LAPA
Local Authority
Property Association

2026 LAPA
PROPERTY PROFESSIONALS TRAINING

Programme Outline

Ascot Park Hotel
Invercargill
28th – 30th October 2026

Registration Details

All registrations must be made via the online registration link on www.lapa.co.nz.

You will receive a confirmation email on receipt of your registration, and LAPA will send a tax invoice for payment on a separate email to accounts payable shortly afterwards.

Payment will be required on the 20th of the following month. If paying by direct credit, please note the tax invoice number or surname for the bank reference.
Please email direct credit confirmation to: Julie Forde admin@lapa.co.nz

EARLY BIRD REGISTRATION FEES (EXCLUDING GST) Early bird registration fees are available for registrations received up until Friday, 18th September 2026.

MEMBER FULL REGISTRATION Full Registration Excluding Accommodation $1,849.00 (excluding GST)

NON-MEMBER FULL REGISTRATION Full Registration Excluding Accommodation $1,949.00 (excluding GST)

DAY REGISTRATION (PER DAY) $795.00 (excluding GST)
Business Sessions Only - Does not include evening functions

SPONSOR 'TRADE ONLY' (PER DAY) $130.00 (excluding GST)
Working at Trade Stand only per day

ADDITIONAL EVENING FUNCTION TICKETS
LAPA Welcome Function $140.00 (excluding GST)
Simpson Grierson Gala Dinner $350.00 (excluding GST)

FULL REGISTRATION INCLUDES:

- All Business Sessions as per the training seminar program
- All morning teas, lunches, & afternoon teas as per program
- Guest speakers as per the program
- Wednesday evening, LAPA Welcome Function, including substantial finger food & beverages
- Thursday evening, Simpson Grierson Gala Dinner, including meal, beverages & entertainment

LATE REGISTRATION FEE
All registrations received after Friday, 18th September 2026 will incur a $100.00 per person additional charge (excluding GST).

FINAL REGISTRATION DATE - 25th September 2026
The final registration date for attendance at the 2026 training seminar is Friday, 25th September 2026. Price and packages may be subject to availability after this date.

CANCELLATION POLICY
All cancellations received after Friday, 18th September 2026 will incur a $150.00 per person cancellation fee, plus any applicable airline, accommodation, or other supplier cancellation charges.

Accommodation & Airfare Information

ACCOMMODATION

The training seminar is being held at Ascot Park Hotel. This year we have rooms available at 3 local hotels, including Ascot Park Hotel, offering a wide range of options to choose from. Transport to and from the training seminar will be provided from Langlands and Kelvin Hotel. If you are staying at alternative properties, please make your own arrangements.

To book your accommodation, simply fill in the applicable section on the online registration form, including any additional nights you may require. Your accommodation booking will be included on your confirmation letter.

Any incidental costs incurred during your stay such as mini-bar, room service, laundry, etc., are to be settled directly when checking out of your accommodation. A credit card will be required to be provided at check in to guarantee any such expenses.

ASCOT PARK HOTEL

Ascot Park Hotel has everything you need to unwind and enjoy a great night's sleep. Stroll through the beautiful park-like gardens, take a dip in the heated indoor pool, soak in the spa or ease those muscles in the sauna. The award-winning EMBERZ Restaurant serves up gourmet cuisine, and you can wind down with a drink at EMBERZ Bar.

ASCOT PARK HOTEL | Accommodation per night including breakfast (excluding GST) is as follows:

One Bedroom hotel apartment - Single (1 person, 1 bed) - $225.00 | double/twin (2 people, 1 or 2 beds) - $255.00
Deluxe Hotel room - Single (1 person, 1 bed) - $225.00 | double (2 people, 1 bed) - $255.00
Superior Hotel room - Single (1 person, 1 bed) - $202.00 | double (2 people, 1 or 2 beds) - $232.00
External Motel unit - Single (1 person, 1 bed) - $162.00 | double (2 people, 1 or 2 beds) - $192.00

THE LANGLANDS HOTEL

Located in the heart of Invercargill's CBD, The Langlands Hotel has everything you need to experience modern luxury wrapped in genuine Southern warmth. Sink into a beautifully appointed room in this stunning 4.5-star, seven-storey hotel, then explore five exceptional eateries and bars.
Grab a coffee and a bite at Brew'd, enjoy bold fusion flavours at Meld, cosy up in the laneway vibes of Niche, or head up to 360 for cocktails and sweeping city views from the top floor.

THE LANGLANDS HOTEL | Accommodation per night including breakfast (excluding GST) is as follows:

Superior Queen/Queen room - Single (1 person, 2 beds) - $264.00 | double/twin (2 people, 2 beds) - $299.00

THE KELVIN HOTEL

Located in the heart of Invercargill's city centre, the Kelvin Hotel has everything you need for a comfortable and convenient stay. Check into one of their well-appointed rooms, then head downstairs to Level One Restaurant and Bar for the best in southern dining.

