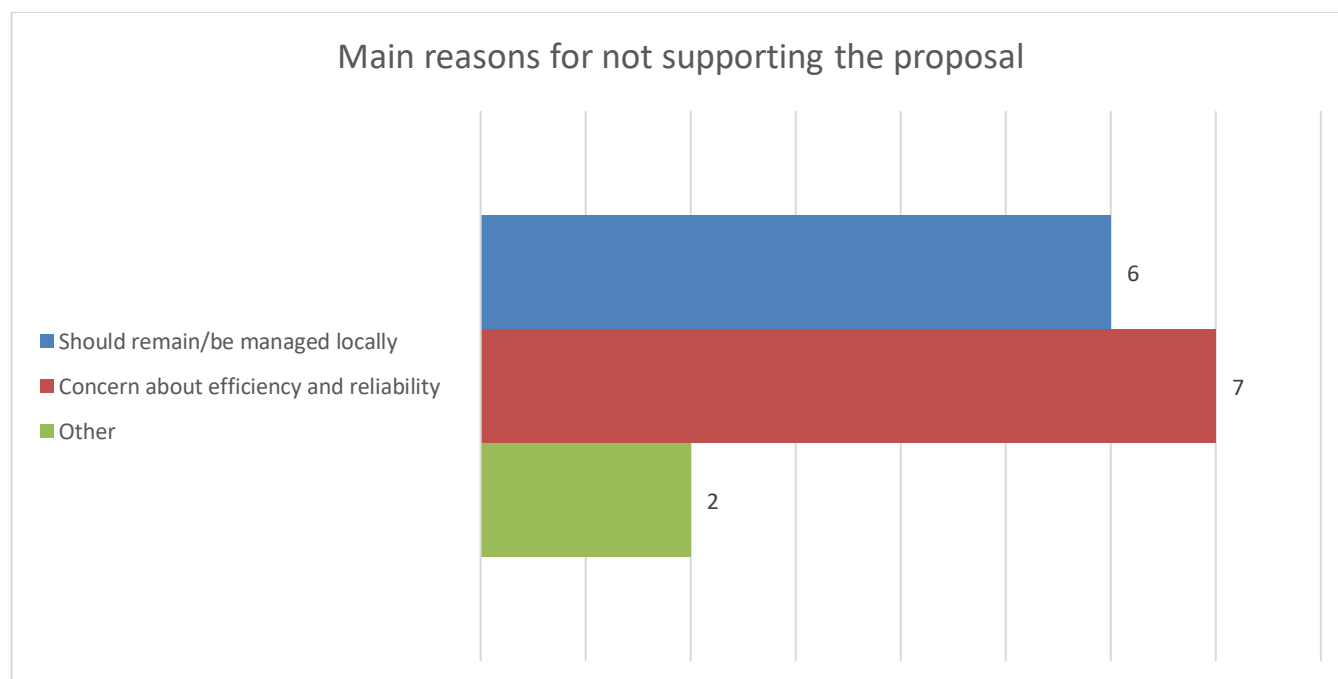


Figure 3: Main reasons for not supporting the proposal

Should remain/be managed locally:

Some felt that the responsibility for managing the IQP register should remain local. Specific reasons for this were:

- Prefer local staff or councils to be in charge of local tasks (Submissions 17, 35).
- Concern that Auckland Council may lack an understanding of local needs and challenges, as well as established relationships with local rūpū/hapū (Submissions 4, 17).
- Belief the responsibility lies with FNDC to establish, maintain and grow the register (Submission 27).
- Belief that the approval and setting of fees should stay with Whangarei District Council (Submission 44).
- Concern that transferring management could lead to a loss of autonomy and control over local matters related to building safety and IQP management, impacting decision-making processes and responsiveness to local concerns (Submission 4).

Staff analysis

As discussed in the [Statement of Proposal](#) and the [public consultation information](#), WDC is no longer able to continue managing the IQP register on behalf of FNDC, making Submission 44's comment unfeasible.

If administration of the IQP Register is not transferred to Auckland Council, FNDC would need to build and maintain an IQP register, which would incur additional costs.

Regarding concerns about the effect on local matters such as building safety, building owners will continue to work with local council staff on building warrant of fitness matters, and FNDC will continue to audit as required by the Building Act 2004. Clear messaging around this would likely help to address these concerns.

