



Rangitikei District Council

Telephone: 06 327-0099

Facsimile: 06 327-6970

**Rangitikei**  
UNSPOILT...

# Council Meeting Order Paper

**Thursday, 26 February 2015,  
1.00 pm**

**Council Chamber, Rangitikei District Council  
46 High Street, Marton**

**Website:** [www.rangitikei.govt.nz](http://www.rangitikei.govt.nz)

**Email:** [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)

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**Chair**

His Worship the Mayor, Andy Watson

**Deputy Chair**

Cr Dean McManaway

**Membership**

Councillors Cath Ash, Richard Aslett, Nigel Belsham, Angus Gordon, Tim Harris,  
Mike Jones, Rebecca McNeil, Soraya Peke-Mason,  
Ruth Rainey, Lynne Sheridan

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**Please Note:** Items in this agenda may be subject to amendments or withdrawal at the meeting. It is recommended therefore that items not be reported upon until after adoption by the Council. Reporters who do not attend the meeting are requested to seek confirmation of the agenda material or proceedings of the meeting from the Chief Executive prior to any media reports being filed.



# Rangitikei District Council

## Council Meeting

Order Paper – Thursday 26 February 2015 – 1:00 p.m.

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\*Note: the draft Town Centre Plans for Taihape and Marton are available on Council's website under *Community Services > Town Centre Plans*

**1 Welcome**

**2 Public forum**

Representatives from the Mangaweka Play Centre will speak to Council.

**3 Apologies/Leave of absence**

**4 Members' conflict of interest**

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of items on this agenda.

**5 Confirmation of order of business**

That, taking into account the explanation provided why the item is not on the meeting agenda and why the discussion of the item cannot be delayed until a subsequent meeting, ..... be dealt with as a late item at this meeting.

**6 Confirmation of minutes**

**Recommendation**

That the Minutes and Public Excluded Minutes of the Council meeting held on 29 January 2015 be taken as read and verified as an accurate and correct record of the meeting.

**7 Mayor's report**

A report is attached.

File ref: 3-EP-3-5

**Recommendation**

That the Mayor's report to Council's meeting on 26 February 2015 be received.

**8 Administrative matters – February 2015**

A report is attached.

File ref: 5-EX-4

**Recommendations**

- 1 That the report 'Administrative matters – February 2015' be received.
- 2 That Council authorises the Chief Executive to prepare a draft Phase 2 application to the Ministry for Primary Industry's Irrigation Acceleration Fund to further investigate

decentralisation of the Hunterville Rural Water Supply, on the basis that there will be a sharing of costs for the project between the Ministry and the Council, and that the draft application be presented to Council for approval.

- 3 That Council notes an application is being made to the Ministry of Health's Capital Assistance Programme for a subsidy to upgrade the Hunterville town supply through using one or more bores rather than the rural supply scheme.
- 4 That Council continues to provide a discount to non-profit community organisations using Council-managed halls, charging one fifth of the base hireage fee throughout the year, and that the delegation to waive such fees entirely is withdrawn
- 5 That Council continues to provide a discount to non-profit community organisations for non-contact sporting or other recreational activities on Council parks, and that the delegation to waive such fees entirely is withdrawn.
- 6 That Council, with respect to consent and other fees set under the Building Act 2004 incurred by a local non-profit community organisation (other than government levies),

EITHER

agrees that the Chief Executive be delegated to remit up to 25% of the internal consenting fees or up to \$2,000 (whichever is the greater)

OR

reserves to itself any decision to remit or waive any such fees.

- 7 That Council, with respect to administrative charges set under the Resource Management Act 1991 incurred by a local non-profit community organisation (other than government levies),

EITHER

agrees that the Chief Executive be delegated to remit up to 25% of the internal consenting fees or up to \$2,000 (whichever is the greater)

OR

reserves to itself any decision to remit or waive any such fees.

- 8 That Council, with respect to the application from the Mangaweka Play Centre for a remission of building consent fees for the rebuild at 4 Broadway, Mangaweka,

EITHER

authorises the Chief Executive to remit such fees in terms of resolution 14/RDC/... made at Council's meeting on 26 February 2015

OR



approves a remission of \$.....

OR

declines the request

- 9 That, having regard for the damage done by the recent fire in the Santoft area, Council approve a grant of \$277.40 to the owners of 1105E Santoft Road in lieu of remitting one instalment of the rates due.
- 10 That Council agrees to the installation of a raised pedestrian platform on Broadway, Marton (near Centennial Park), incorporating kerb extensions and a centre island at an estimated cost of \$..... to be funded from unsubsidised roading

## **9 Options for Manfeild Trust**

His Worship the Mayor will lead discussion on this item.

## **10 Options for recovering the costs of damage to roads from forestry harvesting**

A report is attached.

File ref: 3-PY-1-11

### **Recommendations**

- 1 That the report 'Options for recovering the costs of damage to roads from forestry harvesting' be received.
- 2 That Council defer the consideration of implementing a differential rating system to recover the costs of damage to roads from forestry harvesting until the 2018/28 Long Term Plan cycle or until national guidance for managing the impact of heavy vehicles on low volume roads is released by the Road Controlling Authorities Forum.
- 3 That forestry harvesting provisions are not included as part of a future District Plan change.
- 4 That a further report on the potential for a bylaw to regulate the use of local roads by logging trucks be prepared for consideration at a subsequent meeting of the Assets/Infrastructure Committee, together with a proposed engagement plan with affected property owners and the relevant industry organisations.

## **11 Acceptance of Tender for Contract C976 Ratana New Water Mains**

A report is attached

File ref: 5-CM-1-976

### **Recommendations**

- 1 That the report on Acceptance of Tender for Contract C976 Ratana New Water Mains be received.
- 2 That the Council award Contract **C976** to **I.D. Loader Limited** for the sum of three hundred and one thousand, one hundred and sixty dollars (\$301,160.50) including \$30,000 contingency, excluding GST.

## **12 Electricity Contract Renewal**

A report is attached

File ref: 3-CF-4-9

### **Recommendations**

- 1 That the report 'Electricity Contract Renewal' be received.
- 2 That Council indicates the term of contract desired (1 year or 2 years).
- 3 That Rangitikei District Council sign a contract with Meridian Energy, aligned with the Rangitikei District Council contract (with alignment of contracts contingent on acceptance by Manawatu District Council).

## **13 Draft Dangerous and Insanitary Buildings Policy – adoption for consultation**

It is a statutory requirement under section 131 of the Building Act 2004 for every Council to have a Dangerous and Insanitary Buildings Policy. Section 132(4) of that Act requires the policy to be reviewed by Council every five years although the policy will not cease to have effect if such a review is not undertaken within the prescribed timeframe. Having reviewed the policy, Council must use the special consultative procedure as set out in section 83 of the Local Government Act 2002 prior to adopting the policy.

At its meeting on 12 February 2015, the Policy/Planning Committee considered the draft Dangerous and Insanitary Buildings Policy and have recommended to Council that the draft policy, Statement of Proposal, Summary of Information and Submission form be adopted for consultation using the special consultative procedure prescribed by the LGA 2002.

These documents are attached together with the engagement plan.

### **Recommendation**

That the proposed Dangerous and Insanitary Buildings Policy, Statement of Proposal, Summary of Information and Submission Form [without amendment/as amended] be adopted for public consultation using the special consultative procedure prescribed by the Local Government Act 2002 during the period 2 March 2015 to 2 April 2015.

## **14 Draft Policy on Disposal of Surplus Lands and Buildings**

At its meeting on 30 October 2014, Council approved the draft Policy on Disposal of Surplus Lands and Buildings Policy for public consultation from Monday 3 November 2014 until Monday 2 February 2015. During this period one submission was received.

At its meeting on 12 February 2015 the Policy/Planning Committee considered this submission and recommend to Council that the draft Policy on Disposal of Surplus Lands and Buildings be adopted without amendment.

The draft Policy and a copy of the submission are attached.

### **Recommendation**

That the draft Policy on Disposal of Surplus Lands and Buildings be adopted to come into effect from 2 March 2015.

## **15 Adoption of the Town Centre Plan for Marton**

A report is attached. The final draft of the Town Centre Plan for Marton is circulated to Elected Members and available on Council's website.

File ref: 1-CP-7-4

### **Recommendation**

- 1 That the memorandum 'Adoption of the draft Marton Town Centre Plan' be received.
- 2 That the Council thanks those who have contributed to the work of the Steering Group as the draft Marton Town Centre Plan has evolved.
- 3 That the Council adopts the final draft Marton Town Centre Plan and includes it in the consultation process for the draft 2015-25 LTP.

## **16 Adoption of the Town Centre Plan for Taihape**

A report is attached. The final draft of the Town Centre Plan for Taihape is circulated to Elected Members and available on Council's website.

File ref: 1-CP-7-1

### **Recommendation**

- 1 That the memorandum 'Adoption of the draft Taihape Town Centre Plan' be received.
- 2 That the Council thanks those who have contributed to the work of the Steering Group as the draft Taihape Town Centre Plan has evolved.
- 3 That the Council adopts the final draft Taihape Town Centre Plan and includes it in the consultation process for the draft 2015-25 LTP.

4 That the Council:

- a. notes the areas of concern raised by the Taihape Town Centre Plan Steering Group;
- b. recognises that the community would welcome some refurbishment or redevelopment of the Taihape Town Hall site, but that further consensus is required on the nature of that refurbishment/redevelopment;
- c. undertakes an investigation to establish whether the Taihape Area School hall can be modified to adequately cater for 5-7 large events each year and whether a MOU can be negotiated to ensure suitable availability of the hall, what the cost will be and whether it adequately meets all the needs of the large events; and that any MOU agreement needs to be confirmed by the Ministry of Education first;
- d. undertakes to facilitate a process to urgently develop a similar or greater consensus relating to recreational facilities at Memorial Park, involving the Taihape Memorial Park Users group and Clubs Taihape, with a view to being able to include the outcome in the final Long-Term Plan; and
- e. develops a process that involves both the Taihape Community Board and the Taihape Community Development Trust in implementing community-led place-making projects in the town in the 2015-2018 period

## 17 2015/25 Long Term Plan

A presentation will be provided to the meeting reflecting updated financial information.

## 18 Documents for concurrent consultation with 'What's the Plan Rangitikei...'

Two documents associated with the Long Term Plan need to be consulted on at the same time as 'What's the Plan Rangitikei..' (i.e. the 'Consultation Document' specified in section 93A of the Local Government Act 2002. These are:

### (i) Revenue and financing policy

Council has previously endorsed this policy in principle, so that it could be used as the basis for calculating the funding implications of the 2015/16 budgets. The intention was to review the policy once the budgets had been prepared. An assessment of what that review could mean in finalising the draft policy will be presented to the meeting.

While it is no longer necessary to use the special consultative procedure of the Local Government Act 2002 prior to adopting the policy, Council must satisfy the requirements of section 82 of that Act. In practice, this means applying the thresholds and engagement principles set out in Council's significance and engagement policy.

The policy is significant because of its major effect on Council's operations. The engagement plan will be provided to Council's next meeting with a final draft of the policy: logically, the consultation period and focus is the same as for 'What's the Plan Rangitikei...'

**(ii) Schedule of fees and charges for 2015/16**

In developing the budgets for the Long Term Plan, the projected revenue from fees and charges applying to the use of Council's facilities and services has been adjusted upwards by 3%. The primary determinant of the amount of fees and charges is the revenue and financing policy.

While most of Council's fees and charges are set at Council's discretion (and able to be changed during the year), this is not the case for some – notably administrative charges under the Resource Management Act 1991 (for which the special consultative procedure must be used prior to setting). Fees under the Dog Control Act may not be changed during the year, and that Act does not require any public consultation (although it does require public notification of the fees in local newspapers). Council also provides a number of services whose fees are set by regulation.

Notwithstanding the varying authorities and requirements for Council's fees and charges, it is appropriate to apply the significance and engagement policy to the draft Schedule, bearing in mind that, fees and charges, like rates, define the value placed on the provision of facilities and services. Therefore there is a potentially high interest across the community. The engagement plan will be provided to the next meeting with the proposed draft Schedule for 2015/16. As with the draft revenue and financing policy, the consultation period and focus is the same as for 'What's the Plan Rangitikei...'

## **19 Marton Railway Station – subway neglect**

A copy of an article on the topic is attached.

His Worship the Mayor will lead discussion on this item. The key outcome is to ensure that the subway remains open and adequately maintained.

## **20 Receipt of committee minutes and resolutions to be confirmed**

### **Recommendations**

1 That the minutes of the following meetings be received:

- Taihape Community Board, 4 February 2015
- Hunterville Rural Water Supply Management Committee, 9 February 2015
- Te Roopu Ahi Kaa, 10 February 2015
- Bulls Community Committee, 10 February 2015
- Erewhon Rural Water Supply Management Sub-Committee, 11 February 2015
- Marton Community Committee, 11 February 2015 *to be tabled*
- Assets/Infrastructure Committee, 12 February 2015
- Policy/Planning Committee, 12 February 2015
- Ratana Community Board, 17 February 2015



- 2 That the following recommendations from the Taihape Community Board dated 4 February 2015 be confirmed:

**15/TCB/005**

That more emphasis is placed in the work programme for the MoU organisations on getting events on to [www.rangitikei.com](http://www.rangitikei.com)

**15/TCB/016**

~~That the Taihape Community Board recommend that Council notes the Chair's report from the Taihape Town Centre Plan Steering Group dated 28 January 2015 and gives consideration to its recommendations.~~

**15/TCB/017**

~~That the Taihape Town Centre Plan Steering Group goes into recess after the Taihape Community Boards recommendations have been submitted resulting from the draft Taihape Town Centre Plan.~~

**15/TCB/018**

~~That the Taihape Community Board recommend that Council notes the Chair's report from the Taihape Town Centre Plan Steering Group dated 2 February 2015 and gives consideration to its recommendations.~~

**15/TCB/021**

~~That the Taihape Community Board recommends that Council adopts the draft Taihape Town Centre Plan taking into account the Taihape Steering Group views and includes it in the consultation process for the draft 2015/25 LTP.~~

**15/TCB/022**

~~That an investigation is undertaken to establish whether the Taihape Area School hall can be modified to adequately cater for 5-7 large events each year and whether a MOU can be negotiated to ensure suitable availability of the hall, what the cost will be and whether it adequately meets all the needs of the large events; and that any MOU agreement needs to be confirmed by the Ministry of Education first.~~

**15/TCB/023**

~~That the Taihape Community Board consider further options for developing recreation and leisure facilities on Memorial Park after scope and location of such options has been presented to the Taihape Community Board by the Memorial Park Users Group including Clubs Taihape.~~

**15/TCB/024**

~~That the Taihape Community Board recommends that Council negotiate with the Taihape Community Development Trust so that the Trust will be responsible for the 'Placemaking' projects with the Taihape Community Board approving each project.~~

- 3 That the following recommendation from the Hunterville Rural Water Supply Management Sub-Committee dated 9 February 2015 be confirmed:

**15/HRW5/007**

That the Hunterville Rural Water Supply Scheme Management Sub-Committee approves the work as outlined in quote Q14158A from Alf Downs Contracting Electricians Ltd, and asks that Council staff work with Alf Downs Contracting Electricians Ltd to spread the cost of the work over two financial years, 2014/15 and 2015/16.

- 4 That the following recommendation from the Te Roopu Ahi Kaa Komiti dated 10 February 2015 be confirmed:

**15/IWI/004**

That Council be invited to join the Komiti's next hui (on 14 April 2015) with the objective of sharing long-term perspectives and mechanisms to secure greater collaboration between Iwi and Council in the Rangitikei.

- 5 That the following recommendation from the Bulls Community Committee dated 11 February 2015 be confirmed:

**15/BCC/004**

That the kowhai tree between Platts Pharmacy and the Bulls Library be removed.

- 6 That the following recommendations from Policy/Planning Committee dated 12 February 2015 be confirmed:

**15/PPL/005**

~~That the proposed Dangerous and Insanitary Buildings Policy, Statement of Proposal, Summary of Information and Submission Form (as amended) be recommended to Council for formal adoption for public consultation using the special consultative procedure prescribed by the LGA 2002.~~

**15-PPL/008**

~~That the Policy/Planning Committee recommends to Council that the draft Policy on Disposal of Surplus Lands and Buildings be adopted without amendment.~~

## 21 Late items

## 22 Future items for the agenda

## 23 Public excluded

### Recommendation

I move that the public be excluded from the following parts of the proceedings of this meeting, namely:

Item 1: Proposed Bulls Community Centre

The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation to this matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of the matter to be considered	Reason for passing this resolution in relation to the matter	Ground(s) under Section 48(1) for passing of this resolution
Item 1 Proposed Bulls Community Centre	Briefing contains information which it is necessary to withhold to enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)  <i>Section 7(2)(i)</i>	Section 48(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.

## 24 Next meeting

Thursday 26 March 2015, 1.00 pm

## 25 Meeting closed

# Attachment 1

# Rangitikei District Council

## Council Meeting

Minutes – Thursday 29 January 2015 – 9:30 a.m.

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<b>Present:</b>	His Worship the Mayor, Andy Watson Cr Dean McManaway Cr Cath Ash Cr Richard Aslett Cr Nigel Belsham Cr Angus Gordon Cr Tim Harris Cr Mike Jones Cr Rebecca McNeil Cr Soraya Peke-Mason Cr Ruth Rainey Cr Lynne Sheridan
<b>In attendance:</b>	Mr Ross McNeil, Chief Executive Mr Michael Hodder, Community & Regulatory Services Group Manager Mr George McIrvine, Finance & Business Support Group Manager Mr Hamish Waugh, Infrastructure Group Manager Ms Denise Servante, Senior Policy Analyst Ms Gaylene Prince, Community & Leisure Services Team Leader Ms Samantha Whitcombe, Governance Administrator
<b>Tabled document</b>	Item 17: Aerial map of proposed works for Ratana water treatment plant

## **1 Welcome**

His Worship the Mayor welcomed everyone to the meeting.

## **2 Council prayer**

Cr Aslett read the Council Prayer.

## **3 Public forum**

No one had asked to speak at Public Forum.

## **4 Apologies/Leave of absence**

That the apology for lateness from Cr Gordon be received.

Cr McManaway / Cr Peke-Mason. Carried

## **5 Members' conflict of interest**

Members were reminded of their obligation to declare any conflicts of interest they might have in respect of items on this agenda.

## **6 Confirmation of order of business**

His Worship the Mayor informed Council that he did not envisage a change to the order of business from that shown in the order paper.<sup>1</sup>

## **7 Confirmation of minutes**

Resolved minute number	15/RDC/001	File Ref
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That the Minutes and Public Excluded Minutes of the Council meeting held on 11 December 2014 be taken as read and verified as an accurate and correct record of the meeting.

Cr Aslett / Cr Belsham. Carried

## **8 Mayor's report**

His Worship the Mayor spoke briefly to his report. He apologised for not getting to the Ohingaiti Sports Day, noting that the Deputy Mayor had told him it had been a very good day. The pop-up shop at Wilson Park during the County Music Festival had earned \$400 which he had passed to the Marton Town Centre Steering Group. Cr Peke-Mason took the

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<sup>1</sup> Subsequently, having regard for staff availability, His Worship took item 17 after item 10.

opportunity to acknowledge the presence of His Worship the Mayor and other Councillors at the Rātana Celebrations on 23 January 2015 and the generous koha from Council.

**Resolved minute number**                      **15/RDC/002**                      **File Ref**                      **3-EP-3-5**

That the Mayor's report to Council's meeting on 29 January 2015 be received.

His Worship the Mayor / Cr Peke-Mason. Carried

Council agreed with the Mayor's recommendation in his report that he write to Mr James Howard and Hon. Tariana Turia for their recent awards in the New Year Honours.

## **9 Administrative matters – January 2015**

Mr McNeil spoke to the report focusing on the points to be made in Council's submission to the Horizons Regional Land Transport Plan.

**Resolved minute number**                      **15/RDC/003**                      **File Ref**                      **5-EX-4**

That the report 'Administrative matters – January 2015' be received.

Cr Jones / Cr Aslett. Carried

**Resolved minute number**                      **15/RDC/004**                      **File Ref**                      **5-EX-4**

That Council advocates for the implementation of increased commuter/passenger transportation services to and from the District, and works together with Horizons Regional Council to define the specific outcomes of this service.

Cr Ash / Cr Gordon. Carried

**Resolved minute number**                      **15/RDC/005**                      **File Ref**                      **5-EX-4**

That the Mayor be authorised to sign a submission to the draft Horizons Regional Land Transport Plan which:

- supports the identified priorities;
- requests inclusion (as part of Strategic Priority 3) of the need to provide access to land-locked parcels of land so that their productive use and contribution to the national economy can be maintained; and
- recommends inclusion (as part of Strategic Priority 2) of developing more resilient flood protection on SH3 at Whangaehu.

Cr Jones / Cr Peke-Mason. Carried

**Resolved minute number**                      **15/RDC/006**                      **File Ref**                      **5-EX-4**

That Council endorses the Mayor's reappointment of Alan Thomas as a trustee to the Powerco Wanganui Trust, effective 31 March 2015.

Cr Jones / Cr McManaway. Carried

**Resolved minute number**                      **15/RDC/007**                      **File Ref**                      **5-EX-4**

That objections to the proposed partial road closure of Papakai Road to permit the Taihape District Car Club to hold a hill climb event on Saturday 14 March 2015 are considered and determined by the Mayor, Deputy Mayor and Chief Executive.

Cr Belsham / Cr Gordon. Carried

**Resolved minute number**                      **15/RDC/008**                      **File Ref**                      **5-EX-4**

That Council confirms/amends in a further public notice, as required by the Transport (Vehicular Traffic Road Closure) Regulations 1965, the publicly notified intention to close part of Papakai Road to permit the Taihape District Car Club to hold a hill climb event on Saturday 14 March 2015.

Cr Peke-Mason / Cr Rainey. Carried

#### **Resolved**

That, in terms of Council's rates remission policy with regard to development, the application for rates remission made by Village Milk Marton/Bulls for the site at 1448 Wellington Road, Marton, is approved in principle.

Cr Aslett / Cr Sheridan. Carried

#### **Motion**

That, in terms of Council's rates remission policy with regard to development, the application for rates remission made by Village Milk Marton/Bulls for the site at 1448 Wellington Road, Marton, is approved to a sum of \$1,500 for one year.

Cr Sheridan / Cr McNeil.

### **Amendment**

That, in terms of Council's rates remission policy with regard to development, the application for rates remission made by Village Milk Marton/Bulls for the site at 1448 Wellington Road, Marton, is approved to a sum of \$1,000 for one year.

Cr Peke-Mason / Cr Aslett Carried

**Resolved minute number**                      **15/RDC/009**                      **File Ref**                      **5-EX-4**

That, in terms of Council's rates remission policy with regard to development, the application for rates remission made by Village Milk Marton/Bulls for the site at 1448 Wellington Road, Marton, is approved to a sum of \$1,000 for the period of one year(s)

Cr Sheridan / Cr McNeil. Carried

**Resolved minute number**                      **15/RDC/010**                      **File Ref**                      **5-EX-4**

That the Schedule of Fees 2014/15 is amended with respect to the Certificate of Acceptance to be:

Certificate of Acceptance for unconsented work done under urgency (sections 42 and 96(1)(b) of the Building Act)

\$282.00

Certificate of Acceptance for unconsented work which was not done under urgency (section.96(1)(a) Building Act 2004)

\$564.00 plus fees, charges and levies that would have been payable if a consent had been applied for before the work was carried out.

