

MINUTES

ORDINARY COUNCIL MEETING

Date: Thursday, 28 March 2024

Time: 1.00pm

Venue: Council Chamber
Rangitikei District Council
46 High Street
Marton

Present

- HWTM Andy Watson
- Cr Dave Wilson
- Cr Brian Carter
- Cr Richard Lambert
- Cr Piki Te Ora Hiroa
- Cr Coral Raukawa
- Cr Jeff Wong
- Cr Simon Loudon
- Cr Fi Dalgety

In attendance

- Mr Kevin Ross, Chief Executive
- Mr Arno Benadie, Chief Operating Officer
- Mrs Carol Gordon, Group Manager - Democracy and Planning
- Ms Gaylene Prince, Group Manager - Community
- Mr Dave Tombs, Group Manager - Corporate Services
- Mrs Sharon Grant, Group Manager - People and Performance
- Mrs Adina Foley, Group Manager- Capital Projects
- Ms Janna Isles, Corporate Planner
- Ms Katrina Gray, Manager Strategy and Development
- Mr Graeme Pointon, Strategic Property Advisor
- Ms Kezia Spence, Governance Advisor

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1 Welcome / Prayer

His Worship the Mayor opened the meeting at 1.00pm.

2 Apologies

Resolved minute number 24/RDC/060

Apologies were received from Cr Maughan and Cr Duncan.

Cr B Carter/Cr J F Wong. Carried

3 Public Forum

There was no public forum.

4 Conflict of Interest Declarations

There were no conflicts of interest declared.

5 Confirmation of Order of Business

There was no change to the order of business.

6 Confirmation of Minutes

Resolved minute number 24/RDC/061

That the minutes of Ordinary Council Meeting held on 29 February 2024 **without amendment** be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

Cr D Wilson/Cr S Loudon. Carried

7 Follow-up Action Items from Previous Meetings

7.1 Follow-up Action Items from Council Meetings

Item 12 - Bulls Bus Lane

His Worship the Mayor noted he continues to ring companies when he sees any incidents of trucks using the bus lanes. He emphasised that this is a priority for Council. Council requested signage be installed specifically stating no trucks were to use the bus lane to try to improve this issue.

Item 4 - Marton Water Strategy

Mrs Foley confirmed that the results from the pump testing has been received and will be circulated to Council.

Resolved minute number 24/RDC/062

That the report 'Follow-up Action Items from Council Meetings' be received.

Cr D Wilson/Cr C Raukawa. Carried

8 Mayor's Report

8.1 Mayor's Report - March 2024

His Worship the Mayor noted that the recipient of the Rural Games award was Bronwyn Troon, not Barbara True.

The Mayor discussed the recent Zone 3 meeting, noting that reports from the councillors that attended will be provided at the next Council meeting. He congratulated Cr Raukawa for speaking on the remit on Māori wards, which will be discussed further in the meeting.

The Mayor noted there were a few events that were missed off the list of his report, such as the meet the candidate's night in Bulls. He also acknowledged the passing of Andre Mason and noted his attendance at the unveiling of Mr Mark Gray.

Resolved minute number 24/RDC/063

That the Mayor's Report – 28 March 2024 be received.

HWTM/Cr B Carter. Carried

Resolved minute number 24/RDC/064

That Councillor Wilson be appointed to take over the vacancy of representative on the Sport New Zealand Rural Travel Fund.

HWTM/Cr Hiroa. Carried

9 Chief Executive's Report

9.1 Chief Executive's Report - March 2024

External Submissions

Mr Benadie advised he is drafting a submission for the 'Draft Government Policy Statement on Land Transport 2024.'

Fast-track Approval Bills

Council was reminded they had been sent a draft submission for their input and if they had any comments to send them through to Mrs Gower. They noted that fast tracking means that Council would not be the decision maker for projects of regional or national significance, such as solar or wind farms.

Mangaweka Cantilever Bridge

His Worship the Mayor voiced concerns regarding the old Mangaweka bridge and that any maintenance needs to be split between RDC and Manawatu District Council. The reason this has been heritage listed is due to the communities on both sides not wanting the bridge removed. A charitable trust had been set up to support funding the maintenance of the bridge but there are concerns that this will fall on Council as an unbudgeted expense.

Mangapapa Road, Taihape- Proposed Road Stopping

Mr Pointon advised that this issue arose due to a survey on the boundary. Council asked that staff confirm there is no impact on mana whenua before proceeding.

Resolved minute number 24/RDC/065

That the Chief Executive's Report – March 2024 be received.

Cr F Dalgety/Cr D Wilson. Carried

Resolved minute number 24/RDC/066

That Council:

- a. approves the stopping of the portions of the unformed legal road (ULR) named Mangapapa Road shown on the aerial overlay plan in the report; and
- b. instructs the Chief Executive to progress the matter, subject to all costs of road stopping being paid by the applicants as non-refundable deposit; and
- c. authorises the Chief Executive to take all necessary actions and sign all documents to give effect to this Resolution.
- d. that no mana whenua implications be confirmed by the Chief Executive.