Concern about efficiency and reliability

Some submitters had concerns with relying on a different council's system. Reasons for this were:

- Concern over whether increased efficiency would be gained by the transfer to Auckland (Submission 11). "It makes absolutely no sense to have Auckland manage this process as they are already bogged down with their own red tape. The process will only get worse not better" (Submission 34).
- Concerns about Northlands power/internet reliability causing challenges. Submitter 6 asked, 'Would an Auckland based service provide be able to adjust to and cope with the norms of rural Northland service provision?'
- One submitter (3) noted that the efficiencies mentioned appear to be internal. Their concern was whether this transfer would be more efficient for the end user.
- The transition of responsibilities between councils could lead to administrative challenges, confusion, or delays affecting the smooth functioning of processes related to IQP approvals, registration, and fee setting during the transition period (Submission 4).
- The transfer of administration to Auckland could result in challenges related to accessibility and communication. Dealing with a council located in a different region may lead to longer response times or difficulties in accessing services (Submission 4).

Staff analysis

The proposed transfer will have a minimal impact on end users. Building owners will maintain their collaboration with local council staff regarding building warrants of fitness, while FNDC will carry out necessary audits in compliance with the Building Act 2004.

Furthermore, Auckland Council's current management of the IQP register for WDC and KDC demonstrates their capability to handle additional council registers efficiently, ensuring reliable and timely administrative processes.

Other

Other concerns from submitters were:

- “While the proposed changes aim to reduce compliance costs, there is a possibility that the transition itself could incur additional costs, such as training staff, updating systems, or addressing any unforeseen challenges that arise during the process.” (Submission 4).
- Submitter 14 said, “The proposal seems to transfer the administrative cost consequences on to Auckland ratepayers which is unfair. A better, fairer approach would be for all effected Councils to consolidate this function into a single national administration system and demand central government contribute to the administration cost.”
- “Some stakeholders may perceive the transfer of powers to a different council as a loss of local control or expertise, which could potentially impact public trust or confidence in the management of building safety and IQP processes. Also, a Marae in the Tai Tokerau are not Auckland and Auckland is not Tai Tokerau” (Submission 4).

Staff analysis

The transition should not affect FNDC staff with extra training or system changes, as WDC has already been managing the register, ensuring minimal disruption. FNDC's control and expertise remain unaffected by the transfer of the IQP register, which WDC has overseen for approximately 20 years.

However, the concerns noted indicate the need for clear messaging around these topics to address concerns.

Appendix 1 – List of submissions received

Submission Number	Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	First Name	Last Name	Organisation (if applicable)	Position in organisation (if applicable)	Ward
1	Yes	Marion	Johnstone			Outside Far North
5	Yes	Aroha	Chase			Bay of Islands-Whangaroa (East)
9	Yes	Phelan	Pirrie			Te Hiku (North)
10	Yes	Maxine	Wynyard-Lyne			Bay of Islands-Whangaroa (East)
15	No	Hilda	Halkyard-Harawira	Te Wānanga o Te Rangi Aniwaniwa	Special Projects	Te Hiku (North)
18	Yes	Graeme	Richardson			Te Hiku (North)
19	Yes	Rolf	Mueller-Glodde	Vision Kerikeri	Acting Chair	Bay of Islands-Whangaroa (East)
20	Yes	Inge	Bremer	Carbon Neutral NZ Trust, Kerikeri Branch	Trustee & Treasurer	Bay of Islands-Whangaroa (East)
21	Yes	Ana	Bercich			
22	Yes	Jeff	Walker			
24	Yes	Tao	Xie			Outside Far North
25	Yes	Geoffrey	Marchant			Te Hiku (North)
29	Yes	Egon	Eberle			Bay of Islands-Whangaroa (East)
30	Yes	Kara	Rosemeier			Te Hiku (North)
31	Yes	David	McCLELLAND			Bay of Islands-Whangaroa (East)
32	Yes	Mrtin	Macpherson			Bay of Islands-Whangaroa (East)
36	Yes	Lisa	Tepania			Te Hiku (North)
39	Yes	Rolf	Mueller-Glodde			Bay of Islands-Whangaroa (East)

42	Yes	Bernadette	King			Outside Far North
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Transfer of IQP Register Submissions with comments