Cr Sheridan / Cr Peke-Mason. Carried

## **10 Audit/Risk Committee – appointment of independent Chair and date for first meeting**

His Worship the Mayor spoke briefly to the item. Mr McNeil suggested that it would be a good idea to set the final programme of meetings for the Audit/Risk Committee in conjunction with the Chair. It was also suggested that the authority to set the annual remuneration for the Chair, within the \$10,000 cap set by Council, lies with the Chief Executive. Council agreed with these suggestions.



## **17 Acceptance of recommendation to negotiate Contract C97S for the new Ratana Water Treatment Plant**

Mr Waugh spoke to the report, outlining the process to be undertaken for the design and construction phases of the project, and tabled a map of the proposed works. He confirmed that the new reservoir would provide a 48 hour capacity and able to meet potential demand from the proposed subdivision. The current storage tank and bore was of interest to the neighbouring dairy farmer: using it would not affect the extraction limits for the new bore.

The terms of the subsidy from the Ministry of Health required work to be complete by end of June 2015. However, Mr Waugh was confident that the subsidy would not be lost if the work was not fully complete; communication on progress with the project would be maintained with Ministry officials.

<b>Resolved minute number</b>	<b>15/RDC/011</b>	<b>File Ref</b>	<b>1-CM-1-975</b>
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- |   |   |  |  |
|---|---|--|--|
| 1 | That the report on the recommended procurement process for Contract C975 for the new Ratana Water Treatment Plant be received.  |  |  |
| 2 | That a negotiated contract for the design and construction of the new Ratana Water Treatment Plant be entered into with Filtration Technology Ltd with a target cost of not more than \$587,000 including a 10% contingency sum plus GST. |  |  |

Cr Peke-Mason / Cr McManaway. Carried

Cr Ash left the meeting 10.30 am, returning 10.38 am.

## **11 Financial Highlights and Commentary to 31 December 2014**

Mr McIrvine spoke briefly to the Financial Highlights, giving a brief overview of the commentary provided in the report.

<b>Resolved minute number</b>	<b>15/RDC/012</b>	<b>File Ref</b>
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That the report 'Financial Highlights and Commentary to 31 December 2014' be received.

Cr Jones / Cr Belsham. Carried

Meeting adjourned 10.51am / reconvened 11.01 am

## **12 Half-year Statement of Service Performance**

Mr Hodder spoke briefly to the Half-Year Statement of Service Performance, giving a brief overview of the main changes from the half-year statement for 2013/14.

<b>Resolved minute number</b>	<b>15/RDC/014</b>	<b>File Ref</b>
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That the Statement of Service Performance 1 July – 31 December 2014 be received.

Cr Aslett / Cr Belsham. Carried

### **13 Long Term Plan – Walkthrough of Consultation Document**

Mr McNeil narrated a PowerPoint presentation on the 2015-25 Long Term Plan Consultation Document ('What's the Plan Rangitikei...?').

### **14 Update on 2015-25 Long Term Plan (January 2015)**

This item was discussed during the previous item.

**Resolved minute number**                      **15/RDC/015**                      **File Ref**                      **1-LTP2015-2**

That the report "Update on 2015 -25 Long Term Plan (January 2015)" be received.

Cr Belsham / Cr McManaway. Carried

### **15 Draft work programme 2015-2018 with the MOU partner agencies for inclusion in the draft 2015-25 Long Term Plan**

Ms Servante spoke briefly to the report giving a brief outline of the proposed work programmes for council's MOU agencies.

**Resolved minute number**                      **15/RDC/016**                      **File Ref**                      **3-GF-10**

That the report on "Draft work programme 2015-2018 with the MOU partner agencies for inclusion in the draft 2015-25 Long Term Plan" be received.

Cr Jones / Cr Sheridan. Carried

**Resolved minute number**                      **15/RDC/017**                      **File Ref**                      **3-GF-10**

That the Council confirms the draft work programme and invites the Marton and Bulls Community Committees, the Taihape Community Board, the Marton, Bulls and Taihape Town Centre Plan Steering Groups to provide comment during February 2015.

Cr Sheridan / Cr Belsham. Carried

### **16 Skate Parks in the Rangitikei District**

Ms Prince spoke briefly to the report.

**Resolved minute number**                      **15/RDC/018**                      **File Ref**                      **6-RF-1**

That the report, 'Skate Parks in the Rangitikei District' be received.

Cr McManaway / Cr Aslett. Carried

**Resolved minute number**                      **15/RDC/019**                      **File Ref**                      **6-RF-1**

That the draft 2015-25 Long Term Plan includes an option of \$30,000 to upgrade the skate parks in Bulls, Taihape and Marton as part of the key choices for Community and Leisure Assets.

His Worship the Mayor / Cr Gordon. Carried

## **18 Options for recovering the costs of damage to roads from forestry harvesting**

Mr McNeil spoke briefly to the report, giving a brief overview of the information provided within the report.

Council decided that there was not sufficient time during this meeting to discuss this item and requested that it be brought back to the 26 February 2015 meeting of Council.

**Resolved minute number**                      **15/RDC/020**                      **File Ref**                      **3-PY-1-11**

That the report 'Options for recovering the costs of damage to roads from forestry harvesting' lie on the table until the 26 February 2015 Council meeting.

Cr McManaway / Cr Rainey. Carried

## **19 Receipt of committee minutes and resolutions to be confirmed**

**Resolved minute number**                      **15/RDC/021**                      **File Ref**

That the minutes of the following meetings be received:

- ~~Turakina Community Committee, 4 December 2014 to be tabled~~
- ~~Turakina Reserve Management Committee, 4 December 2014 to be tabled~~
- Te Roopu Ahi Kaa, 9 December 2014
- Bulls Community Committee, 9 December 2014

Cr Aslett / Cr Belsham. Carried

**Resolved minute number**                      **15/RDC/022**                      **File Ref**

That the following recommendation from Bulls Community Committee dated 9 December 2014 be received and referred to staff for comment:

**14/BCC/079**

That the Bulls Community Committee recommends to Council that the speed limit along Parewanui Road, from the 50km/h sign to Ferry Road, be reduced to 70km/h.

Cr Sheridan / Cr Gordon. Carried

## 20 Late items

None

## 21 Future items for the agenda

Meeting adjourned 11.55am / reconvened 3.10 pm

## 22 Public excluded

**Resolved minute number**                      **15/RDC/023**                      **File Ref**

I move that the public be excluded from the following parts of the proceedings of this meeting, namely:

Item 1: Proposed Bulls Community Centre

The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation to this matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of the matter to be considered	Reason for passing this resolution in relation to the matter	Ground(s) under Section 48(1) for passing of this resolution
Item 1 Proposed Bulls Community Centre	Briefing contains information which it is necessary to withhold to enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)  <i>Section 7(2)(i)</i>	Section 48(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 McManaway / Cr Aslett. Carried

## **23 Open meeting**

Resolved minute number                      **15/RDC/024**                      **File Ref**

That Council moves back into open meeting.

Cr Harris / Cr Sheridan. Carried

## **24 Next meeting**

Thursday 26 February 2015, 1.00 pm

## **25 Meeting closed – 3.45pm**

Confirmed/Chair: \_\_\_\_\_

Date: \_\_\_\_\_



# Attachment 2

## REPORT

Subject: **Mayor's Report**

To: Council

From: Andy Watson  
Mayor

Date: 20 February 2015

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- 1 Recently the District suffered a serious fire at Santoft and, while full reports have not been presented to Council, it would seem as though a disregard of the fire ban has caused a significant event. We owe our thanks to the many rural firefighters, local contractors and farmers for their assistance who provided resources and labour to limit the size of the disaster.
- 2 This month I spent three days in Wellington the first two of which were at the "Mayor's Task Force for Jobs" meeting attended by a number of Mayors, where we had the opportunity to meet with senior government officials from several departments. The focus of these meetings was to look for opportunities to support youth and employment. These meetings are invaluable to me as a relatively new Mayor; I am given the opportunity to learn from some very good operators.
- 3 The following day I had a meeting with the Minister of Treaty Settlements, Hon Chris Finlayson regarding land-locked land. This meeting was fantastic, the Minister welcomed the approach and said the timing for work to be done was perfect. He suggested that I write to him seeking advice and financial support to pursue this matter, which I have done and is attached for Councillors information. For the first time since I have been in Council I see the real potential to resolve some of these issues. To put this in perspective we think that up to 20% of the total land in the Rangitikei maybe in this category and if brought into production it could bring in an extra \$40 million dollars of GDP to the district.
- 4 Currently the hearings for Bonny Glen are being held in the Manawatu, I apologise to our ratepayers that the Hearing should and could have been held locally. I would also like to congratulate Cr Soraya Peke-Mason for the commitment she has shown to her ward in being proactive over this matter for a long time.
- 5 Congratulations and thanks are also due to the Deputy Mayor Dean for the job he did in representing our District at the Hearings on the draft Regional Land Transport Plan while I was in Wellington.
- 6 Council will be adopting its Consultation Document on the Long Term Plan in March. The opportunity for the public to make submissions on the Plan will be from 1 April until 1 May. During that time we have scheduled in community meetings in areas we previously visited during the early consultation period for the LTP. We will also attend all the community board and community committees during April to provide a

presentation and opportunity to engage with these communities. These meetings are very important and I will attend the majority of these. I ask that when the meetings are held in your areas that you come along and engage with your communities, this is one of the most important documents this Council will produce. A schedule of meetings is attached to this report so you can put the dates in your diaries.

- 7      Fantastic news, we have just had the latest census results and for the first time in many years our population is growing – yeah – move over Auckland we are coming through!

Andy Watson  
**Mayor**

# *Appendix 1*

## Mayors Meetings and Engagements

February 2015

Date	Event
2	Attended District Licensing Hearing Met with 2 local residents Attended Taihape Town Centre Plan steering group meeting
3	Attended meeting re Marton hanging baskets Meetings with locals re jujitsu and netball
4	Based in Taihape for afternoon to answer any questions on Taihape Town Centre Plan Attended Taihape Community Board meeting
5	Based in Taihape for morning to answer any questions on Taihape Town Centre Plan Attended Santoft fire event
9, 10	Attended Mayoral Taskforce for Jobs meeting in Wellington
11	Meet with Hon Chris Finlayson re land locked land, with Richard Steedman
12	Attended: <ul style="list-style-type: none"> <li>- Assets/Infrastructure Committee meeting</li> <li>- Red Cross Luncheon for Volunteers</li> <li>- Policy/Planning Committee meeting</li> <li>- Pre-hearing meeting for Cobbler building</li> </ul>
13	With CE met with Greg Carlyon and farmers from Summerhall lane re water scheme
16	Attended Audit and Risk Committee workshop in Rotorua
17	Meetings with: <ul style="list-style-type: none"> <li>- Barry Williams re ANZAC Commemorations</li> <li>- Ian Wilson, CDEM</li> <li>- Mangaweka Playcentre</li> </ul> Attended Ratana Community Board meeting
18	Attended LGNZ 3 Waters Workshop, with CE and Cr McManaway Attended Rangitikei.com workshop
19	Attended Marton Town Centre Plan steering group meeting
20	Meet with LGNZ re Local Government reputation and index
23	Meeting with MDC Shared Service Working Group
24	Regular catchup with Jayme Anderson
25	Based at Taihape for the morning Meet with Ministry of Social Development representatives
26	Attend Finance/Performance Committee meeting and Council meeting

## *Appendix 2*



18 February 2015

Hon Chris Finlayson  
Minister of Treaty Settlements  
Private Bag 18041  
Parliament Buildings  
**WELLINGTON 6160**

Dear Minister Finlayson

Thank you for the recent opportunity to meet to discuss the very important issue of land-locked Maori land, which affects up to 20% of the land area of our Rangitikei District.

The absence of free and formal access to these lands has presented the Maori owners with an insurmountable challenge in terms of their ability to utilise their whenua for traditional purposes and to unlock the inherent development potential that exists in these properties. In recent years representatives of the owners of these lands have expressed to the Council their long-standing frustration about this situation - and the apparent uncertainty on the part of national agencies about how to address this problem, which I understand dates back to the original surveys undertaken in the region.

This Council has recently signalled a formal commitment to work with the owners of land-locked Maori land to explore ways in which access issues can be resolved. This policy position is one of advocacy, in that Council can play a role in working with other land owners to facilitate access to land-locked land. I have had one productive meeting in this regard. However, despite Council's willingness to advocate in this space, our ability to affect a permanent solution is restricted – both in terms of capacity (staff resources) and capability (the means by which a permanent solution can be found).

I am encouraged by your desire to bring about a solution to this long-standing problem. It would be very timely given the current Government-funded Manawatu-Wanganui Regional Growth Study project which, I'm sure, will highlight the inherent development potential in these lands, and the benefits such development can bring to local Iwi/hapu and the wider Rangitikei community.

I believe that finding an enduring solution to this issue needs a Government-led approach, and I hope you will obtain agreement for the Government to commit the necessary resources to achieve the positive outcome we all seek. I certainly offer my Council's support in this regard.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andy Watson', with a stylized flourish at the end.

Andy Watson  
**Mayor of Rangitikei**

*Copy to:*

Pahia Turia, Chair Te Roopu Ahi Kaa  
Richard Steedman



## *Appendix 3*

## LTP Public Meetings – April 2015

Date and Time	Location
1 April – 5.30pm	Taihape Community Board – Council Chamber Taihape Town Hall
2 April – 7.30pm	Turakina Community Committee - Ben Nevis Hotel, SH3, Turakina
7 April – 6.30pm	Omatane – Omatane Hall, 5454 Omatane Rd, Taoroa Junction
8 April – 7.00pm	Marton Community Committee – Centennial Park Pavilion, Totara St, Marton
9 April – 7.00pm	Koitiata – Koitiata Hall 58 Wainui Rd, Koitiata
13 April – 6.30pm	Mangaweka – Mangaweka Hall Koraenui Street, Mangaweka
14 April – 5.30pm	Bulls Community Committee – Supper Room, Bulls Town Hall
14 April – 7.00pm	Tutaenui – Tutaenui Hall, 6 Griffins Rd, Marton
15 April – 6.30pm	Okirae – Makuhou Hall, 893 Makuhou Rd near Turakina Valley Rd intersection, Tutaenui
16 April – 6.30pm	Moawhango – 2844 Wherewhere Rd, Moawhango
20 April – 6.30pm	Hunternville Community Committee – Library, Hunternville Town Hall, Bruce St Hunternville
21 April - 6.30pm	Ratana Community Board - Tari o Turetangata Office, Manuao, Ratana Paa
22 April – 6.30pm	Papanui – Papanui Junction School 5642 Turakina Valley Rd Ruanui 4791

# Attachment 3



**Rangitikei**  
UNUSUS...  
UNUSUS...

# REPORT

SUBJECT:           **Administrative matters - February 2015**

TO:                 Council

FROM:             Ross McNeil, Chief Executive

DATE:             18 February 2015

FILE:              5-EX-4

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## **1 Strategic water assessment – next steps**

- 1.1 At its meeting on 27 November 2014, Council received the 'End of project' report on the Strategic Water Assessment. That contained ten recommended courses of actions, and Council requested a report on these to a subsequent meeting.
- 1.2 Since then, the focus of work has been on two matters. The first has been to engage with the Ministry for Primary Industries about support from the Irrigation Acceleration Fund for a project to investigate decentralisation of the Hunterville Rural Water Supply Scheme, to enable intensification of land use within the area serviced by the scheme as well as allow new landowners to connect to the scheme for stockwater purposes. Decentralisation could mean developing alternate water sources (both surface water and groundwater) to reduce the scheme's current reliance on the single river take and the high costs of pumping it to storage tanks. Any investigations would also include considering to what extent Council's existing water-related infrastructure could support land intensification, and what scope existed for localised irrigation.
- 1.3 A meeting with representatives from the Ministry and Horizons was held earlier this month. The project has a good fit with the Regional Growth Study, whose report – due by the end of March 2015 – will confirm smart use of water as a key issue. It would be helpful for Council to authorise proceeding with a Phase 2 application to the Ministry, on the basis that there is shared funding of the costs of the project.
- 1.4 The second matter has been the Hunterville town supply. As this draws from the Hunterville rural scheme (with subsequent treatment), it reduces the water available to farmers. It is also the most expensive urban scheme in the District. So finding an alternative water source could benefit both town consumers (lower cost) and farmers (more available water).

- 1.5 The Ministry of Health has invited applications for a final round of subsidies to upgrade schemes servicing fewer than 5,000 people. Late last year Opus was commissioned to prepare an application for the Hunterville town supply, including an investigation of bores near the supply and a preliminary design report. The due date for this application is 27 February 2015. The maximum rate of subsidy is 85%.

## **2 Fee discounts and waivers to non-profit community organisations**

### *Community facilities*

- 2.1 Council uses the general fee-making provisions of section 150 of the Local Government Act 2002 to set fees for the use of community facilities such as halls and parks. In both cases, the Schedule of Fees and Charges authorises the waiver of fees (but not deposits against damage) by the Chief Executive – and this has been delegated to the Community and Leisure Services Team Leader to apply.
- 2.2 In the case of parks, for non-contact sport and non-profit recreational users, 10% of the applicable fee is charged. In the case of halls, between May and October, local non-profit community organisations are given a discount of half the full fee if using the main hall and one quarter of the full fee if using another room. Between November and April, local, non-profit organisations are charged one-tenth of the full fee. These timing differences were implemented to reflect higher energy costs in the winter months, but there is currently no permanent heating at Taihape and the Marton Memorial Hall heaters are coin-operated. Key and damage deposits are outside the scope of these discounts. However, despite these specified discounts, as noted above, the Chief Executive is authorised to waive the fees entirely.
- 2.3 The primary purposes of these fees are to identify an exclusive use of a facility and to cover additional maintenance/cleaning costs. Fees contribute less than 5% of the overall operating costs of these facilities.
- 2.4 Other councils typically offer some discount to non-profit community organisations for use of community facilities, waiving some charges entirely and discounting others by varying amounts. The current fee structure for Rangitikei is ambiguous with the opportunity of total waiving of fees sitting alongside discounting provisions, and so it is recommended that this is discontinued and that the winter differential no longer be applied.
- 2.5 Any approved discounts will not apply to users of the pools as these are managed by external bodies. However, as the proposed fee structure is provided to Council prior to each swimming season, there is an opportunity to ask these bodies to consider discounts for non-profit community organisations.

### *Consents*

- 2.6 Sections 219 and 240 of the Building Act 2004 allow the Council to set its own fees for building consents and other services (such as a building warrant of fitness) delivered under the Act. However, the Council must collect the full amount of the building levy (calculated on the estimated value of the building work<sup>1</sup>) and pass that to the Ministry for Business, Innovation and Employment together with the BRANZ levy<sup>2</sup>. The Act is silent on waiving fees, so it is over to Council to determine this for itself. In general, fee waivers are determined by the Chief Executive, although some have been referred to Council: for example, in August 2011, Council's Strategic Planning & Policy Committee agreed to waive \$2,150 of remaining consent fees for the new Opportunity Shop rebuilt in Follett Street after fire destroyed the previous building. \$1,500 had already been paid. Currently, the only policy position for such waivers is for earthquake-prone buildings.<sup>3</sup>
- 2.7 Section 36 of the Resource Management Act 1991 requires Council to set administrative charges using the special consultative procedure. However, it specifically allows the Council, "in any particular case and in its absolute discretion, to remit the whole or any part of any charge of a kind referred to in this section which would otherwise be payable". This discretion has been delegated to the Environmental and Regulatory Services Team Leader. Currently there are no criteria to guide the exercise of this discretion, both in terms of the characteristics of the applicant and the extent of the fee remission. The possibility of a remission is noted neither in the Schedule of Fees and Charges nor in the current information brochure on resource consents.
- 2.8 No policy on discounts to non-profit community organisations for building or resource consents in other local authorities has yet been traced. However, some councils (such as Matamata-Piako) achieve this intent by establishing a designated fund. This has the advantage of providing a clearly understood process, but has the disadvantage of inflexibility – funds are committed which might not be used during the year, and there could be too many applications for the fund to meet. An alternative arrangement to a designated fund – if Council considered that non-profit community organisations should be given assistance in meeting the costs of consents – is to set a scale of remissions. This might be on the basis of up to 25% of the internal consenting costs or up to \$2,000 whichever is the greater; it could be delegated to the Chief Executive to publicise and implement. A higher discount would need Council approval. Government and industry levies would remain the responsibility of the applicant to pay in full.

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<sup>1</sup> Section 53.

<sup>2</sup> Building Research Levy Act 1969

<sup>3</sup> This includes reduced internal consent fees under the Incentives to address earthquake-prone buildings section of the Rates Remission Policy.

- 2.9 The likely financial impact of such a policy would be minor. There were four building consent application and one resource consent application during 2013/14 from bodies identified as non-profit community organisations. (This excludes schools.) If the suggested discounts had been applied, the foregone revenue would have been \$3,614.

### **3 Mangaweka Play Centre**

- 3.1 Mangaweka Play Centre operates in a building constructed around 1910. A recent structural engineering assessment found that the building was in generally poor condition and required a major upgrade, potentially uneconomic considering the possible shortfall in seismic strength.
- 3.2 The Play Centre has decided to rebuild and has asked if some of the building consent costs could be waived. Their letters are attached as Appendix 1.<sup>4</sup> The consent costs (excluding levies) total \$3,420. External levies add a further \$1,049. As a full seismic assessment has not been undertaken, the rebuild falls outside the scope of Council's Incentives to address earthquake-prone buildings section of the Rates Remission Policy. However, the application would fall within the scope of any decision made over fee discounts and waivers to apply to non-profit community organisations as discussed in the previous section of this report. However, for clarity a recommendation is included.
- 3.3 All rates are remitted on this property.

### **4 Application for rates remission –**

- 4.1 The owners of a 4ha property at 1105E Santoft Road have asked for a remission of one rate instalment, \$277.40. This unoccupied property was affected by the recent fire, which burned grass and resulted in fences being cut and two pine trees being felled. A remission would help in getting the property back to working order.
- 4.2 The rates remission policy is restricted to land affected by natural calamity. Thus the Santoft fire is outside the scope of the policy so a rates remission may not be granted. However, it is open to Council to approve a grant of the same sum.

### **5 Commemorating the centenary of ANZAC Day**

- 5.1 Attached (as Appendix 2) is a note from Barry Williams with his ideas on how the Council could commemorate the ANZAC Day centenary. Unfortunately this arrived after the meeting convened with local RSAs and Rangitikei Heritage last

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<sup>4</sup> The engineering assessment has been provided separately to Elected Members.



month to consider various initiatives to commemorate ANZAC Day. It is proposed to circulate these ideas to those who attended that meeting, in particular seeking their views on plaques in the main towns commemorating ANZAC Day, and also to discuss with Ngati Apa the feasibility of a new panel in the Marton Memorial Hall.