THE KELVIN HOTEL | Accommodation per night including breakfast (excluding GST) is as follows:

Classic room - Single (1 person, 1 bed) - $188.00 | double/twin (2 people, 1 bed) - $216.00

Accommodation bookings, terms and conditions:

Bookings cancelled before 30 days prior to arrival date will be charged at 20%.
Bookings cancelled after 30 days prior to the arrival date will be charged at 100%.

AIRFARES

If you would like our Travel Partner, xtravel, to prepare an airfare quotation to Invercargill simply fill out the applicable section in the online registration form, and xtravel will email you a proposed itinerary and costing. Payment will be required upon confirmation by credit card.

Other Information

AIRPORT TRANSFERS

Complimentary transfers from Invercargill Airport to the Ascot Park Hotel (Training seminar Venue), will be operating for incoming flight arrivals on the morning of Wednesday, 28th October.
Transfers will depart Invercargill Airport, to meet the following flights;
10:20am & 12.30pm. Please indicate in the registration form if you require a transfer.

Complimentary transfers will also be operating back to Invercargill Airport on the afternoon of Friday, 30th October after the conference finishes. Please write your name on the transfer departure list, on the registration desk during the training seminar.

CAR PARKING

Ascot Park Hotel and Kelvin Hotel, offer free parking, subject to availability. The Langlands Hotel offers paid parking.

DRESS

Smart-casual dress will be the order of the day throughout the training seminar for the business sessions and functions, with the exception of the Simpson Grierson Gala Dinner, which will be a 'Transportation' theme.

14 CPD POINTS Don't forget to claim your CPD Points. The training seminar counts for up to 14 points for professional development.

PRIVACY ACT

Details given on your registration form will be included in any training seminar delegates lists, members list in the members only area of the LAPA website, and attendance lists for LAPA events, which sponsors of LAPA may have access to. If you DO NOT wish for your contact details to appear on a delegate list, please mark the appropriate box on the registration form.

SPECIAL REQUIREMENTS

Any attendees with specific requirements (for instance, prescribed medical diets, disabled access, special facilities for a baby, etc.) are asked to advise these details via the online registration form.

SPONSOR TRADE STANDS

Sponsor trade stands will be located in the Ascot Park Hotel. All morning teas, lunches, afternoon teas, and networking sessions as per the program, will be held in this area. We encourage all attendees to visit the sponsor stands during the training seminar.

FOR FURTHER TRAINING SEMINAR INFORMATION PLEASE CONTACT

The events team at HQNZ Telephone: 03 442 3880 Email: event@hqnz.co.nz

Business Sessions | Overview

	Legal/Leasing	Consultancy	Assets/Building/Project Management
1	**Legal Update** Learn what's in the pipeline that affects Local Government Property Professional's. *(Repeated at Business Session 2)* *Nicky Hall & Jonathan Nicolle - Simpson Grierson*	**Encroachments on legal roads, marginal strips and reserve land** An itch that needs to be scratched. This is a perennial problem that unfortunately takes an inordinate amount of time. Is there an easy solution? *David Griffin – Department of Conservation (DOC)* *James Mowat & Taine Lawrence – Toitu Te Whenua Land (LINZ)* *Information New Zealand*	**Valuation and dispute resolution** Valuation arbitrations; should you avoid them or use them as an asset? Quite often they arise as one of the parties does not fully understand the valuation process, and this can create an unrealistic expectation of value. *Ken Taylor - QV*
2	**Legal Update** Learn what's in the pipeline that affects Local Government Property Professional's. *(Repeated from Business Session 1)* *Nicky Hall & Jonathan Nicolle - Simpson Grierson*	**Optimising your Property Portfolio** With increasing budget pressures, Councils are increasingly looking to their property portfolios and its performance, including ways to optimise this and current and future use. *Debby Sanders & Chris Jones - The Property Group*	**Construction Contracts and Contract Management** Local government property teams are building stuff in a materially different contracting environment from two years ago. With rates capping legislation on its way, budget certainty, risk allocation, and setting contracts up for success are more important than ever. This session will immediately change what you do the week after the Property Professional Training. "Standing still is the fastest way of moving backwards in a rapidly changing world." *Morgan Jones - Veros*
3	**Resource Management Act Changes** Get the latest update on the RMA shake up. Will the RMA reforms make developments and land issues easier and more cost effective? How do these changes affect council property teams? *Lucy Westenra & Rachel Abraham (remote) - Simpson Grierson*	**Housing - The Purpose and Role of Council** Ever increasing demand, social responsibility and financial pressures are challenging traditional approaches to meeting our housing requirements. Against a backdrop of changes to the purpose of local government under the LGA 2002 and an evolving focus on core service delivery, we discuss how and why existing Council housing portfolios, partnerships and funding models may need to adapt to meet future community needs while remaining financially sustainable. *(Rebecca Mackenzie & Debby Sanders - The Property Group)*	**Asset Management – Panel Discussion** Long Term Maintenance Plan (LTMP) and/or Asset Management Plan (AMP). What is the optimum method to ensure that all elements are captured, and costs assigned to each asset? *Panel Discussion: Rex Harland – Align, Tom Clarke - SPM, Donna Chapman - WSP*
4	**Section 66 of the PWA costs treatment, application of PWA compensation with business in place** Using real-world examples and lessons learned, we will examine the treatment of costs, the principles of Public Works Act compensation, and the unique challenges that arise when businesses are operating on land required for public works. This session will provide valuable insights into balancing statutory obligations with fair and equitable outcomes, while highlighting common pitfalls and emerging issues faced by local authorities. Presentation and open discussion *Jess Earnshaw & Andrew Noble, WSP*	**Gravel Reserves - Panel Discussion** How do you manage gravel reserves and general property if there is no interest when they are tendered? What are your options for long-term management? *Panel Discussion: Kevin McNaught – Southland District Council, Michael Wood - Simpson Grierson, Department of Conservation (DOC) &* *James Mowat & Taine Lawrence - Toitu Te Whenua Land Information New Zealand (LINZ)*	**Project Management** Process of decision making and project prioritisation to ensure that the project delivers the desired outcomes within time/scope and budget. Value engineering/optimisation and also risk analysis. Sounds like a "Big Ask" - Can this realistically be achieved? *Warren Wilks - WT*