Submission number	2
First Name	Pamela
Last Name	Wood
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	Yes
If NO, which aspect do you not agree with and why?	
Do you have any further feedback about the proposed transfer of the IQP register?	It sounds a good idea provided IQP personal are based up here and don't have to travel from Auckland tp do their job.
Ward	Kaikohe-Hokianga (West)
Other attachments	N/A

Submission number	3
First Name	Lia
Last Name	Garnett
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	No
If NO, which aspect do you not agree with and why?	There is not enough information to be pro or con. The efficiencies mentioned appear to be internal. How will the transfer be more efficient for us, the users?
Do you have any further feedback about the proposed transfer of the IQP register?	Are there cost savings for users of this service? I would expect savings if it is a more efficient and automated service.
Ward	Bay of Islands-Whangaroa (East)
Other attachments	N/A

Submission number	4
First Name	Mike
Last Name	Butler
Organisation (if applicable)	Otiria Marae
Position in organisation	Trustee
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	No
If NO, which aspect do you not agree with and why?	What are the benefits?, Can these benefits sit well with Whangarei district, Our proposed transfer of the administration of the IQP register to Auckland Council will result in advantages including: Increased efficiency Access to a more technologically advanced system for IQPs and building owners through the Auckland Council website. Reduced compliance costs Moving to three-yearly renewals Potentially lower risks due to an improved

	<p>assessment process.</p> <p>The council is obligated to inform the public about this proposal and gather feedback before reaching a decision.</p> <p>Also a Marae in the Tai Tokerau are not Auckland and Auckland is not Taitokerau</p>
<p>Do you have any further feedback about the proposed transfer of the IQP register?</p>	<p>Distance and Accessibility: If you are based in Northland, the transfer of administration to Auckland could result in challenges related to accessibility and communication. Dealing with a council located in a different region may lead to longer response times or difficulties in accessing services. Local Expertise and Understanding: Whangārei District Council's longstanding oversight of the IQP register means they likely have a deep understanding of local needs, challenges, and nuances. The transfer of this responsibility to Auckland Council, which may not have the same level of local expertise, could potentially lead to gaps in understanding or decision-making that may not fully address Northland-specific issues. Transition Period Challenges: Any transition of responsibilities between councils can lead to administrative challenges, confusion, or delays. This could affect the smooth functioning of processes related to IQP approvals, registration, and fee setting during the transition period. Loss of Autonomy: For Northland's District Councils, particularly Whangārei District Council, the transfer of powers to Auckland Council may result in a loss of autonomy and control over local matters related to building safety and IQP management. This could impact decision-making processes and responsiveness to local concerns. Potential Increased Costs: While the proposed changes aim to reduce compliance costs, there is a possibility that the transition itself could incur additional costs, such as training staff, updating systems, or addressing any unforeseen challenges that arise during the process. .</p>
<p>Ward</p>	<p>Bay of Islands-Whangaroa (East)</p>
<p>Other attachments</p>	<p>N/A</p>

<p>Submission number</p>	<p>6</p>
<p>First Name</p>	<p>L</p>
<p>Last Name</p>	<p>Emmett</p>
<p>Organisation (if applicable)</p>	
<p>Position in organisation</p>	
<p>Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?</p>	<p>No</p>
<p>If NO, which aspect do you not agree with and why?</p>	<p>Neither agree or disagree at this stage, and this form is not constructed to allow me to say so - just Y or N. But I hope to be able to express my concerns herein.</p> <p>Just found that it doesn't really seek or provide any pertinent framework for feedback or opinions to be expressed. Shame on you FNDC!</p>

Do you have any further feedback about the proposed transfer of the IQP register?	Crikey, got to the end of this process and there is no opportunity to comment, or provide feedback further. What is this? have I missed something? The Far North does not have reliable power or internet (2/4/24!) services, how can this system be reliable, and how well will an Auckland based service provider adjust to and cope with the norms of rural Northland service provision?
Ward	Kaikohe-Hokianga (West)
Other attachments	N/A

Submission number	7
First Name	Kevin
Last Name	Judkins
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	No
If NO, which aspect do you not agree with and why?	The job should be undertaken locally and not farmed out to a bloated bureaucracy in Auckland.
Do you have any further feedback about the proposed transfer of the IQP register?	No
Ward	Bay of Islands-Whangaroa (East)
Other attachments	N/A