## **6 Project Central Wind**

- 6.1 As foreshadowed in last month's report, an independent planner has been engaged by the three councils (Rangitikei, Ruapehu and Horizons) affected by Meridian Energy's application for extended time for the consent to lapse. His report will be available by the end of the month. Separately, Rangitikei has sought legal advice to examine the robustness of Meridian's case.
- 6.2 Following consideration of these two perspectives and discussion with Ruapehu and Horizons, a report will be presented to Council for decision.

## **7 Proposals for regulations under the Food Act 2014 – cost recovery**

- 7.1 Last month the Ministry for Primary Industries released its proposal for regulations under the Food Act 2014. These detail the Ministry's prescription on the elements of a food safety system and the way in which food businesses will be "verified" (audited) to determine whether they are managing food safety risk appropriately. The relevant documents are at <http://www.mpi.govt.nz/news-and-resources/consultations/proposals-for-regulations-under-the-food-act-2014/>
- 7.2 A draft submission will be prepared for consideration at the Policy/Planning Committee's next meeting, for referral to Council's meeting on 26 March 2015 so that a submission is approved and submitted by the due date (31 March 2015).
- 7.3 However, for one element of the regulations, cost recovery, submissions are due on 20 February 2015. The Policy/Planning Committee considered a draft submission on this aspect at its meeting on 12 February 2015, and agreed that it be conveyed to the Mayor, deputy Mayor and Chief Executive for consideration. They have agreed to send the submission to the Ministry and it is attached as Appendix 3.

## **8 Pedestrian crossing on Broadway, Marton (near Centennial Park)**

- 8.1 At its meeting on 12 February 2015, the Assets/Infrastructure Committee asked that costings for the requested additional pedestrian crossing be provided to this Council meeting. While there is very little pedestrian traffic crossing the road at this part of Broadway during the week, during the weekend when sports events are taking place on centennial Park, the pedestrian count is much



higher. This makes a full Zebra crossing potentially dangerous, because for most of the time motorists will not have to give way to pedestrians.

- 8.2 Council's roading team propose to install a raised pedestrian platform across Broadway, with reflective 'zig-zag' markings and a centre island, in conjunction with kerb extensions on both sides of the road to narrow the gap pedestrians need to cross. Such a platform does not give pedestrians right of way but is typically associated with PW-29 pedestrian warning signs on Broadway facing traffic approaching the proposed pedestrian platform. The design elements are attached as Appendix 4. In addition, improved sight lines for drivers could be provided by removing the two parallel parking spaces between the entry/exit crossings in front of the service station.
- 8.3 A recommendation to proceed with the roading team's proposal is included. A cost estimate is being prepared and will be tabled at the meeting. Previously staff had thought it preferable to delay until the place-making considerations for this part of the town – in particular the connections between Centennial Park and Marton Park – had been finalised.

## **9      Huntermville Community Library**

- 9.1 The Huntermville Community Library is being relocated from the Town Hall into the Huntermville School. An opening is planned for 17 March 2014.
- 9.2 The District has three community libraries – at Huntermville, Mangaweka and Kawhatau. They are staffed by volunteers and supported by the Council through periodic bulk loans (from the Marton Library) and annual applications to the J B S Dudding Trust for financial assistance.

## **10     CCTV cameras**

- 10.1 All cameras in Marton are now installed and four are fully functional. However, there are still some network issues to be resolved in Marton and Huntermville.
- 10.2 Signed consent from owners means that installing the final two cameras at Taihape can now proceed.

## **11     Staffing**

- 11.1 Richard Illston, Utilities Reticulation Serviceperson with the Infrastructure Shared Services group has resigned.
- 11.2 Leigh Fordyce started on 18 February 2015 as a part-time Information & Library Officer, based in the Marton Library.
- 11.3 Carl Kelly has returned to assist the Finance & Business Support Group with budget preparation and analysis.

## **12 Recommendations**

- 12.1 That the report 'Administrative matters – February 2015' be received.
- 12.2 That Council authorises the Chief Executive to prepare a draft Phase 2 application to the Ministry for Primary Industry's Irrigation Acceleration Fund to further investigate decentralisation of the Hunterville Rural Water Supply, on the basis that there will be a sharing of costs for the project between the Ministry and the Council, and that the draft application be presented to Council for approval.
- 12.3 That Council notes an application is being made to the Ministry of Health's Capital Assistance Programme for a subsidy to upgrade the Hunterville town supply through using one or more bores rather than the rural supply scheme.
- 12.4 That Council continues to provide a discount to non-profit community organisations using Council-managed halls, charging one fifth of the base hireage fee throughout the year, and that the delegation to waive such fees entirely is withdrawn
- 12.5 That Council continues to provide a discount to non-profit community organisations for non-contact sporting or other recreational activities on Council parks, and that the delegation to waive such fees entirely is withdrawn.
- 12.6 That Council, with respect to consent and other fees set under the Building Act 2004 incurred by a local non-profit community organisation (other than government levies),

EITHER

agrees that the Chief Executive be delegated to remit up to 25% of the internal consenting fees or up to \$2,000 (whichever is the greater)

OR

reserves to itself any decision to remit or waive any such fees.

- 12.7 That Council, with respect to administrative charges set under the Resource Management Act 1991 incurred by a local non-profit community organisation (other than government levies),

EITHER

agrees that the Chief Executive be delegated to remit up to 25% of the internal consenting fees or up to \$2,000 (whichever is the greater)

OR

reserves to itself any decision to remit or waive any such fees.

- 12.8 That Council, with respect to the application from the Mangaweka Play Centre for a remission of building consent fees for the rebuild at 4 Broadway, Mangaweka,

EITHER

authorises the Chief Executive to remit such fees in terms of resolution 14/RDC/.... made at Council's meeting on 26 February 2015

OR

approves a remission of \$.....

OR

declines the request

- 12.9 That, having regard for the damage done by the recent fire in the Santoft area, Council approve a grant of \$277.40 to the owners of 1105E Santoft Road in lieu of remitting one instalment of the rates due.

- 12.10 That Council agrees to the installation of a raised pedestrian platform on Broadway, Marton (near Centennial Park), incorporating kerb extensions and a centre island at an estimated cost of \$..... to be funded from unsubsidised roading

Ross McNeil  
Chief Executive

# *Appendix 1*



Mangaweka Playcentre  
 P O Box 105  
 Mangaweka  
 Attn: Charissa Christie

\*Whānau Tupu Ngātahi

\*Families Growing Together

Rangitikei District Council  
 Private Bag 1102  
 MARTON 4741  
 Attn: Mayor Andy Watson

17 February 2015

Dear Andy and Councilor's,

I am writing in regards to recent discussions held in regard to Mangaweka Playcentre and our New Building Project.

2014 we fundraised more than we have ever fundraised before.

Our most successful being a night with Swazi man, Davey Hughes raising just over \$5,000.

From our fundraising efforts we have raised approx. \$10,000, together as a whanau we worked tirelessly to build our funds up to ensure we had the funds to go towards this massive project.

We needed 20% as our contribution not including the Central Region Capital Works Scheme.

Grants and Donations successfully applied for included the following:

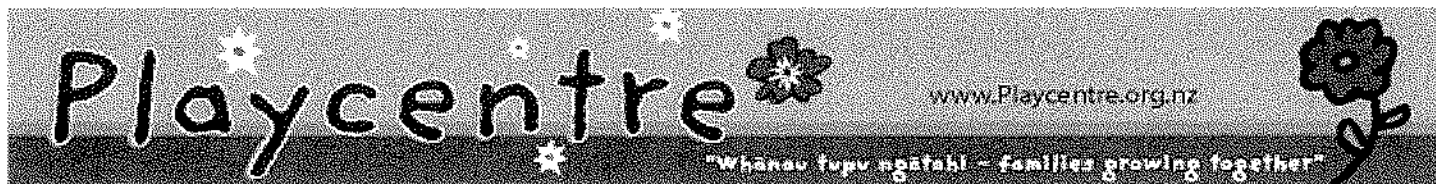
- JBS Duddings Trust \$10,000
- Hunterville Vet Club \$5,000
- Stafix Rural Competition \$2,000
- Powerco Wanganui Trust \$43,478.26
- Pub Charity \$13,374.93
- Central Region Capital Works Scheme \$200,000 (+ \$29,600 – Contingency)

Our Centre has paid \$17,500 to BSM Group Architects for their services and the Rangitikei District Council for Building Consent fees of approx. \$5,000.

To build our new Centre this will cost \$288,505.92. We already have raised \$273,853.19 from the Grants and Donations, but now require an additional \$16,516.12 to ensure that we can complete the project according to the plans that have been drawn by BSM Group Architects.

We meet with BSM Group Architects and Shane Stone Builders on Friday 20<sup>th</sup> February to ensure all is in place and discuss the process of where to next?

We have been advised that this project will start approx. 1 March 2015.



Mangaweka Playcentre  
P O Box 105  
Mangaweka  
Attn: Charissa Christie

---

\*Whānau Tupu Ngatahi

\*Families Growing Together

---

This is a very exciting time for our Centre, knowing we are ever so close to seeing this all come together after the hard work we have put in.

Our plan is to operate from the Mangaweka Plunket Rooms while the new build goes ahead, the Plunket committee are happy to support us and ensure that our service continues during this time.

Our goals are:

- To create a safe, inviting environment for Whānau to enjoy together building friendships and working together for the benefit of our tamariki.
- To explore all financial assistance avenues, including Rangitikei District Council.

We thank you for your time and consideration into this matter.

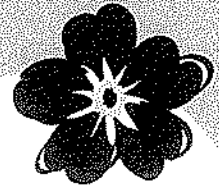
We would appreciate any financial assistance from the council.

Kindest Regards

Charissa Christie  
On Behalf of Mangaweka Playcentre  
& Central Districts Playcentre Association.

06 3228120  
027 826 4336  
charissa.christie@gmail.com

# Playcentre



Mangaweka Playcentre  
P O Box 105  
MANGAWEKA  
Attn: Charissa Christie

8<sup>th</sup> December 2014

Rangitikei District Council  
Private Bag 1102  
MARTON 4741  
Attn: Mayor Andy Watson

RECEIVED

15 DEC 2014

To: AM  
File: 3-EP-3-8  
Doc: 1-1-189

Dear Andy,

We are writing to you in regards to a conversation we had when you visited our centre, Mangaweka Playcentre.

During your visit you mentioned that the council may be able to help as we have to rebuild our building due to it not being economical to repair. It is not hygienic and is very cold in the winter for our young children. I have attached our Structural Engineers report for your information and to confirm what we have said.

Mangaweka Playcentre is a centre which brings the community together, to support each other and our families. We have a great team environment and all have our children's best interest at heart.

We have done extremely well with our building project over the past 12 months, we were just deciding on the plans this time last year and now we are ever so close.

We are hoping for a start date very early in the New Year which we are all very excited about.

We would appreciate any financial help from the Council, and thank you for your time.

Kindest Regards,

*C. Christie*

Charissa Christie  
On behalf of Mangaweka Playcentre  
06 3228120  
027 826 4336



[www.Playcentre.org.nz](http://www.Playcentre.org.nz)

## *Appendix 2*



**Some Ideas for Rangitikei District Council  
to Commemorate Centenary of ANZAC Day**

c/o Barry Williams:

327 7519

barry.williams  
@in2net.co.nz

- Commission and install a new Maori carving panel to go on the right of the the door at the Memorial Hall, matching the existing one on the left side of the door.  
Given the time frame, this would need a longer lead-up time, but it could be announced at the Dawn Service on this coming ANZAC Day.

Every 50 years, future Councils could commission another one, to show that we did not forget (remember Lest We Forget??) and that we do actually care about what sacrifices were made.

On the WW1 Memorial there are 86 names, with 6 sets of 2 brothers and 1 of 3 brothers. This at a time when New Zealand had a population of just over 1 million. Imagine that impact today.

On the WW2 Memorial, there are 68 names, with 7 sets of 2 brothers and 2 sets of 3 brothers.

All these men were from this District.

Do we have a commitment to the sacrifices that were made during those days?

- In the Town Square, commission an archway to go between two existing brick gardens. The "Remembrance Arch" ???
- On the existing brick gardens in the Square, place a plaque commemorating the Centenary of ANZAC Day.  
Unveil it this coming Centennial ANZAC Day.
- Commission a statue of a soldier to go in the Square or by the War Memorial Hall. (There is already a statue of James Cook. Whatever did he do for Marton???  
Make it a full-size, not an apologetic 3/4 size, as the existing James Cook one is).
- Install a Memorial Flagpole in the Square, in one of the gardens.  
This would allow room for a council in 50 years to put up another one.  
Let Marton make a public commitment.  
Put something up which citizens can be proud of and which visitors would want to come and see.
- Begin to create a specific "Gallipoli Park/Museum/Art Gallery collection". (As far as I am aware, no other town/council has anything of this nature.)  
Note the memorials at ANZAC Cove at Gallipoli and the Kemal Ataturk Memorial on the Wellington Heads.  
This would take long term commitment by the council to build up over time and would need to be co-ordinated with RSA and the War Museum in Waiouru.  
This would attract visitors over generations.  
People would have a specific reason for visiting Marton and spending time here.

## *Appendix 3*



19 February 2015

File No: 2-LP-4-1

Mr Martyn Dunne CNZM  
Director-General  
Ministry for Primary Industries  
P O Box 2526  
**WELLINGTON 6140**

Via email: [foodregulations@mpi.govt.nz](mailto:foodregulations@mpi.govt.nz)

Dear Mr Dunne

## **Submission – Proposed Regulations under the Food Act 2014**

The Rangitikei District Council welcomes the opportunity to make a submission on the cost recovery section of the proposed regulations under the Food Act 2014, and provides the following comments:

1. *Council considers that territorial authorities are able (and should be allowed ) to develop cost-recovery systems (with a potential contribution from rates) and does not support regulations prescribing methodologies to be used.*

The Council agrees with the proposal that territorial authorities will set their own fees and charges for the registration, verification, compliance and monitoring activities that they will carry out under the Food Act – and supports the view that the Ministry does not propose (at this time) to prescribe a methodology or framework. Nationally applicable fees set by regulations under the Sale and Supply of Alcohol Act try to take scale as well as risk into account, but this has introduced considerable administrative complexity for the Council. Whether fees for local services are set by the local authority or central government, the community will see them as charges set by the local authority. It is better that each council (and its communities) has ownership of such fees. Furthermore, section 200 of the Act requires territorial authorities to pass to the Ministry the full sum collected of amounts payable prescribed by regulation (apart from the cost of collection). We would strongly oppose setting fees by regulation using a prescribed methodology if such fees were deemed to be covered by the requirement in section 200.

In addition, Council questions the comment that the Ministry may have concerns about the consistency of fees and charges across the local government sector.

Fees and charges for each council must have regard for each council's revenue and financing policy. The Local Government Act requires this policy to be part of the Long-Term Plan. Developing this policy requires each council to define for itself public and private good. It follows that this will vary according to preferences in each community. Fees may be lower in one local authority because a decision has been made that the public interest means a higher level of rates funding, and vice versa.

It seems unlikely that the requirements of section 198 contradict this, since the principles of cost recovery are to be used for those purposes of the Act not funded through appropriation.

2. *Council agrees that the status quo should remain in relation to Crown funding for the development of standards.*

Council does not support the proposal to move to use levies or annual fees to fund further development of standards – either from the local government sector or from food businesses. This is because such standards are fundamentally in the public interest – and developing them will involve considerable in-kind support from the sector and food businesses. Moreover, it is the Ministry's responsibility for "developing standards and implementing those standards, any adopted joint food standards, and any domestic food standards". Funding for such a programme should be set in the context of the Ministry's (and government's) priorities.

3. *Council considers it is preferable that fees and charges prescribed by regulations under the Food Act to be used primarily to recover the actual costs of additional processing rather than to impose costs on businesses submitting applications.*

As noted above, Council considers there is a public good component in both setting standards and delivering services. For territorial authorities, this means that (in most cases) there will be an element of rates funding alongside fees and charges. For Council's other regulatory functions, we typically have a base fee to which is added an hourly staff charge, which allows complexity to be taken into account. These fees are consistent throughout the District, irrespective of whether a business is at Moawhango (100 km from Marton, where Council's administration is based) or in Marton.

There appears to be no public good component in the fees proposed to be charged by the Ministry. This is presumably a reflection of the Treasury guidelines noted on p.78. Our preference would be to see the application fee set at a lower level or waived, with staff processing in excess of an hour retained. This approach is an incentive for accurate and timely applications. That would give best effect to the efficiency principle in section 198, although Council also sees this approach as being in the public interest.

Thank you again for the opportunity to provide comment on the proposed regulations.

Yours sincerely



Andy Watson  
**Mayor of Rangitikei**

## *Appendix 4*



Photo 15.10 – Sign on bollard delineates edge of roadway, Palmerston North (Photo: Tim Hughes)

Figure 9: Example of a sign on a bollard

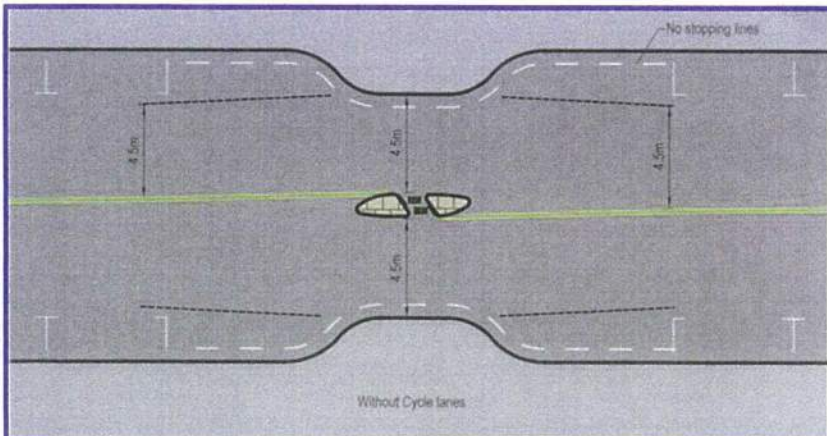


Figure 6: Example of kerb extension treatment

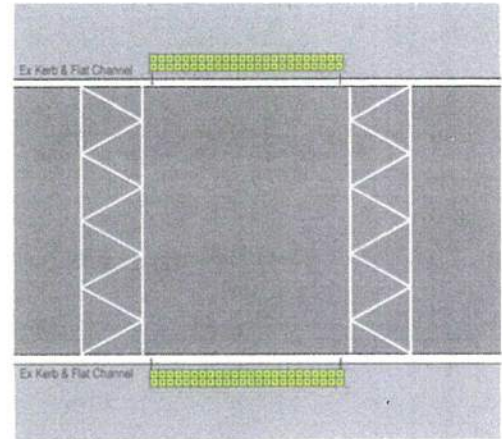
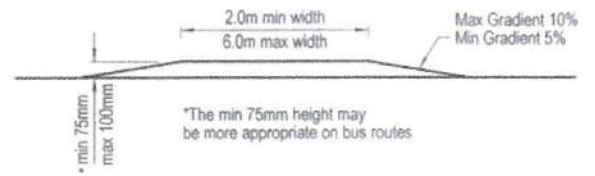


Figure 15.11 – Typical dimensions of a pedestrian platform

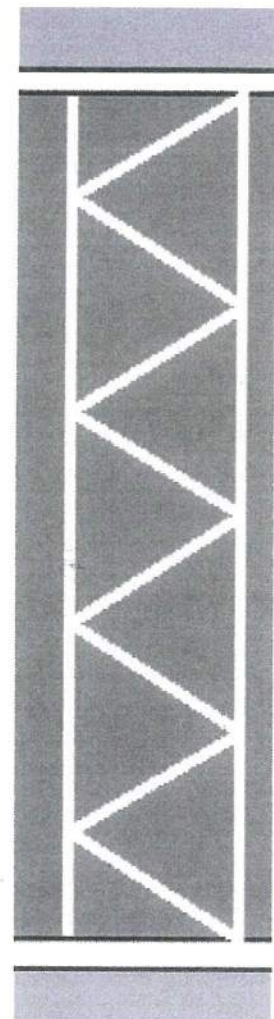


Figure 15.12 – Reflective 'zigzag' marking on platform approach, lines 150mm wide

# Attachment 4



# REPORT

SUBJECT:           **Options for recovering the costs of damage to roads from forestry harvesting**

TO:                 Council

FROM:             Katrina Gray, Policy Analyst

DATE:             9 January 2015

FILE:             3-PY-1-11

---

## 1     Executive Summary

- 1.1     The impact of heavy vehicle use on low volume roads, particularly forestry, is an issue being discussed by numerous local authorities throughout New Zealand. It is relevant for Rangitikei where logging has traditionally required substantial unprogrammed road maintenance. There are a number of solutions for dealing with the issue. The solutions discussed in this report are:
- Implementation of a differential targeted roading rate.
  - Introduction of permitted activity standards in the District Plan.
  - Development of a bylaw.
- 1.2     A working group, comprised of representatives from local authorities throughout the country has been established to examine the issues surrounding heavy vehicle use on low-volume roads and develop national guidance.
- 1.3     Council had previously seen using the District Plan to restrict use of local roads to transport logs to summer months as the most practical mechanism. However, there are complexities and risks in taking such an approach: a similar outcome could be achieved, and more quickly, through a bylaw under the Land Transport Act 1998. Consideration of other measures is best deferred until national guidance is provided in 2017.

## 2     Background

- 2.1     Forestry activities provide the Rangitikei with both an environmental and an economic benefit. In 2013, forestry activities contributed approximately 8% of the District's GDP<sup>1</sup>. They usually occur on land which has low productive value for other types of rural activity. Forestry intensification/land retirement improves silt management, erosion control and nitrogen retention in the soils.

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<sup>1</sup> Infometrics 2013 <http://ecoprofile.infometrics.co.nz/Rangitikei+District>



- 2.2 Forestry harvesting activities are commonly cited as a key contributor to road degradation<sup>2</sup>. Problems occur when heavy vehicles are required to use low volume, rural roads which were not designed for such use. These circumstances arise during forestry harvesting: as stated above, forestry blocks tend to be on isolated and relatively inaccessible land and activity is generally confined to short but intense periods of logging once every 20-30 years. The issue is exacerbated by logging activity in cold, wet winter conditions. However, forestry typically undertakes logging when commodity prices are high, irrespective of season/weather.
- 2.3 Other rural activities also require regular use of heavy vehicles, for example, dairying or sheep and beef farming. A key driver of the roading programme is to maintain the network to a standard that is fit for purpose for these activities. However, if Council were to extend its level of service for roading to provide roads that were fit for forestry/logging purposes, then that would come at a significant cost.
- 2.4 Therefore it is necessary to understand, over a 20-30 year period, firstly, what is the relative impact on the roading network of rural activities compared to each other and, secondly, what is the relative contribution from rural activities to the roading rate compared to each other. This is important in order to be able to develop solutions which do not penalise or favour one rural activity over another. In other words, the principles of fairness and user/exacerbator pays need to be transparent in Council's deliberations to address the issue of who pays, and how, for wear and tear caused by heavy vehicle use on its roads.