Cr D Wilson/Cr R Lambert. Carried

10 Reports for Decision

10.1 Adoption of Draft Signs and Public Places Bylaw and Draft Smokefree and Vapefree Policy for Consultation

Ms Isles introduced the report noting that this has previously been received by the Policy and Planning committee. In response to a question it was advised that the benefit of this being a bylaw rather than a policy is that Council has opportunities to enforce. Ms Isles confirmed there are opportunities for mana whenua to provide feedback through the consultation process.

Resolved minute number 24/RDC/067

That the report 'Adoption of Draft Signs and Public Places Bylaw and Smokefree and Vapefree Policy for Consultation' is received.

Cr Hiroa/Cr R Lambert. Carried

Resolved minute number 24/RDC/068

That Council adopts without amendment the draft Signs and Public Places Bylaw for consultation.

Cr D Wilson/Cr Hiroa. Carried

Resolved minute number 24/RDC/069

That Council considers that, in accordance with section 155 of the Local Government Act, a bylaw is the most appropriate way of dealing with the management of nuisances created from signs in public places, trading in public places, and other uses of public places, and that the draft Rangitīkei District Council Signs and Public Places Bylaw 2024 is the most appropriate form of a bylaw, and there are no implications under the New Zealand Bill of Rights Act 1990.

Cr Hiroa/HWTM Carried

Resolved minute number 24/RDC/070

That Council adopts without amendment the draft Smokefree and Vapefree Policy for consultation.

Cr D Wilson/Cr C Raukawa. Carried

Resolved minute number 24/RDC/071

That Council delegates to the Policy/Planning Committee the hearing of submissions and deliberation of the written and oral submissions for the draft Signs and Public Places Bylaw and the draft Smokefree and Vapefree Policy.

Cr C Raukawa/Cr D Wilson. Carried

10.2 Next steps for the Council owned Buildings on the Corner of High Street / Broadway, Marton

Mr Calkin introduced the report noting that, as required under the Public Works Act, the property had been offered back to the previous owner who do not have any interest in buying the building back.

Council noted there would be a small number of buyers who would want to purchase the buildings and therefore there is a need to make this as attractive as possible for potential buyers.

During discussion there was consideration of the weightings for financial and non-financial considerations. There was agreement the buildings would now go out using the expressions of interest method.

The meeting adjourned during this item at 2.40pm and returned at 3.00pm.

Resolved minute number 24/RDC/072

That the report "Next steps for the Council owned Buildings on the Corner of High Street / Broadway, Marton" be received.

Cr D Wilson/Cr Hiroa. Carried

Recommendation

With regard to the disposal of the buildings at 304, 312 and 314-318 Broadway, Marton, Council confirms it will consider the non-financial attributes of:

- Use of the site
- Sustainability of investment
- Financial viability
- Track record
- Stability of investment

in assessing the non-financial considerations.

And

Council determines a 50% weighting for financial and 50% non-financial considerations.

HWTM/Cr Wong.

An Amendment was moved by Cr Dalgety and seconded by Cr Hiroa and when put was LOST:

With regard to the disposal of the buildings at 304, 312 and 314-318 Broadway, Marton, Council confirms it will consider the non-financial attributes of:

- Use of the site
- Sustainability of investment
- Financial viability
- Track record
- Stability of investment

in assessing the non-financial considerations.

And

Council determines a **75%** weighting for financial and **25%** non-financial considerations.

Cr F Dalgety/Cr Hiroa. LOST.

A further Amendment was moved by Cr Loudon and seconded by Cr Lambert and when put was CARRIED:

With regard to the disposal of the buildings at 304, 312 and 314-318 Broadway, Marton, Council confirms it will consider the non-financial attributes of:

- Use of the site
- Sustainability of investment
- Financial viability
- Track record
- Stability of investment

in assessing the non-financial considerations.

And

Council determines a 20% weighting for financial and 80% non-financial considerations.

Cr S Loudon/Cr R Lambert. Carried

As the amendment was **CARRIED** it became the substantive motion:

Resolved minute number 24/RDC/073

With regard to the disposal of the buildings at 304, 312 and 314-318 Broadway, Marton, Council confirms it will consider the non-financial attributes of:

- Use of the site
- Sustainability of investment
- Financial viability
- Track record
- Stability of investment

in assessing the non-financial considerations.

And

Council determines a 20% weighting for financial and 80% non-financial considerations.

HWTM/Cr J F Wong. Carried

Resolved minute number 24/RDC/074

That Councils chosen method of sale is 'Expressions of Interest' and acknowledges this is outside of the Policy on Disposal of Surplus Lands and Buildings and that Council staff are instructed to review the Policy on Disposal of Surplus Lands and Buildings and provide a report of its suitability to Policy/Planning Committee in 2024.

Cr D Wilson/Cr R Lambert. Carried

Resolved minute number 24/RDC/075

That Councils preference is to sell the buildings collectively and the buildings will be listed for sale in this way.