Submission number	8
First Name	Pearl
Last Name	Taylor
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	Yes
If NO, which aspect do you not agree with and why?	
Do you have any further feedback about the proposed transfer of the IQP register?	Efficient, economical and quicker service would be great.
Ward	Te Hiku (North)
Other attachments	N/A

Submission number	11
First Name	Simon
Last Name	Woodward
Organisation (if applicable)	
Position in organisation	Principal Geotechnical Engineer
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	No
If NO, which aspect do you not agree with and why?	The proposal CLAIMS *Increased efficiency - efficiency has not been my professional engineering experience of Auckland Council since its inception. Where's your proof to substantiate this claim? * Reduced compliance costs. From what to what? Show us the numbers to back this claim up.

	* Potentially lower risks due to an improved assessment process. What sort of risks? Commercial, financial, technical? Liability? Please give details otherwise these are weasel-words.
Do you have any further feedback about the proposed transfer of the IQP register?	
Ward	Bay of Islands-Whangaroa (East)
Other attachments	N/A

Submission number	12
First Name	Hana
Last Name	Kingi
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	Yes
If NO, which aspect do you not agree with and why?	
Do you have any further feedback about the proposed transfer of the IQP register?	I lived in Auckland for almost 30 years and support the efficiency and organised systems within Auckland Council.
Ward	Kaikohe-Hokianga (West)
Other attachments	N/A

Submission number	13
First Name	L.K.
Last Name	Savage
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	Yes
If NO, which aspect do you not agree with and why?	
Do you have any further feedback about the proposed transfer of the IQP register?	I think this is an excellent move
Ward	Bay of Islands-Whangaroa (East)
Other attachments	N/A

Submission number	14
First Name	Troy
Last Name	Churton
Organisation (if applicable)	Scrumptious Fruit Trust
Position in organisation	Trustee
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	No
If NO, which aspect do you not agree with and why?	The proposal seems to transfer the administrative cost consequences on to Auckland ratepayers which is unfair. A better, fairer approach would be for all effected Councils to consolidate this function into a single national administration system and demand central government contribute to the administration cost.

Do you have any further feedback about the proposed transfer of the IQP register?	
Ward	Bay of Islands-Whangaroa (East)
Other attachments	N/A

Submission number	16
First Name	Rosemary
Last Name	Sopp
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	Yes
If NO, which aspect do you not agree with and why?	
Do you have any further feedback about the proposed transfer of the IQP register?	This seems to be a commonsense proposal
Ward	Bay of Islands-Whangaroa (East)
Other attachments	N/A

Submission number	17
First Name	Inge
Last Name	Friday
Organisation (if applicable)	Ngati Mohitaka o Nu Tireni/Te Hauora o Ninihi/Mana Tangata ki Ōtaua
Position in organisation	Secretary
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	No
If NO, which aspect do you not agree with and why?	Keep all Far North aspects of council with local councils. We do not approve and do not want 'out of towners' councils/people controlling us that don't know and are not a part of local knowledge or do not have local relationships with roopū/hapū in our motū.
Do you have any further feedback about the proposed transfer of the IQP register?	Keep Northland to Northland for Northland.
Ward	Kaikohe-Hokianga (West)
Other attachments	N/A

Submission number	23
First Name	Margaret
Last Name	Nimmo
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	Yes
If NO, which aspect do you not agree with and why?	
Do you have any further feedback about the proposed transfer of the IQP register?	I think it is a no-brainer to make use of available technology to record this information rather than keep a manual time-intensive system

Ward	Bay of Islands-Whangaroa (East)
Other attachments	N/A

Submission number	26
First Name	Tony
Last Name	Murray
Organisation (if applicable)	Te Paatu ki Kauhanga Trust
Position in organisation	Administrator
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	Yes
If NO, which aspect do you not agree with and why?	
Do you have any further feedback about the proposed transfer of the IQP register?	I hope at some stage Northland can develop the capabilities to manage and oversee ourselves.
Ward	Te Hiku (North)
Other attachments	N/A

Submission number	27
First Name	Desiree
Last Name	Andrews
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	No
If NO, which aspect do you not agree with and why?	All of it, as a council responsibility lies with FNDC to establish, maintain & grow.
Do you have any further feedback about the proposed transfer of the IQP register?	
Ward	Kaikohe-Hokianga (West)
Other attachments	N/A