### **3 Relative impact of selected rural activities**

- 3.1 The Road Engineering Association of Asia and Australasia (REAAA) (2013) argues that over a 28 year period the total truck movements from forestry activities is approximately the same as beef farming<sup>3</sup>.
- 3.2 However, opposing information from asset managers through the Road Controlling Authorities throughout the country<sup>4</sup> suggests that the impact of beef and sheep farming over a 30 year period is 1 tonne/hectare/year, while forestry is 22 tonnes/hectare/year. So there is a much greater loading on the roads from forestry, even when the long term use is considered.
- 3.3 The discrepancy between the sources indicates that further research should be undertaken. A further consideration is the view that forestry may actually contribute to a reduction in the cost of roading emergency works, as trees reduce hillside erosion, stabilise cliffs and reduce flooding.

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<sup>2</sup> Generally, the transport industry is improving technology for heavy vehicles, so that the loading on the roads is minimised.

<sup>3</sup> Road Engineering Association of Asia and Australasia (REAAA) [http://www.reaaa.co.nz/publication/funding-and-upgrading-local-roads-for-forestry-operations-by-brian-pritchard-new-zealand-forest-owners-association/wppa\\_open/](http://www.reaaa.co.nz/publication/funding-and-upgrading-local-roads-for-forestry-operations-by-brian-pritchard-new-zealand-forest-owners-association/wppa_open/)

<sup>4</sup> RCA Forum Workshop Notes [http://www.rcaforum.org.nz/sites/public\\_files/images/140807-HMV%20impacts%20on%20LVR-Notes%20of%20workshop%5B2%5D.pdf](http://www.rcaforum.org.nz/sites/public_files/images/140807-HMV%20impacts%20on%20LVR-Notes%20of%20workshop%5B2%5D.pdf)

#### **4 Relative contribution to the targeted roading rate**

- 4.1 Rangitikei District Council rates for roading through a district-wide targeted roading rate based on capital value, making no distinction between different types of use or between different locations of rating units. The targeted roading rate is set for the 2014/15 year at \$0.002097 per dollar value.
- 4.2 Dairying and sheep and beef farming usually have a higher average capital value per hectare, compared with forestry activities, and therefore, pay a larger fee for roading per hectare. Sheep and beef farming has a per hectare roading charge (based on average capital value) of \$12.81, compared with \$4.98 for forestry and \$44.83 for dairying<sup>5</sup>. Over a 28 year period for a 50 hectare property, under the current district-wide targeted rate; forestry would pay roading rates of \$6,972, beef and sheep farming \$17,934 and dairy \$62,762<sup>6</sup>.
- 4.3 Bearing in mind even the discrepant opinions on impact on the roading system of various activities, there does not appear to be a correlation between impact on the roading network and the amount that various rural activities contribute to the roading rate.

#### **5 What are the options?**

- 5.1 There are a number of potential solutions to dealing with this issue. This report discusses the following:
- A differential targeted roading rate for forestry.
  - The inclusion of provisions in the District Plan to regulate the timing of forestry harvesting activities.
  - Implementation of a Bylaw under section 22AB of the Land Transport Act 1998.

#### **6 Differential roading rate**

- 6.1 A solution to deal with the impact of heavy vehicle use on the roading network is to implement a differential roading rate, whereby different land uses paid a different roading rate, related to their relative impact on the roading network.
- 6.2 During the 2014/2015 Annual Plan process, the Far North District Council implemented a differential rating policy for roading rates, meaning properties used for forestry were rated \$0.0016749 in the dollar (compared with \$0.0001328 for all other rural properties)<sup>7</sup>.

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<sup>5</sup> Based on the figures in the 2014/15 Annual Plan.

<sup>6</sup> This assumes the rate does not increase, which is unrealistic, but gives an idea of the comparison.

<sup>7</sup> The Far North District Council is also investigating other potential solutions; a tonnage rate on logs transported over local roads, closing roads during periods of wet weather, declaring portions of road to be private and to be restored to a Council acceptable surface post-harvest, and to work with the industry to identify construction aggregates that can be used to strengthen local roads.

#### Benefits/limitations of the differential roading rate approach

- 6.3 Implementing a differential rating approach, where all land uses are paying a “fair share”, would enable the roading network to be maintained/upgraded so that it is fit for purpose for all rural activities, including harvesting activities.
- 6.4 However, a robust and transparent method of calculating the damage caused by differing land uses, and thus the “fair share” of the cost of maintaining the network, would need to be carefully considered.
- 6.5 This is a proactive approach in that it would be incumbent upon Council to ensure that its roading network was fit for purpose for all heavy road users.

### **7 District Plan**

- 7.1 Currently, forestry harvesting is a permitted activity in the District Plan and is not required to meet any standards. In effect, forestry is able to be planted and harvested as desired<sup>8</sup>.
- 7.2 One option is that forestry harvesting remains a permitted activity, but new permitted activity standards are introduced to minimise the damage that can be caused by restricting harvesting during the winter months on the District’s remote, rural roads.

#### Benefits/limitations of the District Plan approach

- 7.3 This approach has the potential to reduce damage occurring on local roads by regulating the time of year local roads can be used. There would be no compliance costs to the forestry operators (if they comply with the standards).
- 7.4 The highly prescribed legislative process which the District Plan is bound, poses a number of issues. There is significant analysis required to underpin the implementation of new provisions. The risk of challenge to the Environment Court is also a concern, as it can very quickly become a costly process. In the event the provisions became operative, if they were seen to be ineffective, then altering them or removing them would also be a lengthy process.
- 7.5 In addition, the mechanism and resources to monitor whether forestry harvesting activities are meeting the District Plan requirements is an issue which needs consideration.
- 7.6 No evidence has been found of other local authorities in New Zealand using this approach. Clutha District Council has provisions related to general heavy vehicle use of the local roading network but these are confined to requiring 18 months’ notice before the activity is to occur, rather than restricting the timing of harvesting.

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<sup>8</sup> The only restrictions are required setbacks from site boundaries or existing dwellings.

## 8 Bylaw

- 8.1 A further possibility is to implement a bylaw under the Land Transport Act 1998 (section 22AB).
- 8.2 The bylaw may:
- Prohibit or restrict vehicles, with conditions, from using any road due to its size, or the type of goods it is transporting.
  - Allow Council's to require a bond from any person so that no special damage will occur to the roading network from heavy vehicles.
  - Prohibiting certain classes of heavy traffic that has caused, or is likely to cause serious damage to any road, unless the cost of reinstating or strengthening the road is paid.
  - Require an annual payment or other payment of a reasonable value by any person involved with heavy traffic for compensation of any damage which is likely to occur.
  - Establish a toll to be levied from any class of heavy traffic.
- 8.3 These provisions show Council has the ability to introduce a bylaw which could conditionally restrict forestry vehicles, due to their size, from roads which are unsuitable for them to travel on, e.g. specific rural roads. The conditions of use of the roads could state travel is restricted to the summer months, and/or compensation/repair of the damage caused to the pavement as a result of winter activity is required.
- 8.4 South Taranaki District Council has a 'Heavy Motor Vehicles Bylaw 2013'. The purpose of this bylaw is to enable the Council to impose restrictions for heavy vehicles on specific roads in the District which are not appropriate or safe for heavy motor vehicle use. The bylaw aims to restricting heavy vehicles from the main street, however, does have the provision for Council to prohibit heavy vehicles from specific roads, subject to a publicly notified resolution.
- 8.5 Ruapehu District Council has a 'Land Transport Bylaw 2014'. The purpose of the Bylaw is to protect roads from nuisance and damage. It has provision for Council to impose prohibitions, restrictions and other controls regarding vehicle use on roads. The Bylaw has very general provisions and does not have specific rules which restrict heavy vehicle use on low volume roads.

### Benefits/limitations of a bylaw

- 8.6 A bylaw enables consideration of a number of different methods which could be implemented to deal with the issue. The bylaw approach would allow Council to restrict heavy vehicles from using local roads, thus limiting damage or requiring compensation. So, this would achieve the outcome intended from the suggested amendment to the District Plan.
- 8.7 The process of making a bylaw is quicker (and less costly) than amending the District Plan because it is ultimately determined by Council not an external judicial body. Consultation with all likely affected properties would still be undertaken.

- 8.8 The limitations would be that there is no guidance from other local authorities in implementing a similar bylaw. Provision would need to be made to monitor compliance.

## **9 Heavy Vehicles on Low Volume Roads Working Group**

- 9.1 The issue of heavy vehicle use of low volume roads is an issue which many local authorities throughout the country are considering. The Road Controlling Authorities Forum has identified that a nationally consistent approach for dealing with the impact of heavy road users is needed<sup>9</sup>.
- 9.2 In late 2014 a working group was established. The purpose of the working group is to identify a robust process for quantifying the life cycle cost impact of heavy vehicles on low volume roads, determine equitable mechanisms for addressing the cost impact, and develop national guidelines for best practice<sup>10</sup>.
- 9.3 The working group consists of representatives from a variety of local authorities. The group will meet as required and will engage with appropriate industry representatives. It is anticipated that the group will take three years to deliver national guidance.

## **10 Conclusion**

- 10.1 There are a number of options for addressing the issue of forestry harvesting on low volume roads.
- 10.2 Council may favour a proactive approach, i.e. to maintain a roading network that is fit for purpose across all rural activities and to allocate the costs fairly through a differential rate. However, this is not a quick or easy solution. It would need to be consulted upon through a Long Term Plan or Annual Plan process. Forestry owners may see it as unfair and insufficiently justified by research. It seems preferable for Council to reconsider this option once the Heavy Vehicles on Low Volume Roads Working Group has reported with national guidance. This is anticipated to be in 2017 so would potentially be an issue for the 2018-28 LTP.
- 10.3 The other options considered are more reactive in that they attempt to minimise damage and/or to recover the costs of damage caused.
- 10.4 The District Plan approach could positively affect the practices of forestry operators (e.g. timing of the use of local roads), although it will not generate revenue for the maintenance of the roads, should damage occur from transporting logs. However, the legislative requirements for the District Plan process are restrictive and there is risk of legal challenge to the Environment Court and beyond. No other local authority

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<sup>9</sup> <http://www.rcaforum.org.nz/working-groups/low-volume-roads-funding-heavy-vehicle-impacts>

<sup>10</sup> <http://www.rcaforum.org.nz/working-groups/low-volume-roads-funding-heavy-vehicle-impacts>

has adopted such an approach. It is recommended that forestry harvesting is not included in the proposed District Plan change at this stage.

- 10.5 Implementing a bylaw could provide Council with the same outcome as implementing provisions under the District Plan, and could be achieved more quickly, at low cost, and minimal risk of legal challenge. There would also be an opportunity to recover some of the costs associated with damage caused to the network from heavy vehicle use.
- 10.6 It is important that unintended consequences are considered. Consultation with the forestry industry would be required to ensure any proposed requirements, such as those in a bylaw, would not adversely affect future choices for forestry investment in the District and so, potentially, reduce the environmental and economic benefits that forestry activity brings to the District
- 10.7 A report on the location and projected harvesting timing was prepared by GHD in 2003. This is attached as Appendix 1. It indicates that the roading network is likely to receive the greatest impact from logging activities north of Hunterville between 2020-25. This implies that Council has time to plan ahead for dealing with the significant impact of these activities.
- 10.8 Finally, it is important that any solution is seen to be fair. Council is used to considerations of the “exacerbator-pays” principle when applying regulation but also of ensuring that any benefits accrue to those who pay. Forestry harvesting is one type of heavy road use and should be paying no more, and no less, than its fair share.

## **11 Recommendation**

- 11.1 That the report ‘Options for recovering the costs of damage to roads from forestry harvesting’ be received.
- 11.2 That Council defer the consideration of implementing a differential rating system to recover the costs of damage to roads from forestry harvesting until the 2018/28 Long Term Plan cycle or until national guidance for managing the impact of heavy vehicles on low volume roads is released by the Road Controlling Authorities Forum.
- 11.3 That forestry harvesting provisions are not included as part of a future District Plan change.
- 11.4 That a further report on the potential for a bylaw to regulate the use of local roads by logging trucks be prepared for consideration at a subsequent meeting of the Assets/Infrastructure Committee, together with a proposed engagement plan with affected property owners and the relevant industry organisations.

Katrina Gray  
Policy Analyst

# *Appendix 1*



Rangitikei District Council

## Forestry Impact Study on District Roads

Interim Report







## Contents

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## Appendices

- A Plantation Forest Owners Map
- B National Exotic Forest Description (NEFD)



## 1. Introduction

### 1.1 Background

The maturing of forestry plantings in the Rangitikei is expected to result in increases in heavy traffic movements on the district road network.

The present road pavements and road geometry may require improvements to be able to withstand the increase in heavy traffic loadings and truck and trailer units.

A strategy to determine the heavy traffic effects resulting from forestry operations is required to determine future road network maintenance costs.

### 1.2 Annual Plan Objective

The Rangitikei District Council is concerned about the possible future impacts of forestry related traffic on its road network. To address this, Council's Annual Plan 2002/03 has the following Roads and Bridges objective:

*"Commission a detailed study on the transport of forestry products on District roads."*

### 1.3 Commission

GHD was commissioned to carry out the forestry impact study. This interim report outlines findings to date with the completed report due later in 2003.



## 2. Study Methodology

### 2.1 Introduction

This section of the report covers the methodology of the study and focuses on the processes involved, including data collection and its limitations, stakeholder consultation and the development of the transportation scenarios.

### 2.2 Data Collection

#### 2.2.1 Base Data

Data Collection involved the gathering of base data relevant to the Study, including data published in reports, websites and that sourced from interviews.

#### 2.2.2 Contacts

A list of potential contacts within the Forestry Industry was established based on research to determine major forest owners within the Rangitikei District and information supplied by local forestry consultants.

#### 2.2.3 Meetings

Where possible, meetings were held and an outline of the GHD study project was provided in order to explain why GHD was collecting data.

Stand data, woodflows, forest access roads, destinations, routes and associated maps were also obtained where available.

#### 2.2.4 Phone Contact

Where people were unable to meet, discussions were held by telephone and details of stand data, woodflows, forest access roads, destinations, routes and associated maps obtained where available.

### 2.3 Data Limitations

#### 2.3.1 Commercial Sensitivity

During liaison with the forestry industry, it has been made very clear to GHD that log flow data being supplied is of a commercially sensitive nature. Therefore, the data that has been supplied to GHD is provided on the understanding that it is not to be published or released in any form that would result in commercial advantage or disadvantage for any particular company.

It can therefore be assumed that GHD has a significant amount of commercially sensitive data that will not be provided in the data collection report either in the text or within appendices. All woodflow data will be converted to annual volumes and to numbers of laden log trucks entering the local or state highway network, and the



number of laden log truck-loads will be summed at particular node points to determine road pavement loading at those points. Information will not be provided that would allow assigning of volumes to particular industry groups.

### 2.3.2 Availability of Data

In consulting and collecting data, it should be noted that forest industry members were generally forthcoming with the requested information and happy to discuss log transport issues. However, information provided has sometimes been incomplete, or of insufficient detail to accurately assign volumes to public roads.

### 2.3.3 Validity of Data

The information provided by the forest owners/forest managers has been taken as being an accurate record of the forest resource but the yield and the harvest age, together with the destination and associate routes and the transport mode are taken as being the best estimates available at this moment.

The forest management philosophy is generally to maximise the benefits to the forest owner, and this results in different harvest strategies dependant upon the forest resource and the market conditions.

For the larger companies, this strategy is usually applied over their national forest resource and can result in marked changes in annual woodflow in separate regions.

Also strategies may be altered, such as a change from non-declining yield to increasing annual earnings before interest and tax (EBIT) requirements, which again can alter the woodflow forecast.

For the larger companies, tactical harvest planning is generally carried out using a forest estate optimisation model over a 5 year period, with detailed harvest planning for up to 2 years from the current point in time (and sometimes much less) and yet this is still subject to almost constant adjustment due to current market conditions. This constant change makes it difficult to accurately forecast woodflows in time.

Generally the resource will be harvested within two years (sometimes before, but generally later) of the forecast harvest date within the 5 year plan, but these variations cause difficulty in planning of upgrade and maintenance of the public roads affected by the woodflow. Therefore, it is imperative to regularly update the forecast woodflows from all owners to minimise the risk of non-effective allocation of Council resources.

The area reconciliation between the total National Exotic Forest Description (NEFD) reported planted area of forest, and the forests incorporated into this report, shows that the report has identified approximately 85% of the wood that has been planted in the Rangitikei District. The assumption is that the remaining planted area is attributable to either younger stands maturing after 2026, or relating to woodlots, the sum of which will not significantly affect the outcome of this report.



## 2.4 Consultation

### 2.4.1 Consultation Objectives

It will be essential to engage key stakeholders effectively in the consultation process from the outset and to channel their current base information, constraints, ideas, suggestions and other inputs into the study process and the strategy outcome.

### 2.4.2 Consultation Process

The consultation process for the Study was targeted at the key stakeholders who were considered to be able to contribute materially to this report and comprised a combination of individual meetings and telephone consultations.

Consequently, the key stakeholders were:

- Rangitikei District Council Representatives.
- Forest Owners.
- Forest Managers.
- Forest Industry Consultants
- Rangitikei District Road Network Managers.
- Forestry Transport Operators



### 3. Stakeholder Consultations

#### 3.1 Introduction

The extent of consultation carried out to date has been limited to key forestry industry representatives and consultants.

It is expected that additional and more extensive consultation will take place as part of the processes prior to implementation of the various road improvement work packages proposed for the District.

#### 3.2 Forestry Industry

##### 3.2.1 Sources of Data

GHD has approached representatives of major forest owners, forest managers, and other parties associated with the forestry industry to source the data required for the Study.

Data has been provided with respect to the following aspects of the forestry industry:

1. Forest location;
2. Stand Data, i.e. planting area, year of planting and species;
3. Forest access road which is the first public road utilised for the transportation of the wood from the forest;
4. The destination, the route and the transport type to the currently proposed destination and any known future destinations.

Where suitable data has been provided, this can be converted to annual volumes and to numbers of laden log trucks on each access road.

##### 3.2.2 Contacts

The following forestry related industries were contacted:

- ▶ New Zealand Forest Owners Association
- ▶ MAF
- ▶ Forest Research
- ▶ Arbour Forestry
- ▶ New Zealand Forestry Group
- ▶ New Zealand Pine Management
- ▶ Rayonier New Zealand Limited
- ▶ Ernslaw One Limited
- ▶ John Turkington Limited (Forestry & Land Use Consultant)
- ▶ Tony Groome & Associates (Forestry Advisor)



## 4. Interim Findings

### 4.1 Forestry Locations and Areas

MAF National Exotic Forest Description (NEFD) indicates the Rangitikei District has 19,000 ha of exotic forest (Refer Appendix B for NEFD Summary). Discussions with local forestry consultants suggest this figure is probably conservative but this is difficult to verify using current available data.

Data collected to date for this study accounts for approximately 85% of the 19,000ha, which encompasses all large forest blocks. This leaves unaccounted the smaller farm forestry blocks of a size less than 10ha and which has been assessed as having negligible impact on the road network during harvest.

The findings to date suggest there are two main high-density areas of forest within the District and a small number of large isolated forests.

From the data collected, a plan has been produced that shows forestry locations within the District, a reduced scale plan of which is attached with this report as Appendix A

#### 4.1.1 Coastal Zone (West of State Highway 3)

This is the largest and most developed area of forest in the Rangitikei District with approximately 8,000ha belonging to a number of different forest owners. This area is currently being logged at approximately 80,000 – 90,000 tones per annum on a sustainable basis with the expectation of this increasing to approximately 120,000 tones per annum over the next 10 years.

#### 4.1.2 North Hunterville.

This area includes large forests planted on West, Watershed, Murimotu, Ongo and Turakina Valley Roads, North and West of Hunterville. The total area of forestry in this location is approximately 6,500ha.

These forests are relatively young, the majority having been planted in the early to mid 1990's. It is expected when these forests mature around 2020, in excess of 350,000 tones per annum will be harvested.

#### 4.1.3 Other Areas

Other areas with significant sized forestry blocks include;

- ▶ Manui Road - 750ha,
- ▶ Okirae Road - 650ha,
- ▶ Ruatangata Road - 300ha,
- ▶ Mangaohane Road - 200ha,
- ▶ Mangatipona Road - 140ha,
- ▶ Tutupapa Road - 100ha,

► Paengaroa Road - 50ha.

These forests are all of varying ages with differing owners and the exact age and year of harvest has yet to be estimated.

## 4.2 Dates of Proposed Harvest

Forest harvest dates are critical in determining road network effects. Using predicted forest harvest dates and size, the tonnages that will be transported over the road network can be calculated.

From the information obtained to date, a generalisation in terms of a district forest harvest regime can be made. This indicates that of the two main high density afforested areas, the Coastal Zone is currently being logged in a sustainable manner while the North Hunterville zone contains relatively juvenile forest that is not expected to fully impact on the road network for another twenty years.

## 4.3 Road Network Effects

For the sake of this Interim Report, a generalisation can be made in terms of road network effects.

### 4.3.1 Coastal Zone

The Coastal Zone which is currently being logged in a sustainable manner and which has done so for a number of years, is already incurring logging traffic on the local and collector roads feeding out of the forests. In general, these roads are sealed, robust and have sufficient strength to handle the current and future loadings resulting from logging traffic. As could be expected, some of the roads that are near the end of their economic life have failed under this sustained logging traffic. These have been repaired or renewed as part of Council's normal roading budgets with two road sections being completed this year (Lake Alice and Brandon Hall Roads). It is expected that the Council's funding of road renewals in the Coastal Zone area is sustainable and future logging demands will not place additional demands on the District Roding Programme budget.

### 4.3.2 North Hunterville

The North Hunterville zone has yet to incur significant heavy traffic loadings from the current afforested areas. The road network in this area features a combination of good quality sealed roads through to unsealed roads with lower quality pavements and geometric standards. It is expected that the sealed roads will generally withstand sustained logging traffic loadings, although the pavement life will be "consumed" at a greater rate than initially planned. The unsealed roads have a mixture of standards depending on the current usage, some suitable for heavy traffic and others not. Options for upgrading the effected roads in terms of pavement strength for logging traffic axle loadings, and geometric alignment for both truck and trailer access and road user safety, will need to be investigated prior to the logging traffic being generated.





#### 4.3.3 Isolated Forest Blocks

Notwithstanding the generalisation about the two major forest zones in the District, there are isolated forest blocks scattered throughout the network that have the potential to create some effect when they are harvested. In most cases, these effects will be real but manageable within current funding regimes. The key to management of effects from these forest blocks will be timely consultation between Council and the forest owners to ensure the road related effects of harvesting will be minimised and minor proactive remedies can be implemented if necessary.

#### 4.3.4 Proposed Actions

A Detailed Report should follow on from this report that would look specifically at the necessity to upgrade various roads and road sections to handle the current and future forestry logging traffic. While this Report is due later in 2003, the real effect on the road network from recent forest plantings will occur over a timeframe of some 20 years where predictions made today will be very much "rough order" and it will be necessary to update the Report on a regular basis.