Cr D Wilson/Cr B Carter. Carried

Resolved minute number 24/RDC/076

That Council staff are instructed to investigate and appoint a Real Estate Agent to the sale of the buildings.

Cr D Wilson/Cr Hiroa. Carried

Recommendation

That Council staff are instructed to spend no more than \$25,000 to prepare the buildings for sale which will include costs for Real Estate Agent fees, any remedial work and other costs associated to the disposal of the buildings. The proceeds from sale are to be used to offset these costs with any shortfall to be treated as unbudgeted expense and any net proceeds are to be allocated to the beautification of Marton Town Centre.

Cr Wilson/Cr Raukawa.

An Amendment was moved by His Worship the Mayor and seconded by Cr Dalgety and when put was CARRIED:

That Council staff are instructed to spend no more than \$25,000 to prepare the buildings for sale which will include costs for Real Estate Agent fees, any remedial work and other costs associated to the disposal of the buildings. The proceeds from sale are to be used to offset these costs with any shortfall to be treated as unbudgeted expense and any net proceeds are to be allocated to the costs of the replacement of the 46 High Street building.

HWTM/Cr Dalgety. Carried.

As the amendment was **CARRIED** it became the substantive motion:

Resolved minute number 24/RDC/077

That Council staff are instructed to spend no more than \$25,000 to prepare the buildings for sale which will include costs for Real Estate Agent fees, any remedial work and other costs associated to the disposal of the buildings. The proceeds from sale are to be used to offset these costs with any shortfall to be treated as unbudgeted expense and any net proceeds are to be allocated to the costs of the replacement of the 46 High Street building.

Cr D Wilson/Cr C Raukawa. Carried

10.3 Proposed Remit Relating to Maori Wards

Cr Hiroa spoke to this item noting that Cr Raukawa spoke to this proposed remit at the recent Zone 3 meeting. Cr Hiroa advised it received full support from all councils in attendance, except for one Council that abstained, due to not having previously circulated the remit with their councillors.

Resolved minute number 24/RDC/078

That the Proposed Remit Relating to Maori Wards report be received.

Cr Hiroa/Cr C Raukawa. Carried

Resolved minute number 24/RDC/079

That Council supports the Remit Relating to Maori Wards.

Cr Hiroa/Cr C Raukawa. Carried

11 Reports for Information

11.1 Project Management Office Report - March 2024

Ratana Wastewater Discharge to Land

Mrs Foley advised that Horizons Regional Council is determining whether the consent will be publicly notified or limited notification.

Marton Industrial Park and Rail Hub

In response to a question the Mayor advised that the due diligence process has been delayed by about three months.

Resolved minute number 24/RDC/080

That the report 'Project Management Office Report - March 2024' be received.

Cr B Carter/Cr F Dalgety. Carried

12 Minutes from Committees

12.1 Minutes from Committees

The report was taken as read.

Resolved minute number 24/RDC/081

That the following minutes are received:

- Finance and Performance- 30 Nov 23
- Santoft Domain Management Scheme Committee- 14 Dec 23
- Marton Community Committee- 14 Feb 24
- Policy and Planning-15 Feb 24
- Taihape Community Board- 21 Feb 24
- Finance and Performance- 29 Feb 24
- Erewhon Rural Water Scheme-05 Mar 24
- Bulls Community Committee- 13 Mar 24

Cr C Raukawa/Cr D Wilson. Carried

13 Public Excluded

The meeting went into public excluded session 3.42pm.

Resolution to Exclude the Public

Resolved minute number 24/RDC/082

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

- 1 Public Excluded Council Meeting - 29 February 2024
2. Follow-up Action Items from Council (Public Excluded) Meetings
3. Marton to Bulls Centralisation - Engagement of expert consultants services

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

13.1 - Public Excluded Council Meeting - 29 February 2024	To consider the minutes relating to matters that were the subject of discussion at the 29 February meeting.	S48(1)(a)
13.2 - Follow-up Action Items from Council (Public Excluded) Meetings	To consider the matters arising from previous public excluded meetings. s7(2)(a) - Privacy s7(2)(b)(ii) - Commercial Position s7(2)(h) - Commercial Activities s7(2)(i) – Negotiations	s48(1)(a)(i)
13.3 - Marton to Bulls Centralisation - Engagement of expert consultants services	To enable commercially sensitive information to be discussed without impacting any negotiations for this work. s7(2)(b)(ii) - Commercial Position s7(2)(h) - Commercial Activities	s48(1)(a)(i)

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interests protected by Section 6 or Section 7 of the Act which would be prejudiced by the holding or the whole or the relevant part of the proceedings of the meeting in public as specified above.

Cr D Wilson/Cr S Loudon. Carried

14 Open Meeting

The meeting went into open session 4.32pm

Resolved minute number 24/RDC/083

That the public excluded meeting move into an open meeting, and the below recommendations be confirmed in the open meeting:

24/RDC/085 - 24/RDC/090

Cr C Raukawa/Cr D Wilson. Carried

The meeting closed at 4.32pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 24 April 2024.

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Chairperson