Submission number	28
First Name	Tyrone
Last Name	Haynes
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	Yes
If NO, which aspect do you not agree with and why?	
Do you have any further feedback about the proposed transfer of the IQP register?	It only makes sense to complete this transfer if Auckland City Council already has an online system in place that was efficient and working well.
Ward	Te Hiku (North)
Other attachments	N/A

Submission number	33
First Name	Prashant
Last Name	Patel
Organisation (if applicable)	Building & Engineering
Position in organisation	Director
Do you agree with the proposed transfer of the IQP	Yes

register from Whangarei District Council to Auckland Council?	
If NO, which aspect do you not agree with and why?	
Do you have any further feedback about the proposed transfer of the IQP register?	Would be nice if fees are matched to Auckland as Northland registration was costing arms and legs.
Ward	Outside Far North
Other attachments	N/A

Submission number	34
First Name	Doug
Last Name	Klever
Organisation (if applicable)	Switzer Residential Care
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	No
If NO, which aspect do you not agree with and why?	Will not increase efficiency. The FNDC must research their contractors qualifications as we the Far North consumer will be directly affected. It makes absolutely no sense to have Auckland manage this process as they are already bogged down with their own red tape. The process will only get worse not better.
Do you have any further feedback about the proposed transfer of the IQP register?	
Ward	Te Hiku (North)
Other attachments	N/A

Submission number	35
First Name	Ian
Last Name	Jenkins
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	No
If NO, which aspect do you not agree with and why?	I would prefer local staff to be in charge of local tasks. Nothing good comes from big is better approach.
Do you have any further feedback about the proposed transfer of the IQP register?	
Ward	Bay of Islands-Whangaroa (East)
Other attachments	N/A

Submission number	37
First Name	Simon
Last Name	Upperton
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	Yes
If NO, which aspect do you not agree with and why?	

Do you have any further feedback about the proposed transfer of the IQP register?	It seems to make sense & I would imagine be cost effective.
Ward	Bay of Islands-Whangaroa (East)
Other attachments	N/A

Submission number	38
First Name	Kowhai
Last Name	Wilkie
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	Yes
If NO, which aspect do you not agree with and why?	
Do you have any further feedback about the proposed transfer of the IQP register?	Do it. Whangarei refuse to join services such as Three Waters, start cutting them out and forcing more centralised, modern services. It will connect Northlanders with the main hub of NZ.
Ward	Kaikohe-Hokianga (West)
Other attachments	N/A

Submission number	40
First Name	Diana
Last Name	Sandifer
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	Yes
If NO, which aspect do you not agree with and why?	
Do you have any further feedback about the proposed transfer of the IQP register?	If it's more efficient and saves money then I support it so long as it doesn't disadvantage anyone.
Ward	Bay of Islands-Whangaroa (East)
Other attachments	N/A

Submission number	41
First Name	Vicki
Last Name	Ruhe
Organisation (if applicable)	
Position in organisation	
Do you agree with the proposed transfer of the IQP register from Whangarei District Council to Auckland Council?	No
If NO, which aspect do you not agree with and why?	Approval and setting of fees should stay with whangarei council
Do you have any further feedback about the proposed transfer of the IQP register?	Technology fails a lot so not a selling point, Auckland has so much builds going on I doubt their capability to fulfill the expectations of new proposal. I am very nervous of the one body having so much control
Ward	Bay of Islands-Whangaroa (East)
Other attachments	

Submission number	43
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First Name	Linda
Last Name	McGrath
Email submission:	Sounds sensible to centralise
Ward	Not specified
Other attachments	N/A

Submission number	44
First Name	Lorna
Last Name	Mongell
Email submission:	<p>Not sure I could agree with register transfer to Auckland.</p> <p>They cannot fix the Viaduct Bridge, they have blow out costs for cross walks etc. etc. They are broke and envision sports stadiums when they have a broken mass transit system</p> <p>All shows lack of due diligence...and to my mind inadequacy in this area.</p> <p>If only to expedite and lessen expenses..Auckland does not make me feel entirely confident.</p> <p>Obviously you know more about these things than I....but have you looked at their progress regarding anything commercial?</p>
Ward	Not specified
Other attachments	N/A