Based on information obtained from this Interim Report, enough is already known about the location of forests that will feed onto the road network through roads that are currently low volume, unsealed and generally unsuitable for frequent logging traffic. Council has the benefit of time to address the issues that make these roads currently unsuitable for frequent use by logging traffic. Generally these issues would relate to geometric alignment and safety that could be targeted over a number of years using funding from the Minor Safety Improvements category and AWPT where appropriate.



## 5. Conclusion

It is concluded that further investigation is required to determine the exact effect and timing of forestry related effects on the road network which has not been possible within the scope of this Interim Report.

It is also concluded that:

- ▶ The Coastal Zone West of State Highway 3 is unlikely to incur adverse effects on the road network by logging operations that are already sustainable.
- ▶ The North Hunterville zone will incur effects on the road network over the longer term and upgrading roads and road sections over that period can mitigate these.
- ▶ There will be isolated effects as smaller forest blocks mature and are harvested and these effects can be mitigated through early consultation with the forest owners.



## Appendix A

# Plantation Forest Owners Map



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## Appendix B

# National Exotic Forest Description (NEFD)

Table 12: Forest Area Collected by Postal Survey and Adjustments for New Planting  
Net stocked planted production forest area as at 1 April 2002.

Territorial authority	Collected by postal surveys (ha) <sup>1</sup>	Imputed new planting 1992-2001 (ha) <sup>2</sup>	Estimated total area (ha)
<b>Northland wood supply region</b>			
Far North District	63 224	13 074	96 298
Whangarei District	29 400	4 771	34 171
Kaipara District	34 940	5 983	40 923
Rodney District	30 276	3 731	34 007
<b>Total</b>	<b>177 840</b>	<b>27 559</b>	<b>205 399</b>
<b>Auckland wood supply region</b>			
North Shore City	0	0	0
Waitakere City	22	0	22
Auckland City	106	28	136
Manukau City	5 079	501	5 580
Papakura District	117	0	117
Franklin District	5 567	1 254	6 841
Thames-Coromandel District	22 732	1 543	24 275
Hauraki District	2 315	1 272	3 587
Waikato District	10 091	3 696	13 787
Matamata-Piako District	1 111	367	1 478
<b>Total</b>	<b>47 162</b>	<b>8 661</b>	<b>55 823</b>
<b>Central North Island wood supply region</b>			
Hamilton City	72	0	72
Waipa District	1 770	354	2 124
Otorohanga District	3 181	476	3 657
South Waikato District	77 567	218	77 785
Waikato District	20 050	6 144	26 194
Taupo District	186 093	9 530	195 623
Ruapehu District	40 909	5 248	46 157
Tauranga District	172	13	185
Western Bay of Plenty District	24 965	2 765	27 730
Rotorua District	53 612	5 372	58 984
Kawerau District	28	0	28
Whakatane District	113 520	6 047	119 567
Opotiki District	16 729	2 565	19 294
<b>Total</b>	<b>538 668</b>	<b>38 732</b>	<b>577 400</b>
<b>East Coast wood supply region</b>			
Gisborne District	140 170	17 375	157 545
<b>Total</b>	<b>140 170</b>	<b>17 375</b>	<b>157 545</b>
<b>Hawkes Bay wood supply region</b>			
Wairoa District	44 846	7 265	52 111
Hastings District	54 740	9 527	64 267
Napier City	210	27	237
Central Hawkes Bay District	9 108	907	10 015
<b>Total</b>	<b>108 904</b>	<b>17 726</b>	<b>126 630</b>
<b>Southern North Island wood supply region</b>			
New Plymouth District	2 974	1 330	4 304
Stratford District	7 406	729	8 135
South Taranaki District	4 933	1 308	6 241
Wanganui District	18 720	7 049	25 769
Rangitikei District	15 791	3 525	19 316
Manawatu District	4 417	845	5 262
Palmerston North City	1 860	21	1 881
Horowhenua District	6 079	969	7 048
Tararua District	9 940	3 246	13 186
Kapiti Coast District	2 191	939	3 130
Upper Hutt City	5 451	1 068	6 519
Porirua City	1 745	21	1 766
Wellington City	522	52	574
Lower Hutt City	387	9	406
Masteron District	26 128	9 102	35 230
Carterton District	9 127	2 589	11 716
South Wairarapa District	4 695	3 371	8 066
<b>Total</b>	<b>122 376</b>	<b>36 173</b>	<b>158 549</b>
<b>North Island total</b>	<b>1 135 120</b>	<b>146 226</b>	<b>1 281 346</b>

Table 13: Area, Standing Volume and Area-Weighted Average Age  
 Net stocked planted production forest by territorial authority as at 1 April 2002.

Territorial authority	Area (ha)	Standing volume (000 m <sup>3</sup> )	Area-weighted average age (years)
<b>Northland wood supply region</b>			
Far North District	96 298	28 107	15.55
Whangarei District	34 171	10 031	14.45
Kaipara District	40 923	10 213	12.65
Rodney District	34 007	10 399	14.47
<b>Total</b>	<b>205 399</b>	<b>58 750</b>	<b>14.61</b>
<b>Auckland wood supply region</b>			
North Shore City	0	0	0.00
Waitakere City	22	9	30.73
Auckland City	136	10	10.04
Manukau City	5 580	1 307	14.84
Papakura District	117	90	32.44
Franklin District	6 841	1 151	13.77
Thames-Coromandel District	24 275	7 472	17.42
Hauraki District	3 587	553	12.36
Waikato District	13 787	1 967	11.10
Matamata-Piako District	1 478	347	14.95
<b>Total</b>	<b>55 823</b>	<b>12 905</b>	<b>14.78</b>
<b>Central North Island wood supply region</b>			
Hamilton City	72	15	10.50
Waipa District	2 124	408	10.97
Otorohanga District	3 657	1 093	16.38
South Waikato District	77 785	19 888	13.47
Waitomo District	26 194	6 972	14.58
Taupo District	195 623	54 547	15.44
Tauranga District	185	37	12.34
Ruapehu District	46 157	10 522	12.72
Western Bay of Plenty District	27 730	6 238	12.63
Rotorua District	58 984	13 887	13.99
Kawerau District	28	380	3.43
Whakatane District	119 567	28 346	13.46
Opoitiki District	19 294	5 711	15.57
<b>Total</b>	<b>577 400</b>	<b>147 663</b>	<b>14.22</b>
<b>East Coast wood supply region</b>			
Gisborne District	157 545	28 541	11.67
<b>Total</b>	<b>157 545</b>	<b>28 541</b>	<b>11.67</b>
<b>Hawkes Bay wood supply region</b>			
Wairoa District	52 111	9 882	13.10
Hastings District	64 267	13 304	12.74
Napier City	237	44	11.85
Central Hawkes Bay District	10 015	1 915	12.13
<b>Total</b>	<b>126 630</b>	<b>25 145</b>	<b>12.84</b>
<b>Southern North Island wood supply region</b>			
New Plymouth District	4 304	980	12.36
Stratford District	8 135	1 310	10.87
South Taranaki District	6 241	984	11.47
Wanganui District	25 769	4 443	11.53
Rangitikei District	19 316	3 403	10.80
Manawatu District	5 262	1 279	13.41
Palmerston North City	1 881	838	19.79
Horowhenua District	7 048	2 047	15.08
Taranaki District	13 186	2 239	10.61
Kapiti Coast District	3 130	775	13.82
Upper Hutt City	6 519	2 008	15.80
Porirua City	1 766	465	15.21
Wellington City	574	65	9.72
Lower Hutt City	406	225	23.50
Masterton District	35 230	7 063	12.83
Carterton District	11 716	2 013	10.24
South Wairarapa District	8 066	938	9.11
<b>Total</b>	<b>158 549</b>	<b>31 075</b>	<b>12.03</b>
<b>North Island total</b>	<b>1 281 346</b>	<b>304 079</b>	<b>13.58</b>

Table 14: Forest Area (hectares)

Net stocked planted production forest area by territorial authority as at 1 April 2002.

Territorial authority	Age class (years)											Total
	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-50	51-60	61-80	
Northland wood supply region												
Far North District	11 696	20 920	10 324	26 092	16 794	8 361	1 668	267	23	96	57	96 298
Whangarei District	4 755	7 515	3 734	11 517	4 657	1 681	231	40	20	16	5	34 171
Kaipara District	7 068	10 295	8 325	10 794	2 935	1 112	313	43	8	0	30	40 923
Rodney District	9 461	6 132	2 362	3 438	7 114	4 441	738	161	130	23	7	34 007
Total	32 980	44 862	24 745	51 841	31 500	15 595	2 950	511	181	135	99	205 399
Auckland wood supply region												
North Shore City	0	0	0	0	0	0	0	0	0	0	0	0
Waitakere City	0	6	6	0	0	0	0	0	0	10	0	22
Auckland City	0	82	54	0	0	0	0	0	0	0	0	136
Manukau City	486	2 334	254	1 026	699	734	18	0	2	0	25	5 580
Papakura District	0	0	0	0	20	29	0	68	0	0	0	117
Franklin District	880	1 898	1 705	1 379	528	248	49	19	51	32	52	6 841
Thames-Coromandel District	3 625	3 637	1 883	4 628	5 863	3 750	557	15	122	63	132	24 275
Hauraki District	819	1 283	574	350	301	165	5	0	0	50	40	3 587
Waikato District	2 277	7 053	1 473	1 015	843	1 029	10	0	20	4	63	13 787
Matamata-Piako District	234	426	93	110	372	202	39	0	0	0	0	1 478
Total	8 323	16 721	6 042	8 508	8 626	6 157	678	102	195	159	312	55 623
Central North Island wood supply region												
Hamilton City	0	36	36	0	0	0	0	0	0	0	0	72
Waipa District	845	325	342	229	285	56	34	8	0	0	0	2 124
Otorohanga District	602	886	375	513	218	501	460	102	0	0	0	3 657
South Waikato District	19 263	15 105	15 159	8 081	8 846	8 535	1 832	832	21	93	18	77 785
Waikato District	5 365	8 456	1 023	2 083	2 320	5 940	243	462	293	9	0	26 194
Taupo District	34 727	29 810	28 806	38 027	40 201	20 921	1 880	717	202	5	327	195 623
Tauranga District	22	66	32	39	26	0	0	0	0	0	0	185
Ruapehu District	12 031	11 565	5 532	8 803	6 144	1 086	186	62	53	53	642	46 157
Western Bay of Plenty District	5 582	6 832	5 775	4 513	3 945	801	38	42	70	96	36	27 790
Rotorua District	15 717	9 756	9 657	7 976	10 083	3 592	1 096	255	182	144	526	58 984
Kawerau District	18	10	0	0	0	0	0	0	0	0	0	28
Whakatane District	27 170	28 003	13 371	21 997	19 927	5 446	1 585	1 260	720	31	57	119 567
Opotiki District	2 174	1 335	3 371	9 017	3 206	191	0	0	0	0	0	19 294
Total	123 516	112 185	83 479	101 278	95 201	47 069	7 354	3 740	1 541	431	1 606	577 400
East Coast wood supply region												
Gisborne District	34 214	56 147	20 453	23 059	15 101	6 110	984	1 202	188	40	47	157 545
Total	34 214	56 147	20 453	23 059	15 101	6 110	984	1 202	188	40	47	157 545
Hawkes Bay wood supply region												
Wairoa District	7 285	22 124	1 459	9 002	8 729	2 595	438	184	267	6	22	52 111
Hastings District	15 051	21 671	3 891	7 860	7 918	6 174	1 132	366	172	17	15	64 267
Napier City	20	87	64	51	8	7	0	0	0	0	0	237
Central Hawkes Bay District	3 237	2 776	1 150	978	846	642	102	83	118	22	61	10 015
Total	25 593	46 658	6 564	17 891	17 501	9 418	1 672	633	557	45	98	126 630
Southern North Island wood supply region												
New Plymouth District	480	1 728	805	657	409	222	1	0	0	2	0	4 304
Stratford District	2 471	3 014	522	1 049	447	157	68	150	230	27	0	8 135
South Taranaki District	881	1 830	2 248	976	172	50	44	0	2	34	4	6 241
Wanganui District	3 433	13 674	1 781	3 291	2 255	573	459	229	40	9	25	25 769
Rangitikei District	6 161	7 010	1 547	1 259	1 297	1 522	274	157	37	20	32	19 316
Manawatu District	608	1 915	747	838	786	333	33	1	1	0	0	5 262
Palmerston North City	0	348	163	72	1 011	287	0	0	0	0	0	1 881
Horowhenua District	760	2 594	864	487	1 087	1 004	139	36	47	15	15	7 048
Taranaki District	3 691	5 395	1 190	741	1 088	686	194	18	62	121	0	13 186
Kapiti Coast District	360	1 079	352	743	197	348	50	1	0	0	0	3 130
Upper Hutt City	872	1 375	848	1 223	1 345	639	73	119	25	0	0	6 519
Porirua City	25	338	642	436	89	231	5	0	0	0	0	1 766
Wellington City	60	356	52	106	0	0	0	0	0	0	0	574
Lower Hutt City	21	0	0	52	170	122	41	0	0	0	0	406
Masterlton District	5 188	15 879	2 554	4 591	3 635	1 853	763	554	185	28	0	35 230
Carterton District	5 400	2 042	1 316	728	839	1 247	60	79	4	1	0	11 716
South Wairarapa District	2 469	3 679	878	312	268	244	166	50	0	0	0	8 066
Total	32 880	62 256	16 509	17 561	15 095	9 518	2 370	1 394	633	257	76	158 549
North Island total												
North Island total	257 506	338 829	157 792	220 138	183 024	93 867	16 008	7 582	3 295	1 067	2 238	1 281 346



Table 16: Area (hectares) Planted in Radiata Pine

Net stocked planted production forest area by territorial authority as at 1 April 2002.

Territorial authority	Age class (years)											Total
	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-50	51-60	61-80	
Northland wood supply region												
Far North District	10 389	20 697	10 198	25 804	16 623	8 341	1 661	259	12	2	4	93 990
Whangarei District	4 597	7 093	3 568	11 378	4 532	1 655	225	26	8	8	2	33 092
Kaipara District	6 459	9 890	8 218	10 773	2 916	1 102	235	43	7	0	6	39 649
Rodney District	9 347	6 033	2 259	3 383	7 033	4 417	738	160	83	7	1	33 461
Total	30 792	43 713	24 243	51 338	31 104	15 515	2 859	488	110	17	13	200 192
Auckland wood supply region												
North Shore City	0	0	0	0	0	0	0	0	0	0	0	0
Waitakere City	0	6	6	0	0	0	0	0	0	5	0	17
Auckland City	0	75	48	0	0	0	0	0	0	0	0	123
Manukau City	486	2 210	218	985	691	716	10	0	2	0	25	5 343
Papakura District	0	0	0	0	20	29	0	68	0	0	0	117
Franklin District	850	1 742	1 604	1 329	515	240	34	0	45	27	5	6 391
Thames-Coromandel District	3 621	3 627	1 851	4 332	5 694	3 721	434	15	13	15	21	23 344
Hauraki District	812	1 275	574	344	297	165	5	0	0	50	0	3 522
Waikato District	2 255	6 898	1 368	989	838	1 027	10	0	20	4	2	13 431
Matamata-Piako District	223	395	82	110	367	186	26	0	0	0	0	1 389
Total	8 247	16 228	5 771	8 089	8 422	6 084	519	83	60	101	53	53 677
Central North Island wood supply region												
Hamilton City	0	36	36	0	0	0	0	0	0	0	0	72
Waipa District	413	302	261	172	275	56	34	0	0	0	0	1 513
Otorohanga District	515	871	331	453	196	493	92	60	0	0	0	3 011
South Waikato District	18 661	14 995	13 976	7 799	8 429	8 419	1 099	18	2	73	9	73 480
Waitomo District	5 255	8 377	1 006	2 054	2 208	5 659	22	0	0	0	0	24 581
Taupo District	31 831	26 072	26 847	36 732	39 129	18 877	473	35	34	3	9	180 042
Tauranga City	9	56	28	39	26	0	0	0	0	0	0	158
Ruapehu District	11 616	11 431	5 518	8 781	6 032	1 021	97	0	0	0	10	44 506
Western Bay of Plenty District	5 292	6 649	5 720	4 411	3 885	761	19	5	2	3	12	26 759
Rotorua District	12 048	7 679	9 053	7 400	6 559	2 602	169	27	57	105	17	47 716
Kawerau District	0	0	0	0	0	0	0	0	0	0	0	0
Whakatane District	24 194	21 912	11 891	20 262	18 746	4 716	592	342	22	0	3	102 680
Opoitiki District	2 162	1 182	3 364	9 002	3 192	191	0	0	0	0	0	19 093
Total	111 996	99 562	78 031	97 105	80 677	42 795	2 597	487	117	184	60	523 611
East Coast wood supply region												
Gisborne District	33 105	55 122	20 290	22 598	14 707	6 023	280	82	56	24	3	152 290
Total	33 105	55 122	20 290	22 598	14 707	6 023	280	82	56	24	3	152 290
Hawkes Bay wood supply region												
Wairoa District	7 244	21 988	1 457	8 865	8 644	2 583	100	40	16	3	0	50 940
Hastings District	14 773	20 767	3 838	7 663	7 720	8 003	307	48	13	2	0	61 134
Napier City	20	85	59	49	8	7	0	0	0	0	0	228
Central Hawkes Bay District	3 213	2 622	1 105	922	830	574	77	32	20	0	21	9 416
Total	25 250	45 462	6 459	17 499	17 202	9 167	484	120	49	5	21	121 718
Southern North Island wood supply region												
New Plymouth District	466	*	*	632	409	222	0	0	0	0	0	4 201
Stratford District	2 456	2 924	481	1 012	441	155	0	20	0	25	0	7 514
South Taranaki District	865	1 798	2 203	983	172	50	27	0	2	28	0	6 108
Wanganui District	3 411	13 596	1 773	3 274	2 224	529	176	33	31	0	0	25 047
Rangitikei District	5 511	6 698	1 393	1 167	1 265	1 485	231	90	24	20	12	17 896
Manawatu District	552	1 773	668	777	780	332	33	1	1	0	0	4 917
Palmerston North City	0	348	157	72	1 011	287	0	0	0	0	0	1 875
Horowhenua District	746	2 476	832	431	1 052	947	87	18	37	2	0	6 628
Taranaki District	3 647	5 341	1 146	700	1 075	684	194	18	45	113	0	12 963
Kapiti Coast District	340	1 074	344	742	197	348	47	1	0	0	0	3 093
Upper Hutt City	848	1 369	833	1 157	1 283	637	73	117	16	0	0	6 333
Porirua City	25	*	*	424	89	231	5	0	0	0	0	1 732
Wellington City	60	356	52	106	0	0	0	0	0	0	0	574
Lower Hutt City	21	0	0	52	168	122	41	0	0	0	0	404
Masterton District	5 144	15 692	2 518	4 564	3 626	1 843	500	172	10	0	0	34 069
Carterton District	5 359	2 034	1 312	725	639	1 239	42	26	4	1	0	11 581
South Wairarapa District	2 413	3 541	802	304	143	220	166	35	0	0	0	7 624
Total	31 864	61 059	15 905	17 102	14 774	9 331	1 622	531	170	189	12	152 559
North Island total												
	241 254	321 146	150 699	213 731	176 886	88 915	8 361	1 791	582	520	162	1 204 047

Table 17: Area (hectares) Planted in Douglas-fir

Net stocked planted production forest area by territorial authority as at 1 April 2002.

Territorial authority	Age class (years)											Total
	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-50	51-60	61-80	
Northland wood supply region												
Far North District	0	0	0	0	0	0	0	0	0	0	0	0
Whangarei District	0	0	0	0	0	0	0	0	0	0	0	0
Kaipara District	0	0	0	0	0	0	0	0	0	0	0	0
Rodney District	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0
Auckland wood supply region												
North Shore City	0	0	0	0	0	0	0	0	0	0	0	0
Waitakere City	0	0	0	0	0	0	0	0	0	0	0	0
Auckland City	0	0	0	0	0	0	0	0	0	0	0	0
Manukau City	0	0	0	0	0	0	0	0	0	0	0	0
Papakura District	0	0	0	0	0	0	0	0	0	0	0	0
Franklin District	0	0	0	0	0	0	0	0	0	0	0	0
Thames-Coromandel District	0	0	0	0	0	0	0	0	0	0	0	0
Hauraki District	0	0	0	0	0	0	0	0	0	0	0	0
Waikato District	0	0	0	0	0	0	0	0	0	0	0	0
Matamata-Piako District	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0
Central North Island wood supply region												
Hamilton City	0	0	0	0	0	0	0	0	0	0	0	0
Waipa District	4	0	0	12	8	0	0	1	0	0	0	25
Otorohanga District	70	0	0	0	0	0	357	42	0	0	0	469
South Waikato District	3	0	0	0	0	2	615	799	12	0	5	1 436
Waikato District	71	45	2	5	2	274	215	386	231	3	0	1 234
Taupo District	1 034	156	1 622	888	650	1 565	1 341	418	95	1	18	7 788
Tauranga City	0	0	0	0	0	0	0	0	0	0	0	0
Ruapehu District	207	74	0	2	4	19	56	44	25	11	45	487
Western Bay of Plenty District	3	1	0	0	3	10	12	0	21	24	0	74
Rotorua District	508	157	509	167	740	809	789	213	101	15	215	4 223
Kawerau District	0	0	0	0	0	0	0	0	0	0	0	0
Whakatane District	726	1 193	1 145	1 363	1 023	712	933	917	651	24	40	8 727
Opotiki District	0	0	0	0	0	0	0	0	0	0	0	0
Total	2 626	1 626	3 278	2 437	2 430	3 391	4 318	2 820	1 136	78	323	24 463
East Coast wood supply region												
Gisborne District	577	678	0	1	0	0	618	521	35	0	0	2 430
Total	577	678	0	1	0	0	618	521	35	0	0	2 430
Hawkes Bay wood supply region												
Wairoa District	13	25	0	0	21	5	243	41	108	3	0	459
Hastings District	59	357	2	41	26	42	641	227	51	4	2	1 452
Napier City	0	0	0	0	0	0	0	0	0	0	0	0
Central Hawkes Bay District	12	100	2	0	0	0	12	40	26	0	0	192
Total	84	482	4	41	47	47	896	308	185	7	2	2 103
Southern North Island wood supply region												
New Plymouth District	0	0	0	0	0	0	0	0	0	0	0	0
Stratford District	0	7	0	0	0	1	68	130	230	0	0	436
South Taranaki District	0	9	8	0	0	0	0	0	0	0	0	17
Wanganui District	8	37	0	0	0	9	250	136	3	0	0	443
Rangitikei District	15	58	6	0	0	11	2	35	0	0	0	127
Manawatu District	0	4	4	0	0	0	0	0	0	0	0	8
Palmerston North City	0	0	0	0	0	0	0	0	0	0	0	0
Horowhenua District	0	0	0	0	0	0	8	11	0	0	0	19
Tararua District	21	0	3	2	0	0	0	0	3	0	0	29
Kapiti Coast District	0	0	0	0	0	0	3	0	0	0	0	3
Upper Hutt City	23	2	1	7	2	0	0	2	0	0	0	37
Porirua City	0	0	0	0	0	0	0	0	0	0	0	0
Wellington City	0	0	0	0	0	0	0	0	0	0	0	0
Lower Hutt City	0	0	0	0	2	0	0	0	0	0	0	2
Masterton District	24	49	2	0	0	7	255	249	79	5	0	670
Carterton District	40	0	0	0	0	0	0	0	0	0	0	40
South Wairarapa District	10	17	0	0	0	0	0	0	0	0	0	27
Total	141	183	24	9	4	28	586	563	315	5	0	1 858
North Island total												
	3 428	2 969	3 306	2 488	2 481	3 466	6 418	4 212	1 671	90	325	30 854

Table 18: Area (hectares) Planted in Other Softwoods (other than Radiata Pine and Douglas-fir)  
Net stocked planted production forest area by territorial authority as at 1 April 2002.