****Please note: business sessions and final program are subject to change****

Business Sessions | Overview

	Legal/Leasing	Consultancy	Assets/Building/Project Management
5	**Update to the Conservation Amendment Bill and Land Management issues** *David Griffin - Department of Conservation*	**Project Management Services, case studies examples** Callum Feely is an experienced Project Manager and Engineer. Callum will explore the process and learnings of PM through a look at the Ocean Beach Resilience Project. The project includes property acquisition, widening causeway embankments, adjustments to stormwater culverts and temporary rerouting of the Te Araroa trail. Callum will explore how to manage a multi discipline project to achieve future resilience for the community. *Callum Feely - WSP*	**Management of Property** IT systems that support the property role, unformed legal road management, property management plans. Asset Management Plans (AMPs) Can AI assist? *Graham Hall - Align*
6	**Interactive Session – Your chance to ask Toitu Te Whenua Land Information New Zealand questions and The Public Work Amendment Act 2025** This session will cover the Public Works Amendment Act 2025 and also your chance to ask the questions you have always been too afraid to ask. *James Mowat & Taine Lawrence - Toitu Te Whenua Land Information New Zealand*	**Local Water Done Well** Latest update in detail - Water CCO's. Legalisation of easements now that are operational from, 1 July 2026. Simpson Grierson are in the thick of this process and will expand at this session. *Donna Hurley & Nova Huang - Simpson Grierson*	**Building Compliance Building Warrant of Fitness (BWOF)** Things you need to know, latest update. *Steve Bailey - Future Skills*
7	**Spatial Planning - Explained** Resource Management / Planning reform is mandating Regional Spatial Planning, the strategic process of managing and coordinating how land, infrastructure, and environments are organised across towns, cities, and regions. Learn how the new Spatial Planning requirements will impact your property decision making. *Rebecca Mackenzie & Coralie Barker - The Property Group*	**CapEx - OpEx** How to manage your property portfolio. Are you better to have your assets as a capital cost (ie: office accommodation) or as an operational cost. As the finance people say red roof is CapEex and grey roof is OpEx. *Morgan Jones - Veros*	**Cost Management** How to identify all costs associated with projects. How to manage these and client contractor interaction. *Unispace*
8	**Property Quiz**		

****Please note: business sessions and final programme are subject to change****

Guest Speakers

MELISSA VINING

Melissa Vining is a Southlander known for her dedication to improving cancer treatment in New Zealand. After her husband Blair was diagnosed with terminal bowel cancer in late 2018, Melissa and Blair realized the significant lack of resources in the public health service in their region.

Motivated by their own experiences, the couple embarked on an arduous campaign to advocate for better cancer treatment. Blair's petition to establish a national cancer agency garnered support from over 140,000 New Zealanders. Additionally, they founded the Southland Charity Hospital Trust, aiming to create a community hospital to provide free colonoscopies and dental care to the people of Otago and Southland denied care by the Southern District Health Board.

Tragically, Blair passed away in October 2019, but Melissa continued their mission relentlessly. The community has worked tirelessly to build the charity hospital which is expected to open at the end of this year.