Territorial authority	Age class (years)											Total
	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-50	51-60	61-80	
Northland wood supply region												
Far North District	210	71	27	15	24	6	5	3	9	33	9	412
Whangarei District	35	57	51	28	5	3	2	13	12	·	·	213
Kaipara District	6	24	29	12	3	8	0	0	1	0	18	101
Rodney District	23	20	41	18	9	9	0	0	3	·	·	131
Total	274	172	148	73	41	26	7	16	25	42	33	857
Auckland wood supply region												
North Shore City	0	0	0	0	0	0	0	0	0	0	0	0
Waitakere City	0	0	0	0	0	0	0	0	0	0	0	0
Auckland City	0	0	0	0	0	0	0	0	0	0	0	0
Manukau City	0	31	25	0	0	3	8	0	0	0	0	67
Papakura District	0	0	0	0	0	0	0	0	0	0	0	0
Franklin District	23	98	30	2	0	4	13	11	6	5	47	239
Thames-Coromandel District	4	6	20	144	6	0	123	0	96	46	110	555
Hauraki District	0	3	0	3	2	0	0	0	0	0	0	8
Waikato District	3	32	33	4	0	0	0	0	0	0	61	133
Matamala-Piako District	0	3	1	0	0	0	0	0	0	0	0	4
Total	30	173	109	153	8	7	144	11	102	51	218	1 006
Central North Island wood supply region												
Hamilton City	0	0	0	0	0	0	0	0	0	0	0	0
Waipa District	12	12	17	6	0	0	0	7	0	0	0	54
Otorohanga District	1	2	2	4	0	0	0	0	0	0	0	9
South Waikato District	0	7	8	12	11	29	21	0	0	20	3	111
Waikato District	25	20	0	8	8	5	6	76	52	6	0	206
Taupo District	77	98	14	173	193	325	56	52	73	1	300	1 362
Tauranga City	0	0	0	0	0	0	0	0	0	0	0	0
Ruapehu District	204	54	10	12	103	43	33	18	28	12	586	1 103
Western Bay of Plenty District	27	86	26	12	5	0	6	12	37	21	10	242
Rotorua District	168	97	47	322	695	46	23	5	22	24	179	1 628
Kawerau District	0	0	0	0	0	0	0	0	0	0	0	0
Whakatane District	33	51	55	111	20	12	60	0	38	7	14	401
Opotiki District	0	0	2	0	0	0	0	0	0	0	0	2
Total	547	427	181	660	1 035	460	205	170	250	91	1 092	5 118
East Coast wood supply region												
Gisborne District	480	236	43	191	271	41	55	594	93	3	4	2 011
Total	480	236	43	191	271	41	55	594	93	3	4	2 011
Hawkes Bay wood supply region												
Wairoa District	26	102	2	2	31	3	93	103	139	0	0	501
Hastings District	50	79	23	45	46	22	180	82	98	7	8	640
Napier City	0	0	0	0	0	0	0	0	0	0	0	0
Central Hawkes Bay District	8	17	10	42	12	0	12	11	60	13	0	185
Total	84	198	35	89	89	25	285	196	297	20	8	1 326
Southern North Island wood supply region												
New Plymouth District	7	12	20	9	0	0	1	0	0	1	0	50
Stratford District	5	23	6	9	0	1	0	0	0	1	0	45
South Taranaki District	13	9	13	4	0	0	17	0	0	6	4	66
Wanganui District	12	25	6	17	13	6	20	51	6	9	5	169
Rangitikei District	596	76	70	70	15	24	41	27	8	0	20	947
Manawatu District	39	86	30	24	0	1	0	0	0	0	0	180
Palmerston North City	0	0	0	0	0	0	0	0	0	0	0	0
Horowhenua District	14	40	15	34	27	33	43	7	10	13	15	251
Taranaki District	4	3	11	13	3	2	0	0	2	0	0	38
Kapiti Coast District	15	2	5	1	0	0	0	0	0	0	0	23
Upper Hutt City	1	3	14	51	45	0	0	0	9	0	0	123
Porirua City	0	0	0	0	0	0	0	0	0	0	0	0
Wellington City	0	0	0	0	0	0	0	0	0	0	0	0
Lower Hutt City	0	0	0	0	0	0	0	0	0	0	0	0
Masterton District	13	86	24	2	0	0	6	128	96	23	0	378
Carterton District	1	4	2	3	0	0	18	53	0	0	0	81
South Wairarapa District	6	4	2	0	0	6	0	15	0	0	0	33
Total	726	373	218	237	103	72	146	281	131	53	44	2 384
North Island total												
	2 141	1 579	734	1 403	1 547	631	842	1 268	898	260	1 399	12 702

Table 19: Area (hectares) Planted in Hardwoods

Net stocked planted production forest area by territorial authority as at 1 April 2002.

Territorial authority	Age class (years)											Total
	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-50	51-60	61-80	
Northland wood supply region												
Far North District	1 097	152	99	273	147	14	2	5	2	61	44	1 896
Whangarei District	123	365	115	111	120	23	4	1	0	.	.	866
Kaipara District	603	381	78	9	16	2	78	0	0	0	6	1 173
Rodney District	91	79	62	37	72	15	0	1	44	.	.	415
Total	1 914	977	354	430	355	54	84	7	46	76	53	4 350
Auckland wood supply region												
North Shore City	0	0	0	0	0	0	0	0	0	0	0	0
Waitakere City	0	0	0	0	0	0	0	0	0	5	0	5
Auckland City	0	7	6	0	0	0	0	0	0	0	0	13
Manukau City	2	93	11	41	8	15	0	0	0	0	0	170
Papakura District	0	0	0	0	0	0	0	0	0	0	0	0
Franklin District	7	58	71	48	13	4	2	8	0	0	0	211
Thames-Coromandel District	0	4	12	152	163	29	0	0	13	2	1	376
Hauraki District	7	5	0	3	2	0	0	0	0	0	40	57
Waikato District	19	123	52	22	5	2	0	0	0	0	0	223
Matamata-Piako District	11	30	10	0	5	16	13	0	0	0	0	85
Total	46	320	162	266	196	66	15	-8	13	7	41	1 140
Central North Island wood supply region												
Hamilton City	0	0	0	0	0	0	0	0	0	0	0	0
Waipa District	416	11	64	39	2	0	0	0	0	0	0	532
Otorohanga District	16	13	42	56	22	8	11	0	0	0	0	168
South Waikato District	599	103	1 175	270	406	85	97	15	7	0	1	2 758
Waitomo District	14	14	15	16	102	2	0	0	10	0	0	173
Taupo District	1 785	3 484	323	234	229	154	10	212	0	0	0	6 431
Tauranga District	13	10	4	0	0	0	0	0	0	0	0	27
Ruaapehu District	4	6	4	8	5	3	0	0	0	30	1	61
Western Bay of Plenty District	260	96	29	90	52	30	1	25	10	48	14	655
Rotorua District	2 993	1 823	48	87	89	135	115	10	2	0	115	5 417
Kawerau District	18	10	0	0	0	0	0	0	0	0	0	28
Whakatane District	2 217	4 847	280	261	138	6	0	1	9	0	0	7 759
Opotiki District	12	153	5	15	14	0	0	0	0	0	0	199
Total	8 347	10 570	1 989	1 076	1 059	423	234	263	38	78	131	24 208
East Coast wood supply region												
Gisborne District	52	111	120	269	123	46	31	5	4	13	40	814
Total	52	111	120	269	123	46	31	5	4	13	40	814
Hawkes Bay wood supply region												
Wairoa District	2	9	0	135	33	4	2	0	4	0	22	211
Hastings District	169	468	28	111	126	107	4	9	10	4	5	1 041
Napier City	0	2	5	2	0	0	0	0	0	0	0	9
Central Hawkes Bay District	4	37	33	14	4	68	1	0	12	9	40	222
Total	175	516	66	262	163	179	7	9	26	13	67	1 483
Southern North Island wood supply region												
New Plymouth District	7	.	.	16	0	0	0	0	0	1	0	53
Stratford District	10	60	35	28	6	0	0	0	0	1	0	140
South Taranaki District	3	14	24	9	0	0	0	0	0	0	0	50
Wanganui District	2	16	2	0	18	30	13	9	0	0	20	110
Rangitikei District	39	178	78	22	17	2	0	5	5	0	0	346
Manawatu District	17	52	45	37	6	0	0	0	0	0	0	157
Palmerston North City	0	0	6	0	0	0	0	0	0	0	0	6
Horowhenua District	0	78	17	22	8	24	1	0	0	0	0	150
Tararua District	19	51	30	26	10	0	0	0	12	8	0	156
Kapiti Coast District	5	3	3	0	0	0	0	0	0	0	0	11
Upper Hutt City	0	1	0	8	15	2	0	0	0	0	0	26
Porirua City	0	.	.	12	0	0	0	0	0	0	0	34
Wellington City	0	0	0	0	0	0	0	0	0	0	0	0
Lower Hutt City	0	0	0	0	0	0	0	0	0	0	0	0
Masterion District	7	52	10	25	9	3	2	5	0	0	0	113
Carterton District	0	4	2	0	0	8	0	0	0	0	0	14
South Wairarapa District	40	117	74	8	125	18	0	0	0	0	0	382
Total	149	641	362	213	214	87	16	19	17	10	20	1 748
North Island total												
	10 683	13 135	3 053	2 516	2 110	855	387	311	144	197	352	33 743



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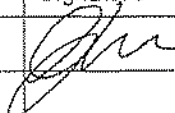
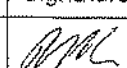
PO Box 61 MARTON

T: 06-327-4360 F: 06-327-4361 E: martmail@ghd.co.nz

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#### Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	R Coles	C Morris		R Coles		12/6/03

# Attachment 5



**Rangitikei**  
UNDEPILY...

# REPORT

SUBJECT:           **Acceptance of Tender for C976 Ratana New Water Mains**

TO:                 Rangitikei District Council

FROM:             Hamish Waugh, General Manager Infrastructure

DATE:             16 February 2015

FILE:              5 – CM – 1 - 976

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## **1      Executive Summary**

### **1.1    Purpose of the report**

The purpose of this report is to accept a tender for Contract C976 for the construction of the pipelines forming part of the new Ratana Water Supply scheme.

### **1.2    Key issues**

The new Ratana Water Supply scheme will address quality issues with the current water supply to the Ratana community. New pipelines are required to convey untreated water, treated water, process waste flows from the WTP and to convey overflows and/or scour flows from the reservoir.

### **1.3    Major Recommendations**

The major recommendation is to accept a tender from I.D. Loader Ltd for the pipelines for the new Ratana Water Supply scheme.

## **2      Context**

### **2.1    Background**

The new Ratana Water Supply scheme will address the quality issues with the current water supply to the Ratana community. New pipelines are required to convey untreated water from the new bore to the new water treatment plant (WTP), treated water and process waste flows from the WTP to the existing water and wastewater reticulation serving the township, and to convey overflows and/or scour flows from the reservoir to the nearby watercourse.

### **2.2    Annual Plan / Long Term Plan (LTP)**

Funding has been allocated in the 2014-15 Annual Plan for a new water supply scheme to serve the Ratana township. The budgeted provision within the overall scheme cost

for the new water mains is \$330,000 of which an 80% subsidy is available from the Ministry Of Health. The budget includes a 10% contingency sum.

### 2.3 Significance

The proposal does not trigger the significance thresholds as the impact on Council's direction in terms of its strategic objectives, the change from Council's current level of service, the level of public impact and or/interest and the impact on Council's capability (non cost), to continue to provide existing services are all assess as medium to low.

### 2.4 Maori consultation

Community views have not been explored in this report.

### 2.5 Legal issues

Nil.

### 2.6 Approach

Community views have not been explored in this report.

## 3 Analysis

### 3.1 Views

As noted in Section 2.4, community views have not been explored in this report.

### 3.2 Options

Open tenders were invited via Tenderlink for the construction of the new Ratana Water Supply Scheme Pipelines.

The Request for Tender (RFT) nominated the Lowest Price Conforming Method.

This involved the submitting of one envelope that contained the pricing information (Schedule of Prices and Tender Form) and non-price attribute information as specified in the RFT.

Tenders were received from six contractors:

- B. Bullock 2009 Ltd.
- Blackley Construction Ltd.
- I.D. Loader Ltd
- J.B. Ware Ltd
- Tatana Contracting Ltd.



- Treetrim and Earthworks Ltd.

The range of prices received were from \$301,160.50 - \$413,941.00

### 3.3 Discussion

The Engineer's Estimate was within the range of tenders received. The lowest priced conforming tender was received from I. D. Loader Ltd for \$301,160.50. This is 13% less than the Engineers Estimate of \$346,638.00. The Engineer's Estimate is primarily based on historical rates for similar contract works.

In accordance with the evaluation, the preferred tenderer is ***I.D. Loader Ltd.***

### 3.4 Funding

The allowance included in the Ministry of Health DWAP application for the pipelines was \$330,000.

## 4 Conclusions

4.1 The preferred option is to accept the tender from I.D. Loader Ltd.

4.2 Allowance for contingency

The price schedule in the tender included a \$30,000 contingency amount.

4.3 Costs

The estimated construction cost of the pipelines, including contingency, is \$331,160.00, excluding GST.

## 5 Recommendation

5.1 That the report on Acceptance of Tender for Contract C976 Ratana New Water Mains be received.

5.2 That the Council award Contract **C976** to **I.D. Loader Limited** for the sum of three hundred and one thousand, one hundred and sixty dollars (\$301,160.50) including \$30,000 contingency, excluding GST.

# Attachment 6



**Rangitikei**  
UNUSPILY...

# REPORT

SUBJECT:           **Electricity Contract Renewal**

TO:                 Council

FROM:             David Rei Miller

DATE:             26 February 2015

FILE:             6-CF-4-9

---

## 1. Executive Summary

- 1.1 The contract for electricity supply to Rangitikei District Council needs to be renewed. Four tenders were received from each of the retailers that supply our area, based on Manawatu District Council and Rangitikei District Council aligning their contracts. The cheapest rates are available from incumbent Meridian Energy, whose rates were approximately \$10,000/year (3%) cheaper than the next cheapest tenderer.

## 2. Background

- 2.1 Tenders were requested from all four electricity retailers that supply our area: Meridian Energy, Genesis Energy, Mercury Energy and Contact Energy. Actual consumption data from 2013-2014 was used to evaluate these four tenders. The results for Rangitikei District Council are shown in the following table. NHH refers to Non-Half Hourly meters, and TOU to Time Of Use.

Table 1: Cost Comparison

Retailer	Rangitikei District Council (\$/yr)		
	NHH	TOU	RDC Total
Meridian	346,549	32,794	379,343
Genesis	426,990	33,941	460,931
Mercury	356,100	33,478	389,577
Contact	657,669	37,079	694,747

- 2.2 Meridian Energy was the cheapest by approximately \$10,000/year (3%). In addition to being the cheapest, Meridian Energy is also the incumbent. This means that re-signing with them would not involve a lengthy process of transferring data between retailers. From experience, transferring between retailers is a major exercise for organisations as large as our own, and can involve loss of information as well as issues with historic billing.
- 2.3 These rates were provided on the basis that contracts for Manawatu District Council and Rangitikei District Council would be aligned. This means in effect that while each Council would still have separate contracts, they would benefit from being part of a larger package that results in better prices from energy companies. In addition, Infrastructure

staff operate across both Councils under Shared Services. This means that ongoing management of electricity supplies for each Council would be easier. Combining with Manawatu District Council almost doubles the annual spend on electricity, and the number of ICPs (metered connections). Meridian has offered an additional 1% saving for aligning these contracts. This saving has been included in the figures shown in the table above. Manawatu District Council will be approached at their 19 March SP&P Committee meeting to renew their electricity contract with Meridian and align their contract with Rangitikei District Council.

- 2.4 The term of this contract would be 2 years. If in future, Rangitikei District Council wanted to cancel this contract, for example if we wished to sign on to a future MWLASS agreement, the penalty would be \$100 plus \$20/ICP/month remaining for NHH meters i.e. \$100 plus \$2,480 per month remaining. There is no penalty for contract termination of TOU meters. Meridian have been approached to provide a 1-year contract offer as well, for comparison. This will be presented to Council at the earliest opportunity.
- 2.5 Discussions were had with Meridian about the All of Government contract that MBIE oversees. The All of Government contract enables small organisations with a small number of ICPs to secure better rates than they would otherwise be able to. For organisations as large as our own, however, there is little to nothing to be gained by being on the All of Government contract, particularly if our contract is bundled with Manawatu.

### **3. Recommendations**

- 3.1 That the report 'Electricity Contract Renewal' be received.
- 3.2 That Council indicates the term of contract desired (1 year or 2 years).
- 3.3 That Rangitikei District Council sign a contract with Meridian Energy, aligned with the Rangitikei District Council contract (with alignment of contracts contingent on acceptance by Manawatu District Council).

David Rei Miller  
Asset Engineer - Utilities

# Attachment 7

## Engagement Plan: Dangerous and Insanitary Buildings Policy review

### Project description and background

It is a statutory requirement under s131 of the Building Act 2004 (“**BA 2004**”) for every Council to have a Dangerous and Insanitary Buildings Policy.

S132(4) of the BA 2004 requires the Dangerous and Insanitary Buildings Policy to be reviewed by Council every five years although the policy will not cease to have effect if such a review is not undertaken within the prescribed timeframe.

To give effect to any amendments desired by Council with respect to this policy Council must follow the special consultative procedure as set out in section 83 of the Local Government Act 2002 (“**LGA 2002**”).

As a consequence of the Building Act Amendment Act 2013 it is now necessary for consideration to be given to ‘Affected Buildings’ within Council’s Dangerous and Insanitary Buildings Policy; accordingly, the Dangerous and Insanitary Buildings Policy must be amended to reflect this legislative change. Council Officer’s further recommend that other minor amendments which are ‘editorial’ in nature be made to the policy.

### Engagement objectives

The purpose of the engagement is to raise awareness of the new requirements of the Council’s dangerous and insanitary buildings policy. Council has provided a legally compliant document which aims to maintain the balance between public and private interests.

Council seeks the community’s views on whether the policy meets this objective and if not, how it could be improved.

### Timeframe and completion date

The period of community engagement will be a minimum of one month, followed by analysis and reporting back to council, subsequent amendment (if required) and final adoption.

Key project stages	Completion date
Draft policy developed	12 February 2015
Draft policy approved for community engagement	26 February 2015
Community engagement (written submissions)	2 April 2015
Community engagement (oral submissions)	30 April 2015
Initial consideration of written and oral submissions by Policy/Planning Committee	14 May 2015
Oral and written submissions considered by Council, final amendments made, policy adopted.	28 May 2015
Policy published	29 May 2015



## Communities to be engaged with

- The entire Rangitikei District community
- Community Boards and Community Committees
- Te Roopu Ahi Kaa

## Engagement tools and techniques to be used

Engagement Spectrum position desired: Consult

Community group or stakeholder	How this group will be engaged
Rangitikei District community	<ul style="list-style-type: none"><li>– Website</li><li>– Rangitikei Line</li><li>– Printed media</li></ul>
Community Committees and Community Boards	<ul style="list-style-type: none"><li>– Briefings</li><li>– Officer report</li></ul>
Te Roopu Ahi Kaa	<ul style="list-style-type: none"><li>– Briefings</li><li>– Officer report</li></ul>

## Resources needed to complete the engagement

Resources beyond staff time required for this engagement are

- notification in the local print media
- the production of printed materials

## Communication planning

### Key messages

- This is a statutory policy that is subject to regular review
- Government legislation requires the new consideration of affected buildings to form part of the policy
- Apart from amendments to achieve legal compliance under the new legislation, no other changes are being proposed to the current policy

### Reputation risks

- Lack of clear communication about the policy may result in the community believing that Council is introducing red tape that is unnecessary and/or over burdensome.

## Basis of assessment and feedback to the communities involved

After analysing community input, Council officers will prepare a report outlining the communities' views, and any resulting changes to the draft policy. This will then be referred to Council for consideration prior to final adoption. The feedback to the communities will come after Council adopts the policy.

The reports will be made available through the Council order paper and as printed copies from Council facilities. A response will be sent to each person who makes a submission.

## Project team roles and responsibilities

Team member	Role and responsibilities
Michael Hodder	Project sponsor
Ceinwyn Bannister	Project leader
Samantha Whitcombe	Print media
Carol Downs	External messaging, communications
Anna Dellow	IT needs



## DANGEROUS AND INSANITARY BUILDING POLICY

Policy Title: DANGEROUS AND INSANITARY BUILDINGS POLICY	
Date of Adoption: 25 May 2006	Resolution: 06/RDC/144
Review Date: <del>2011</del> 2020	
Statutory reference for adoption: Building Act 2004 s131	
Statutory reference for review: Building Act 2004 s132	
Included in the LTCCP: no	
Date Amended or Reviewed	Resolution
<u>Reviewed XXXX 2015</u>	

### Introduction & Background

Section 131 of the Building Act 2004 ("the Act") requires territorial authorities ("TAs") to ~~adopt~~ have a policy on dangerous and insanitary buildings ~~by 31 May 2006~~. Additionally, Council is now also required to take into account affected buildings<sup>1</sup>.

One of the key purposes of the Act, as set out in section 3, is to ensure '*people who use buildings can do so safely and without endangering their health.*' Section 4 details the principles to be applied in performing functions under the Act and specifically states that TAs must take these principles into account in the adoption and review of their dangerous and insanitary building policies.

The definition of a dangerous building is set out in Section 121 (1) of the Act:

*"A building is dangerous for the purposes of this Act if,-*

- (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause –*
  - (i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property, or*
  - (ii) damage to other property; or*
- (b) in the event of fire, injury or death to any person in the building or to persons on other property is likely ~~because of fire hazard or the occupancy of the building.~~*

The definition of an insanitary building is set out in Section 123 of the Act:

*"A building is insanitary for the purposes of this Act if the building -*

- a) is offensive or likely to be injurious to health because-*
  - (i) of how it is situated or constructed; or*
  - (ii) it is in a state of disrepair; or*

<sup>1</sup> Section 132A Building Act 2004 which came into force on 28 November 2013,

- b) *has insufficient or defective provisions against moisture penetration so as to cause dampness in the building; or in any adjoining building; or*
- c) *does not have a supply of potable water that is adequate for its intended use; or*
- d) *does not have sanitary facilities that are adequate for its intended use."*

The definition of an affected building is set out in Section 121A of the Act:

"A building is an affected building for the purposes of this Act if it is adjacent to, adjoining, or nearby –

- (a) a dangerous building as defined in Section 121; or
- (b) a dangerous dam within the meaning of Section 153."

This ~~policy document was originally sets out the policy proposed to be~~ adopted by Rangitikei District Council ("Council") on 25 May 2006 in accordance with the requirements of the Building Act 2004.

The policy is required to state<sup>2</sup>:

The approach that the Council will take in performing its functions under the Act;  
Council's priorities in performing those functions; and  
How the policy will apply to heritage buildings.

In ~~developing reviewing, amending and adopting its Dangerous and Insanitary Buildings~~ this policy, ~~Rangitikei District~~ Council has followed the special consultative procedure set out in Section 83 of the Local Government Act 2002.

~~It is likely that i~~n many, but not all, cases a building is dangerous, affected or insanitary status will not be readily apparent. For that reason, any attempt to identify these buildings proactively is unlikely to be successful unless Council has considerable resources to undertake inspections and evaluations of buildings.

As a consequence, the most likely sources of information concerning dangerous, affected or insanitary buildings continues to ~~will~~ be from building occupants, neighbours, or as the result of an inspection by the police, the fire service or other agencies authorised to inspect buildings. Other sources of information will be known directly by Council, possibly following a significant weather event.

Relying on complaints to provide information concerning potentially dangerous or insanitary buildings ~~is likely to be the only~~ continues to be the most practical way in which Council can identify both these buildings and affected buildings within the district and undertake its statutory responsibilities.

## **POLICY APPROACH**

### **Policy Principles**

Provisions of the Act in regard to dangerous, affected ~~and or~~ insanitary buildings reflect the government's broader concern with the safety of the public in buildings, and with the health

<sup>2</sup> Sec 131(2) of the Building Act 2004



and safety of people occupying buildings that may be considered to be dangerous, affected or ~~and~~ insanitary. However, Council recognises that public safety must be balanced against the other broader economic issues and in relation to other Council Policy.

~~The Council has noted that the development of a dangerous and insanitary building policy is to be undertaken by TAs independently and has responded accordingly. This policy will be developed after due consultation with Rangitikei District Council ratepayers and stakeholders in accordance with section 83 of the Local Government Act 2002.~~

#### Overall approach

Sections 124 to 130 of the Act provide the authority necessary for TAs to take action on dangerous, affected or ~~and~~ insanitary buildings and set out how this action is to be taken.

The Council will continue to encourage the public to discuss their development plans with Council and to obtain building consent for work Council deems is necessary prior to any work commencing. This is particularly important in order to avoid creating dangerous ~~and or~~ insanitary conditions that could be injurious to the health of occupants, particularly children and the elderly, or where safety risks are likely to arise from a change in use.

Council has in the past relied upon complaints from various sources to identify dangerous ~~and or~~ insanitary buildings and will continue with this passive approach.

#### Identifying Dangerous, Affected or ~~and~~ Insanitary Buildings

The Council will:

- Take a passive approach to identification of buildings.
- Actively respond to and investigate all buildings complaints received.
- Identify from these investigations any buildings that are dangerous, affected or insanitary.
- For dangerous buildings, inform the owner(s) and occupier of the building to take action to reduce or remove the danger, as is required by Section 124 and 125 of the Act; (and liaise with the New Zealand Fire Service when Council deems it is appropriate, in accordance with Section 121 (2) of the Act).
- For insanitary buildings, inform the owner(s) of the building to take action to prevent the building from remaining insanitary as is required by Section 124 and 125 of the Act; (and liaise with the Medical Officer of Health when required to assess whether the occupants may be neglected or infirm).
- ~~For affected buildings, inform the owner(s) of the building only when restricting entry to the building.~~

#### Assessment criteria

The Council will assess dangerous, affected ~~and or~~ insanitary buildings in accordance with the Act and established case law, as well as the building code:

The Council will:

- Investigate as to whether the building is occupied.
- Assess the use to which the building is put.
- Assess whether the dangerous ~~and or~~ insanitary conditions pose a reasonable probability of danger to occupants or visitors, ~~or~~ to the health of any occupants of the building.
- Upon the determination that a building or dam is dangerous assess whether the dangerous building or dangerous dam pose a reasonable probability of danger to occupants or visitors of any adjacent, adjoining or nearby buildings.

Considerations as to dangerous assessment where a building is either occupied or not may include:

- Structural collapse.
- Loose materials/connections.
- Overcrowding.
- Use which is not fit for purpose.
- Seeking advice from New Zealand Fire Service<sup>3</sup> ~~(121(2)(a))~~

Considerations as to insanitary assessment where a building is occupied may include:

- Adequate sanitary facilities for the use.
- Adequate drinking water.
- Separation of use for kitchen and other sanitary facilities.
- Likelihood of moisture penetration.
- Natural disaster.
- Defects in roof and walls/poor maintenance/occupant misuse.
- The degree to which the building is offensive to adjacent and nearby properties.

A building will be deemed to be an affected building if it is adjacent, adjoining or nearby a building which Council has assessed as being a dangerous building or a dam which Horizons Regional Council has by writing notified Council that it is deemed to be a dangerous dam pursuant to section 153 of the Act (Meaning of dangerous dam).

## **Taking Action**

In accordance with sSection 124 and sSection 125 of the Act the Council will:

- Advise and liaise with the owner(s) of buildings identified as being dangerous, affected or insanitary.
- As a consequence of a building or dam being identified as dangerous consider whether any buildings should be regarded as being an affected building for the purposes of the Act.
- May request a written report on the dangerous building from the New Zealand Fire Service; ~~(dangerous building).~~

If found to be dangerous or insanitary:

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<sup>3</sup> Sec 121(2)(a) Building Act 2004



- Attach written notice to the building requiring work to be carried out on the building, within a time stated in the notice being not less than 10 days, to reduce or remove the danger.
- Give copies of the notice to the building owner, occupier, and every person who has an interest in the land, or is claiming an interest in the land, as well as the ~~New Zealand Historic Places Trust~~ Heritage New Zealand Pouhere Taonga, if the building is a heritage building.
- Contact the owner at the expiry of the time period set down in the notice in order to gain access to the building to ascertain whether the notice has been complied with.
- Where the danger is the result of non-consented building work, Council will formally request the owner(s) to provide an explanation as to how the work occurred and who carried it out and under whose instructions; (and apply for a Certificate of Acceptance if applicable).
- Pursue enforcement action under the Act if the requirements of the notice are not met within a reasonable period of time as well as any other non-compliance matters.

Where Council has determined under section 121A of the Act that a building is an "affected building" Council may do any or all of the following:

- Erect a hoarding or put up a fence around the building;
- Attach a notice warning people not to approach the building;
- Issue a written notice restricting entry to the affected building for particular purposes or to particular groups of people for a maximum period of 30 days. Such notice may be reissued once for a further 30 days.

If the building is considered to be immediately dangerous or insanitary the Council ~~will~~ may

- Cause any action to be taken to remove that danger or insanitary condition (this may include prohibiting persons using or occupying the building and demolition of all or part of the building); and
- Take action to recover costs from the owner(s) if the Council must undertake works to remove the danger, or insanitary condition
- The owner(s) will also be informed that the amount recoverable by ~~Rangitikei District~~ Council will become a charge on the land on which the building is situated.

All owners have a right of appeal as defined in the Act, which can include applying to the Department of Building and Housing for a determination under ~~sSection~~ Section 177(e) of the Act.

### **Interaction between the Dangerous and Insanitary Buildings policy and related sections of the Act**

#### **Section 41: Building consent not required in certain cases**

In cases where a building is assessed as being immediately dangerous or insanitary the Council may not require prior building consent to be obtained for any building work required so as to remove the dangerous or insanitary condition immediately. However, where Council has issued a notice under section 125(1) of the Act it must advise the owner

of the building if a building consent will be required prior to the owner commencing any remedial works to the building.

Prior to the lodging of a building consent application for the work required under the notice any action being taken it is imperative that building owners discuss any works with the Council. In those circumstances where Council has not required a building consent to be issued prior to the commencement of the remedial works required by the notice the building owner will still be required to, and then subsequently apply for the building consent a certificate of compliance as required by the Act. within 10 days of the initial assessment.

### **Record Keeping**

Any buildings identified as being dangerous or insanitary will have a requisition placed on the property file for the property on which the building is situated until the danger or insanitary condition is remedied.

A note will be placed on the property file of an affected building until such time as the dangerous condition of the adjacent, adjoining or nearby building or dam have been rectified.

In addition, the following information will be placed on the LIM:

- Notice issued that the building is dangerous, ~~or~~ insanitary or is an affected building.
- Copy of letter to owner(s), occupier and any other person that the building is dangerous, ~~or~~ insanitary or is an affected building.
- Copy of the notice given under section 124(1) that identifies the work to be carried out on the building and the timeframe given to reduce or remove the danger or insanitary condition.

### **Economic impact of policy**

Due to the low number of dangerous, affected or ~~and~~ insanitary buildings encountered annually by the Council, the economic impact of this policy is, at this date, considered to be low.

### **Access to information**

Information concerning dangerous, affected or ~~and~~ insanitary buildings will be contained on the relevant LIM, and Council records.

In granting access to information concerning dangerous, affected or insanitary buildings ~~the~~ Council will conform to the requirements of the Local Government Official Information and Meetings Act 1987 and the Local Government Act 2002.

### **HERITAGE BUILDINGS**

No special dispensation will be given to heritage buildings under this policy.



The fact that a building has heritage status does not mean that it can be left in a dangerous or insanitary condition. As per Section 125(2)(f) of the Act a copy of any notice issued under s124 of the Act will be sent to the ~~New Zealand Historic Places Trust~~ [Heritage New Zealand Pouhere Taonga](#) where a heritage building has been identified as a dangerous, ~~and affected~~ or insanitary building.

## **PRIORITIES**

The Council will give priority to buildings where it has been determined that immediate action is necessary to fix dangerous ~~and or~~ insanitary conditions. Immediate action will be required in those situations to fix those dangerous ~~and or~~ insanitary conditions, such as prohibiting occupation of the property, ~~putting~~ up a hoarding or fence and taking prosecution action where necessary.

Buildings that are determined to be dangerous ~~and or~~ insanitary, but not requiring immediate action to fix those dangerous ~~and or~~ insanitary conditions, will be subject to the minimum timeframes to prevent the building from remaining dangerous ~~and or~~ insanitary (not less than 10 days) as set in Section 124(1)(c) of the Act.



## Statement of Proposal to amend the Dangerous and Insanitary Buildings Policy

### INTRODUCTION

One of the principal purposes of the Building Act 2004 ("Act") is to provide the setting of performance standards for buildings to ensure that:

- People who use buildings can do so safely and without endangering their health; and
- Buildings have attributes that contribute appropriately to the health, physical independence, and well-being of the people who use them; and
- People who use a building can escape from the building if it is on fire.

### LEGISLATIVE FRAMEWORK

Council has a statutory obligation under section 131 of the Act to have a district wide policy in respect of:

- dangerous buildings,
- insanitary buildings and
- affected buildings.

Section 131 sets out those matters which Council must consider and include in its policy.

This policy must be reviewed every five years, although it does not cease to have effect because it is due for review or being reviewed.

In November 2013 the Building Amendment Act 2013 was enacted inserting a new section into the Act – section 132A. Section 132A requires Council to amend its Dangerous and Insanitary Buildings Policy to take into account affected buildings.

Affected buildings are defined in section 121A of the Act as being a building if it is adjacent to, adjoining or nearby a dangerous building as defined by section 121 of the Act; or a dangerous dam within the meaning of section 153 of the Act.

### Policy Considerations

Every policy adopted under section 131 of the Act must state:



- The approach that Council will take in performing its functions under the Act; and
- Council's priorities in performing those functions; and
- How the policy will apply to heritage buildings.

Section 132(1) of the Act requires Council to follow the special consultative procedure set out in section 83 of the Local Government Act 2002 to adopt, amend or replace the Dangerous and Insanitary Buildings Policy. This Statement of Proposal relates to the proposed amendments to Council's existing Dangerous and Insanitary Buildings Policy.

## **MAIN CHANGES PROPOSED**

### **Policy Objective**

Section 4 of the Act sets out various principles that Council must take into account in order to achieve the purpose of the Act, these include *inter alia*:

- The need to ensure that any harmful effect on human health resulting from the use of particular building methods or products or of a particular building design, or from building work, is prevented or minimised;
- The importance of ensuring that each building is durable for its intended use;
- The importance of standards of building design and construction in achieving compliance with the building code;
- The reasonable expectations of a person who is authorised by law to enter a building to undertake rescue operations or firefighting to be protected from injury or illness when doing so;
- The need to provide protection to limit the extent and effects of the spread of fire, particularly with regard to household units (whether on the same land or on other property); and other property;
- The need to provide for protection of other property from physical damage resulting from the construction, use and demolition of a building.

### **Reasons for the proposal to amend the policy**

Council is required under section 132A of the Act to amend its existing policy to take into account affected buildings.

### **Proposed changes to the existing policy**

Council therefore proposes to amend its existing Dangerous and Insanitary Buildings Policy to reflect the legislative changes to the Act since the policy was first approved in 2006; specifically the provision requiring Council to amend its existing policy to take into account affected buildings.

The Act limits Council's powers with respect to affected buildings to doing any or all of the following actions:

- Erecting a hoarding or fence to prevent people from approaching the building nearer than is safe;

- Attaching in a prominent place on, or adjacent to the building a notice that warns people not to approach the building;
- Issuing a notice that complies with Section 125(1A) restricting entry to the building for particular purposes or restricting entry to particular persons or groups of persons. This notice is for a maximum period of 30 days and can be reissued once for a further maximum period of 30 days.

This means that Council can, at its discretion, restrict or prevent people from entering an affected building for up to 60 days while the dangerous conditions to the adjacent, adjoining or nearby dangerous building or dangerous dam are rectified.

Council must give a copy of a notice issued under Section 125(1A) to:

- The owner of the building;
- An occupier of the building;
- Every person who has an interest in the land on which the building is situated under a mortgage or other encumbrance registered under the Land Transfer Act 1952; and
- Every person claiming an interest in the land that is protected by a caveat lodged and in force under section 137 of the Land Transfer Act 1952; and
- Any statutory authority, if the land or building has been classified; and
- Heritage New Zealand Pouhere Taonga, if the building is a heritage building.

Along with the inclusion of affected buildings into the Policy Council also proposes a number of other minor amendments which are 'editorial' in nature and do not alter the substantive aspects of the Policy.

As currently drafted, the proposed substantive amendments to the Policy:

- Include the definition of an 'affected building' as per Section 121A of the Act.
- Identify Council's discretionary statutory powers with respect to affected buildings (Section 124 of the Act).
- Upon the Council making a determination that a building is an 'affected building' for the purposes of the Act, advise and liaise with the owner of the affected building.
- A note will be placed on the property file of an affected building until such time as the conditions making the adjoining, adjacent or nearby building or dam dangerous have been rectified.
- Information about a building's 'affected building' status will be contained in Council records and accordingly may be made available to a member of the public through an official information request under the Local Government Official Information and Meetings Act 1987.

## CONSULTATION

Council is keen to hear from our communities – both rural and urban during this review process. We encourage people to write and tell Council their thoughts about the proposed amendments to this policy. The period for making written submissions will begin at **8am on Monday 2 March and close at 12 noon on Thursday 2 April 2015.**

*Please note that all submissions including your contact details will be made available to the public and the media unless you specifically request in your submission that your contact details be kept private.*

## **METHODS FOR MAKING A SUBMISSION**

This Statement of Proposal, Summary of Information, draft Policy and the Submission Form may all be downloaded from Council's website on [www.rangitikei.govt.nz](http://www.rangitikei.govt.nz) and are available for viewing at the following locations during normal opening hours:

- Customer Services counter at Council's main municipal building in Marton – 46 High Street;
- Bulls Public Library - 73 High Street Bulls;
- Marton Public Library - 31 High Street Marton; or
- Taihape Public Library - 90-92 Hautapu Street Taihape.

If you would like copies of these documents posted to you, please call our customer service personnel on 0800 422 522.

## **HEARING OF SUBMISSIONS**

People who make a written submission may also choose to speak to it to Elected Members. An oral submission hearing for the draft Dangerous and Insanitary Buildings Policy is scheduled for **Thursday 30 April 2015** at Council Chambers in Marton. Please note that policy hearings are open to the public.

**If you wish to speak to Council on your submission please indicate this by ticking the appropriate box on the left hand side of the Submission Form and include a daytime phone number and email address** to ensure that we can contact you easily and let you know your appointed time to speak to your submission to Elected Members at the Policy / Planning meeting on Thursday 30 April 2015.

## **DELIVERY OF SUBMISSIONS**

**Post it to:** Dangerous and Insanitary Buildings Policy submissions  
Rangitikei District Council  
Private Bag 1102  
Marton 4741

**Email it to:** [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)

**Deliver it to:** Customer Service Centre at 46 High Street, Marton  
Taihape Information centre, Town Hall, Taihape  
Bulls Information Centre, Bridge Street, Bulls



## Summary of Information to amend the Dangerous and Insanitary Buildings Policy

### BACKGROUND

Under Section 131 of the Building Act 2004 (**'the Act'**) Rangitikei District Council (**'Council'**) is required to have a Dangerous and Insanitary Buildings Policy (**'Policy'**).

This Policy must state:

- The approach that Council will take in performing its functions under the Act; and
- Council's priorities in performing those functions; and
- How the policy will apply to heritage buildings.

Council is required to review this Policy every five years although it will not cease to have effect because it is due for review or is being reviewed.

This Policy can only be amended or replaced by Council through the use of the special consultative procedure as set out in Section 83 of the Local Government Act 2002 (**'LGA 2002'**).

As a consequence of the Building Act Amendment Act 2013 Council must now amend its existing Policy to take into account 'affected buildings' (as defined by Section 121A of the Act).

For the purposes of the Act an 'affected building' is one which is "*adjacent to, adjoining, or nearby a dangerous building as defined in Section 121; or a dangerous dam within the meaning of Section 153.*"

### MAIN POINTS OF THE PROPOSED AMENDMENTS TO THE POLICY

Council proposes to amend the current Policy to reflect legislative changes to the Act since the Policy was first approved in 2006; specifically those requiring Council to amend its existing Dangerous and Insanitary Buildings Policy to now take into account affected buildings.

The Act limits Council's powers with respect to affected buildings to doing any or all of the following actions:

- Erecting a hoarding or fence to prevent people from approaching the building nearer than is safe;
- Attaching in a prominent place on, or adjacent to the building a notice that warns people not to approach the building;
- Issuing a notice that complies with Section 125(1A) restricting entry to the building for particular purposes or restricting entry to particular persons or groups of persons. This notice is for a maximum period of 30 days and can be reissued once for a further maximum period of 30 days.

This means that Council can, at its discretion, restrict or prevent people from entering an affected building for up to 60 days while the dangerous conditions to the adjacent, adjoining or nearby dangerous building dangerous dam are rectified.

Council must give a copy of a notice issued under Section 125(1A) to:

- The owner of the building;
- An occupier of the building;
- Every person who has an interest in the land on which the building is situated under a mortgage or other encumbrance registered under the Land Transfer Act 1952; and
- Every person claiming an interest in the land that is protected by a caveat lodged and in force under section 137 of the Land Transfer Act 1952; and
- Any statutory authority, if the land or building has been classified; and
- Heritage New Zealand Pouhere Taonga, if the building is a heritage building.

Along with the inclusion of affected buildings into the Policy Council also proposes a number of other minor amendments which are 'editorial' in nature and do not alter the substantive aspects of the Policy.

As currently drafted, the proposed substantive amendments to the Policy:

- Include the definition of an 'affected building' as per Section 121A of the Act.
- Identify Council's discretionary statutory powers with respect to affected buildings (Section 124 of the Act).
- Upon the Council making a determination that a building is an 'affected building' for the purposes of the Act, advise and liaise with the owner of the affected building.
- A note will be placed on the property file of an affected building until such time as the conditions making the adjoining, adjacent or nearby building or dam dangerous have been rectified.
- Information about a building's 'affected building' status will be contained in Council records and accordingly may be made available to a member of the public through an official information request under the Local Government Official Information and Meetings Act 1987.



## CONSULTATION

Council is keen to hear your views about the proposed amendments to this policy. The period for making written submissions will begin at **8am on Monday 2 March and close at 12 noon on Thursday 2 April 2015.**

*Please note that all submissions including your contact details will be made available to the public and the media unless you specifically request in your submission that your contact details be kept private.*

This Summary of Information is a summation of the key issues contained in the Statement of Proposal and is prepared in accordance with Section 87 of the LGA 2002.

This Summary of Information, Statement of Proposal, draft Policy and the Submission Form may all be downloaded from Council's website on [www.rangitikei.govt.nz](http://www.rangitikei.govt.nz) and are available for viewing at the following locations during normal opening hours:

- Customer Services counter at Council's main municipal building in Marton – 46 High Street;
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- Marton Public Library - 31 High Street Marton; or
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If you would like copies of these documents posted to you please call our customer service personnel on 0800 422 522.

People who make a written submission may also choose to speak to it to Elected Members. An oral submission hearing for the draft Dangerous and Insanitary Buildings Policy is scheduled for **Thursday 30 April 2015** at Council Chambers in Marton. Please note that policy hearings are open to the public. If you wish to speak to Council on your submission please indicate this by ticking the appropriate box on the left hand side of the Submission Form and include a daytime phone number and email address to ensure that we can contact you easily and let you know your appointed time to speak to your submission to Elected Members at the Policy / Planning meeting on Thursday 30 April 2015.

### **Delivery of Submissions:**

**Post it to:** Dangerous and Insanitary Buildings Policy submissions  
Rangitikei District Council  
Private Bag 1102  
Marton 4741

**Email it to:** [info@rangitikei.govt.nz](mailto:info@rangitikei.govt.nz)

**Deliver it to:** Customer Service Centre at 46 High Street, Marton  
Taihape Information centre, Town Hall, Taihape  
Bulls Information Centre, Bridge Street, Bulls



# Attachment 8



# RANGITIKEI DISTRICT COUNCIL

## POLICY ON DISPOSAL OF SURPLUS LANDS AND BUILDINGS

### 1 Background

- 1.1 Council has previously undertaken a survey of its non-infrastructure assets to identify those which were surplus and potentially best disposed of by sale. The costs (and in some cases legislation) associated with disposal has also impeded the process. Council envisages that there will be instances where the best value proposition for the ratepayer is to sell such sites.<sup>1</sup>

### 2 Purpose

- 2.1 The purpose of this policy is to ensure:
- the best value and long term benefit have been obtained for the community; and,
  - that the disposal process has been open and fair.
- 2.2 Council recognises that best value does not necessarily mean the highest financial offer and will include non-financial considerations.

### 3 Application

- 3.1 This policy applies only to a site where Council has decided that it can be disposed of on the open market. The Council will also take into account the following issues where applicable:
- consideration of the current tenants or users of the asset;
  - the ability of other assets to provide the same service;
  - frequency of use;
  - cultural significance to hapū and Iwi;
  - how the land was originally acquired;
  - the ongoing maintenance costs to the community;
  - community views on whether it should be considered as surplus;
  - income generated from the asset;
  - cost of disposal;
  - statutory processes; and
  - levels of service desired in the Long Term Plan.
- 3.2 'Surplus site' means Council owned land and building(s) on a particular Certificate of Title which Council has resolved is no longer required by the community/District.