Melissa Vining's unwavering commitment to making a positive impact on cancer treatment in New Zealand earned her a well-deserved place as a two-time semi-finalist for the prestigious Kiwibank New Zealander of the Year award and Named on the 2025 Kings honours list receiving the Companion of the King's Service Order (KSO) For services to charitable fundraising and the community. Her story is nothing short of amazing and serves as an inspiration to many.

Wednesday 28th October

Morning	Registration and Information Desk Opens
8.30am 10.45am 1.00pm	Transfers from Invercargill Airport to Ascot Park Hotel (Training seminar Venue)
11:45am - 12:00pm	LAPA Sponsor Session (Sponsors Only)
12:30pm - 1:00pm	LAPA Update (Who we are, what we do, etc.)
1:00pm - 1:30pm	Lunch
1:30pm - 1:45pm	Training Opening & Welcome Rob Scott – Southland District Council Mayor David Varcoe - President, Local Authority Property Association
1:45pm - 2:00pm	LG Reform Update Simpson Grierson
2:00pm - 2:45pm	**Business Session One** Legal Update (Simpson Grierson) Encroachments on legal roads, marginal strips and reserve land (DOC & Toitu Te Whenua, LINZ) Valuation and dispute resolution (QV)
2:45pm - 3:15pm	***Afternoon Tea***
3:15pm - 4:00pm	**Business Session Two** Legal Update (Simpson Grierson) Optimising your Property Portfolio (The Property Group) Construction Contracts and Contract Management (Veros)
4:15pm - 5:00pm	Keynote Speaker - Melissa Vining
5:00pm	*Business Day Concludes*
6:00pm - 6:30pm	**Sponsor Speed Dating** Your opportunity to further network with trade stand holders and members, over pre-dinner drinks & nibbles
6:30pm - 7:30pm	**LAPA WELCOME FUNCTION** Ascot Park Hotel

Thursday 29th October

8:00am	Registration and Information Desk Opens
8:15am	Business Day Begins
8:20am - 9:05am	**Business Session Three** Resource Management Act changes (Simpson Grierson) Housing - The Purpose and Role of Council (The Property Group) Asset Management - Panel Discussion
9:10am - 9:55am	**Business Session Four** Section 66 of the PWA costs treatment, application of PWA compensation with business in place (WSP) Gravel Reserves – Panel Discussion Project Management - (WT)
9:55am - 10:25am	***Morning Tea***
10:30am - 11:00am	LAPA Annual General Meeting
11:00am - 11:45am	**Business Session Five** Update to the Conservation Amendment Bill and Land Management issues (DOC) Project Management Services, case studies examples (WSP) Management of Property (Align)
11:50am - 12:35pm	**Business Session Six** Interactive Session – Your chance to ask Toitu Te Whenua Land Information New Zealand questions and The Public Works Amendement Act 2025 (LINZ) Local Water Done Well (Simpson Grierson) Building compliance. Building Warrant of Fitness (Steve Bailey - Future Skills)
12:35pm - 1:30pm	Lunch
1:35pm - 2:20pm	**Business Session Seven** Spatial Planning (The Property Group) CapEx - OpEx(Veros) Cost Management (Unispace)
2:25pm - 3:25pm	Property Quiz
3:30pm	*Business Day Concludes*
6:30pm	Trade Stand Networking
7:15pm - 11:30pm	**SIMPSON GRIERSON GALA DINNER** Theme: Transportation

Friday 30th October

8:00am	Registration and Information Desk Opens
8:20am - 9:24am	**<u>World Café</u>** Our speakers will re-cap on their presentations for those who didn't attend the session, and expand and answer questions for those who did.
9:25am - 10:00am	***Morning Tea***
10:05am - 10:50am	World Café continues
10:50am - 11:00am	Training seminar Close
	Coach Transfers to Invercargill Airport

Evening Functions

LAPA WELCOME FUNCTION Ascot Park Hotel - Wednesday 28th October

The perfect opportunity to reconnect with familiar faces and forge new connections. Join us at this walk n fork style function, a relaxed evening that sets the tone for the days ahead - a chance to catch up, and enjoy great company.

Dress Code - Smart Casual
Food & Beverages - Complimentary wine, beer and non-alcoholic drinks for the entire evening, along with walk n fork style food.

SIMPSON GRIERSON GALA DINNER
Bill Richardson's Transport World - Thursday 29th October

The Gala Dinner is being held at the iconic Bill Richardson Transport World, one of New Zealand's most unique venues. Surrounded by an extraordinary collection of vintage vehicles and transport history, it's the perfect backdrop for an unforgettable evening. Dress to impress and lean into the theme, transportation in all its glory.

Lift Solutions have kindly offered to sponsor the best dressed with a $150 cash prize for the best dressed Male and Female.

Dress Code - Transportation

Food & Beverages - Complimentary wine, beer and non-alcoholic drinks for the entire evening, a full meal and fantastic entertainment included.

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