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<sup>1</sup> Changes announced in August 2014 to government policy applying to disposal of Crown reserve land means greater opportunity for Council to rationalise its holdings of land and buildings.

This excludes buildings where Council retains ownership of the land and land which is leased (and not for sale), and where Council is involved in the sale of a property only to recoup rates arrears.

- 3.3 Unless Council resolves otherwise, the policy only applies to a site which has a market value exceeding \$50,000.

#### **4 Disposal Process**

- 4.1 Council will resolve prior to tenders being sought, how much weight is to be given to non-financial considerations.
- 4.2 An open tender process will be used when disposing of all surplus sites.
- 4.3 Tenders will be required to address the non-financial considerations specified in Table 1.
- 4.4 Consideration of tenders will involve both the price and non-financial considerations.
- 4.5 Tenders will be initially evaluated and ranked on non-financial considerations. This ranking will then be compared with the prices offered.
- 4.6 A tender scoring less than 35% in the non-financial considerations will be excluded from the process.
- 4.7 The highest financial offer will not necessarily be accepted.
- 4.8 The successful tender (if any) will be that which provides the best value proposition for the District, taking into account financial and non-financial considerations. Council and tenderers will be advised of the outcome, showing the range in the non-financial considerations, and in the price, together with the name of the successful tenderer.
- 4.9 The administration of this policy is delegated to the Chief Executive unless the market value of the site exceeds \$250,000.

Table 1. Non-financial considerations.

ATTRIBUTE	EXPLANATION	SIGNIFICANCE
<b>Use of the site</b>	Preference will be given to tenders that have a proposed use that will be complementary to existing activities, and/or will provide a valuable community service and/or will provide local employment opportunities and/or cultural facility.	High (25%)
<b>Ownership structure</b>	Preference will be given to tenders that are from local businesses, residents, groups, or Iwi within the Rangitikei	Medium (15%)
<b>Sustainability of investment</b>	Preference will be given to tenders that are more likely to use the asset over the long term.	Medium (15%)
<b>Financial viability</b>	Preference will be given to tenders which provide evidence of being able to access the financial resources required to achieve the intended use and projected benefit.	Medium (15%)
<b>Track records</b>	Preference will be given to tenders which provide evidence of delivering services/facilities to a specified level.	Low/Medium (10%)
<b>Stability of investment</b>	Preference will be given to tenders that have a stable investment and/or business structure supporting them.	Low/Medium (10%)
<b>Historical connection with the asset</b>	Preference will be given to tenders that show they have a historical/ cultural connection with the asset and/or a commitment to demonstrate an element of the site's history.	Low/Medium (10%)

DateSubmitted	2/02/2015 22:43
Name	Carolyn Bates
Address	7 Dalrymple Place Marton 4710
Phone Number Day	
Phone Number Evening	(06) 327-8088
Phone Number Cell	
Email	a-cbates@paradise.net.nz
Question1a	Yes
Question 1b	
Question2a	No
Question 2b	I recommend the addition of option(s) to dispose of partial sites. For example: Sir James Wilson Park - rather than disposing of the complete park area, I see an opportunity to dispose of a strip adjacent to Nga Tawa Road, while still retaining the bulk of the park area behind the strip. The area on/by Nga Tawa Road could be made available for housing while the bulk of the park is retained for playground, sporting and/or other similar activities.
Question3a	No
Question 3b	I am pleased that price will not necessarily be the final deciding factor. I recommend the addition to 3.1 of a consideration which gives preference to local purchasers, then preference to New Zealand purchasers before overseas purchasers. If any location has been maintained by non RDC entities (such as Lions or similar), these entities should be given preference to purchase the land/buildings over non-related interested purchasers.
Question 4a	A requirement that employment opportunities will be provided for the local community. To me this will improve the employment opportunities therefore economy of that area.
Any other comments	

# Attachment 9

## MEMORANDUM

TO: Council

FROM: Kevin Morris

DATE: 20 February 2015

SUBJECT: **Adoption Of The Draft Town Centre Plan For Marton**

FILE: 1-CP-7-4

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This memorandum presents the final draft Marton Town Centre Plan for adoption as a document supporting consultation on the draft 2015/25 Long Term Plan. The final Plan is circulated as a separate document to elected members. It is also on the website at [www.rangitikei.govt.nz](http://www.rangitikei.govt.nz).

Council engaged Creative Communities International to facilitate the process to develop the Marton Town Centre Plan. Council was presented with a preliminary version of the draft Plan at its meeting 11 December 2014.

Since then, the Marton Town Centre Plan Steering Group has continued to meet and to provide feedback and comment to Creative Communities on iterative drafts of the Plan. Creative Communities forwarded their final draft Plan to the Council on 16 January 2015.

This was considered by the Steering Group on 26 January 2015, at a public meeting on 27 January 2015 and by the Marton Community Committee on 11 February 2015.

The Steering Group formally recommended the final draft Plan to the Marton Community Committee at its meeting on 11 March. It is understood that the Committee resolved to recommend adoption to Council and it is hoped to be able to table the minutes of the Community Committee to Council's meeting on 26 February.

The Steering Group intends to continue meeting to implement place-making projects. It is currently promoting a competition to bring forward designs for some local heritage buildings and working on further improvements in the Rose Garden at Centennial Park.

### Recommendations

- 1 That the memorandum 'Adoption of the draft Marton Town Centre Plan' be received.
- 2 That the Council thanks those who have contributed to the work of the Steering Group as the draft Marton Town Centre Plan has evolved.
- 3 That the Council adopts the final draft Marton Town Centre Plan and includes it in the consultation process for the draft 2015-25 LTP.

Kevin Morris  
Policy Analyst

# Attachment 10



# MEMORANDUM

TO: Council

FROM: Kevin Morris

DATE: 19 February 2015

SUBJECT: **Adoption of the draft Taihape Town Centre Plan**

FILE: 1-CP-7-5

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## Executive summary

This memorandum presents the final draft Taihape Town Centre Plan for adoption as a document supporting consultation on the draft 2015/25 Long Term Plan with a series of recommendations from the Taihape Community Board. The final Plan is circulated as a separate document to Elected Members. It is also on the website at [www.rangitikei.govt.nz](http://www.rangitikei.govt.nz).

## Background

Council engaged Creative Communities International to facilitate the process to develop the Taihape Town Centre Plan. Council was presented with a preliminary version of the draft Taihape Town Centre Plan at its meeting 11 December 2014.

Since then, the Taihape Town Centre Plan Steering Group has continued to meet and to provide feedback and comment to Creative Communities on iterative drafts of the Plan. Creative Communities forwarded their final draft Plan to the Council on 16 January 2015.

This was considered by the Steering Group on 26 January 2015, at a public meeting on 28 January 2015 and by the Taihape Community Board on 5 February 2015.

The recommendations received from the Taihape Community Board are:

### **Resolved minute number 15/TCB/016**

*That the Taihape Community Board recommends that Council notes the Chair's report from the Taihape Town Centre Plan Steering Group dated 28 January 2015 and gives consideration to its recommendations.*

The Chair's report from the Taihape Town Centre Plan Steering Group dated 28 January is attached as Appendix 1.

### **Resolved minute number 15/TCB/017**

*That the Taihape Town Centre Plan Steering Group goes into recess after the Taihape Community Board's recommendations have been submitted resulting from the draft Taihape Town Centre Plan.*



**Resolved minute number 15/TCB/018**

*That the Taihape Community Board recommends that Council notes the Chair's report from the Taihape Town Centre Plan Steering Group dated 2 February 2015 and gives consideration to its recommendations.*

The Chair's report from the Taihape Town Centre Plan Steering Group's meeting on 2 February is attached as Appendix 2.

**Resolved minute number 15/TCB/021**

*That the Taihape Community Board recommends that Council adopts the draft Taihape Town Centre Plan taking into account the Taihape Steering Group views and includes it in the consultation process for the draft 2015/25 LTP.*

**Resolved minute number 15/TCB/022**

*That an investigation is undertaken to establish whether the Taihape Area School hall can be modified to adequately cater for 5-7 large events each year and whether a MOU can be negotiated to ensure suitable availability of the hall, what the cost will be and whether it adequately meets all the needs of the large events; and that any MOU agreement needs to be confirmed by the Ministry of Education first.*

**Resolved minute number 15/TCB/023**

*That the Taihape Community Board consider further options for developing recreation and leisure facilities on Memorial Park after scope and location of such options has been presented to the Taihape Community Board by the Memorial Park Users Group including Clubs Taihape.*

**Resolved minute number 15/TCB/024**

*That the Taihape Community Board recommends that Council negotiate with the Taihape Community Development Trust so that the Trust will be responsible for the 'Place-making' projects with the Taihape Community Board approving each project.*

**Comment**

In preparing the final draft Plan, Creative Communities included their assessment of the responses from two questionnaires which had been circulated in the town to get feedback on a series of options. Creative Communities ascertained that the only consensus available to it in terms of the future of the Town Hall site was an enthusiasm to see some development of the Town Hall site to create a civic centre. There remain clear divisions as to the extent that the current building will contribute to any redevelopment of the site.

At the public meeting on 28 January 2015, which was attended by approximately 80 members of the community, this consensus was confirmed unanimously.

The process undertaken by Creative Communities has enabled the views of the community to be tested to the extent that it has identified issues where there is a consensus in the community and issues where consensus still needs to be reached.

It is therefore suggesting in the final draft Taihape Town Centre Plan, that Council adopt a strategy which:

- Moves to implementation on those aspects where consensus has been reached (landmarks and wayfinding, place-making initiatives, retailer engagement),
- Provides further information and opportunity to build consensus on the future of the Town Hall site as a civic centre, and
- Injects momentum into discussions about the development of recreational facilities at Memorial Park.

In pursuing these strategies, Council would be able to take full note of the issues raised by the Steering Group in appendices 1 and 2.

### **Recommendations**

- 1 That the memorandum 'Adoption of the draft Taihape Town Centre Plan' be received.
- 2 That the Council thanks those who have contributed to the work of the Steering Group as the draft Taihape Town Centre Plan has evolved.
- 3 That the Council adopts the final draft Taihape Town Centre Plan and includes it in the consultation process for the draft 2015-25 LTP.
- 4 That the Council:
  - a. notes the areas of concern raised by the Taihape Town Centre Plan Steering Group;
  - b. recognises that the community would welcome some refurbishment or redevelopment of the Taihape Town Hall site, but that further consensus is required on the nature of that refurbishment/redevelopment;
  - c. undertakes an investigation to establish whether the Taihape Area School hall can be modified to adequately cater for 5-7 large events each year and whether a MOU can be negotiated to ensure suitable availability of the hall, what the cost will be and whether it adequately meets all the needs of the large events; and that any MOU agreement needs to be confirmed by the Ministry of Education first;
  - d. undertakes to facilitate a process to urgently develop a similar or greater consensus relating to recreational facilities at Memorial Park, involving the Taihape Memorial Park Users group and Clubs Taihape, with a view to being able to include the outcome in the final Long-Term Plan; and

- e. develops a process that involves both the Taihape Community Board and the Taihape Community Development Trust in implementing community-led place-making projects in the town in the 2015-2018 period.

Kevin Morris  
Policy Analyst

# *Appendix 1*

# REPORT

TO: Taihape Community Board

FROM: Peter Oliver, Chairman, Taihape Town Centre Plan Steering Group

DATE: 28th January, 2015

SUBJECT: **Chairman's Report From the Taihape Town Centre Plan Steering Group**

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## **1. Steering Group Members**

The Taihape Town Centre Plan Steering Group started with 18 members. Three members have since resigned (including Andrew Green), leaving 15 current members. However 5 members have not attended a meeting for over 3 months with no apologies and some have never attended any meeting. Of the remaining 10 active (core) Steering Group members the general attendance at Steering Group meetings is between 6 to 9 members.

## **2. Steering Group Input into the Draft Town Centre Plan**

The Steering Group have been meeting since August 2014. During this time the Steering Group's role has been mainly confined to robust critiquing of Creative Communities' ideas, which have been presented to the Steering Group as a series of draft-segments of the Draft Town Centre Plan, and some input to the 2 public questionnaires that went out to the public in the wider Taihape area.

The Steering Group think in general that the whole process has been too rushed and that they have had no proper opportunity to input actual ideas into the Draft Town Centre Plan, other than suggesting refinements and amendments to those put forward by Creative Communities. Many of the minor amendments of the Steering Group have been accepted, but many of the Steering Group's more important recommendations have not. However, the Steering Group recognises that the Draft Town Centre Plan has been commissioned from Creative Communities and it is their document and as such they are perfectly entitled to present it how they wish.

## **3. Steering Group Recommendations on the Round 2 Questionnaire Feedback**

The Steering Group has made recommendations based on their interpretation of the public feedback resulting from the questionnaires that were sent out.

The Steering Group recognises that there are many gaps in information given to the public and Steering Group's recommendations are therefore based only on the information to hand at the time.

The Steering Group acknowledges that as more information is gathered these recommendations may need to be modified.

As a result of the last round of questionnaire feedback (Round 2), the Steering Group unanimously passed a number of resolutions and recommendations relating directly to the five questions asked of the public. These recommendations are based on the public response and also the result of considerable discussion in the Steering Group, and were not lightly made. These resolutions (taken from the Steering Group minutes) relate to the five questions put to the public:

**Resolved minute number      15/4                      File Ref 1-CP-7-1**

Question 1: The Steering Group recommends that the location of the Civic centre remain in Area A on Hautapu Street

**Peter Oliver / Jan Byford / Carried unanimously**

**Resolved minute number      15/5                      File Ref 1-CP-7-1**

Question 2: The Town Centre Plan Steering Group recommends that the preferred principle area for any new indoor recreational facilities should be in Area B the Recreation Reserve

**Jan Byford/ Gail Larsen/ Carried unanimously**

**Resolved minute number      15/6                      File Ref 1-CP-7-1**

Question 3: The Steering Group recommends that the town does have a large auditorium facility available for public use.

**Peter Oliver/ Gail Larsen/ Carried unanimously**

**Resolved minute number      15/7                      File Ref 1-Cp-7-1-**

Question 4: The Steering Group recommends that if a new location is required for small venues (i.e. the Woman's Club) that it should be relocated to the Civic centre.

**Peter Oliver /Jan Byford/ Carried unanimously**

**Resolved minute number      15/8                      File Ref 1CP-7-1-**

Question 5: The Steering Group recommend keeping the Town Hall and take a staged approach to its renovation.

Note: "The Steering Group agreed that the option in the questionnaire "Option D" to retain the present Town hall is their preferred option."

**Gina Mason/ Jan Byford/ Carried unanimously**

#### **4. Steering Group Comments on The Draft Town Centre Plan.**

Since the Round 2 Questionnaire was returned, Creative Communities have produced a Draft Town Centre Plan. The Steering Group has expressed a considerable number of reservations about many of the statements in this Draft Town Centre Plan. Some of the more important points in the Draft Town Centre Plan that the Steering Group wish to comment on are listed below. These were again unanimously agreed upon by the Steering Group at their last meeting. These points, while being brief in this report, are the result of much debate within the Steering Group:

**Resolved minute number      15/12                      File Ref 1-CP-7-1**

The Taihape Town Centre Plan Steering Group put to the Taihape Community Board the following points as comments on the draft Town Centre Plan as at 26 January 2015. The Steering Group ask that Council give these points serious consideration.

- I. Page 4: The Steering Group request that the rural ward population be included in the population statistics, if the figures for 2013 census are not available then the 2006 figures should be used.
- II. Page 4 The Steering Group would like to see the evidence of the declining use of the existing council facilities that the rationalisation process is based on.
- III. Page 5 (Process): The Steering Group do not feel they are responsible for the development of the draft Town Centre Plan but have merely provided a critique to the work produced by Creative Communities suggested Plan.
- IV. Page 5: The Steering Group does not feel that this process has been community-led.
- V. Page 8: Town population decline does not include the rural population figures.
- VI. Page 8: the Steering Group disagree with the statement that 1 in 3 of the population will be over sixty-five by 2050; this should read that it is projected that 1 in 3 over the age of fifteen years will be over 65 years of age by 2050.
- VII. There are no figures for those aged under fifteen years of age.
- VIII. Page 8: the Steering Group believe there is a lack of emphasis on the low earthquake risk and the time line for addressing earthquake strengthening.
- IX. Page 10: The Steering Group question the need for a civic square for the town and that the idea had not been discussed with the Group.

- X. Page 10: The Steering Group believe that there was a significant number of the community that expressed concern over the use of the TAS as a community hall.
- XI. Page 10: The Steering Group agree to the retention of the heritage buildings in the town and incentives to help maintain them.
- XII. Page 12: The Steering Group disagree with the idea of painting the Clock Tower in bright colours.
- XIII. Page 16/20: The Steering Group strongly disagree with the tree planting, narrowing of the main street, raised crossings points and the planting and widening and planting of the central island. The median strip should remain at 2.5m wide and not increased to 4 metres as suggested.
- XIV. Page 17: The Steering Group disagree with the listed “tactics” for the Village Green, Skate Park and Playground.
- XV. Page 17: The Steering Group do not feel the town is introverted and ignores visitors.
- XVI. Page 21: The Steering Group generally agree with side street upgrades.
- XVII. Page 22 The Steering Group does not support the summary of tactic and in particular item 4.
- XVIII. Page 23: the present Woman’s Club facilities adequately provides for the community groups it services and the Steering Group fail to understand why it needs to be replaced by a new facility
- XIX. Pages 25/6 refer to previous comments
- XX. Page 27: The Steering Group agrees with suggestions to optimise the Majestic theatre.
- XXI. Page 28: The Steering Group generally supports the summary of tactic on page 28 in particular, retention of heritage facilities and encouraging the motor-home association and its members into the town.
- XXII. Page 34: Collaboration needs to also include the Taihape Community District Trust and Taihape Community Board.
- XXIII. The Steering Group would like the opportunity to put forward a number of alternative ideas for the town centre facilities and for cooperation with Clubs Taihape.

**Jan Byford/ Gina Mason/ Carried unanimously**



## **5. Conclusions**

Of the current regular attendees at the Steering Group meetings (the core Steering Group members), the majority opinion is that the whole process conducted by Creative Communities has not been community-led, as was stated at the start of this process. Public "consultation" has consisted of presenting the public with Creative Communities' ideas, and asking the public to choose their preferences.

The Steering Group have not generally agreed with the questions in the two rounds of public "consultation", as they feel they have lacked essential details, and have not adequately covered the possibilities. Having said that, the Steering Group agrees in principle with the majority of 'place-making' strategies that Creative Communities has come up with.

It is important to note that the majority of the core Steering Group do not agree with the proposals that have been suggested for the replacement of the present Town Hall, nor do they agree with the use of the TAS Hall as a substitute auditorium. There are many reasons for this. In addition the Steering Group does not believe that enough notice has been taken of the public's written feedback comments from the first round questionnaire.

The options given for the public to choose from in the second questionnaire had glaring gaps in information, and the Steering Group does not believe the questions gave enough information, or the correct information for the public to make an informed choice.

At the time of writing this report, the Steering Group has not made a recommendation to accept the Draft Town Centre Plan because of the many things they disagree with in it.

Peter Oliver  
Chairman, Taihape Town Centre Plan Steering Group

## *Appendix 2*

# REPORT

TO: Taihape Community Board

FROM: Peter Oliver, Chairman, Taihape Town Centre Plan Steering Group

DATE: 4th February, 2015

SUBJECT: **Chairman's Report From the Taihape Town Centre Plan Steering Group meeting of the 2nd February, 2015**

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**Introduction:** At the meeting of the Steering Group on 2 February 2015, a recommendation was passed with respect to Creative Communities' Draft Town Centre Plan. In addition, the meeting requested that comments by way of explanation relating to their earlier recommendations be passed on to the Community Board and Council. Members also requested the Community Board and Council consider additional suggestions from individual Steering Group members.

1. **Recommendation from the Steering Group to the Taihape Community Board:**

That the Draft Town Centre Plan Draft 1 from Creative Communities be accepted provided due weight is given to the recommendations by the Steering Group.

2. The Steering Group resolved that further explanations of some of the points in their last report should be made for the benefit of clarity.  
(The complete list of recommendations passed at the meeting on 26 January 2015 are listed in Appendix 1.)

Below are the additional explanations agreed by the Steering Group to more fully explain some of the resolutions listed in Appendix 1.

(Note: The copy of the Draft Town Centre Plan presented to this meeting, although labelled Draft 1, differed from the document presented at the public meeting and had a number of changes incorporated which in places has changed page and item numbers. The Steering Group recommendations are based on the original Draft 1 and therefore the page and item references below refer to that document not to the second draft.)

- I & V *Page 4: The Steering Group request that the rural ward population be included in the population statistics, if the figures for 2013 census are not available then the 2006 figures should be used.*  
*Page 8: Town population decline does not include the rural population figures.*  
 Comment by way of explanation: We wish the rural population to be included as they are an integral part of our community and also had the opportunity to complete the questionnaires.
- X *Page 10: The Steering Group believe that there was a significant number of the community that expressed concern over the use of the TAS as a community hall.*  
 Comment by way of explanation: The Steering Group are adamant that the replies to the first questionnaire and the community response strongly indicates that a significant number of people do not believe the availability of the Taihape Area School (TAS) Hall will meet the community requirements for even a few events a year. Another concern is that TAS needs access to the Town Hall, as evidenced by their use to date.
- XII *Page 12: The Steering Group disagree with the idea of painting the Clock Tower in bright colours.*  
 Comment by way of explanation: The town clock is painted traditional town colours and should remain so in keeping with all town facilities. The colours represent the papa cliffs, kowhai, river and sky.
- XIII *Page 16-20: The Steering Group strongly disagree with the tree planting, narrowing of the main street, raised crossings points and the planting and widening and planting of the central island. The median strip should remain at 2.5m wide and not increased to 4 metres as suggested.*  
 Comment by way of explanation: Because (although NZTA might agree to those changes) this could lead to a bypass once traffic slows down. Emergency vehicles use the median strip in emergencies. Moving the lanes 1m towards the angle parking causes a safety issue for vehicles wanting to back out into the traffic.
- XVII *Page 22 The Steering Group does not support the Summary of Tactics and in particular item 4.*  
 Comment by way of explanation: Note this has been changed to Item 5 in the new document. See comment on point X.
- XXII *Page 34: Collaboration needs to also include the Taihape Community Development Trust and Taihape Community Board.*  
 Comment by way of explanation: Has been included in new document

*XXIII The Steering Group would like the opportunity to put forward a number of alternative ideas for the town centre facilities and for cooperation with Clubs Taihape.*

Comment by way of explanation: Any negotiation with Clubs Taihape needs to be in association with Otaihape Club.

### **3. Additional suggestions from individual Steering Group members present at the meeting**

Individual Steering Group members spoke of additional suggestions that they would like the Taihape Community Board and Council to consider seriously along with the Draft Town Centre Plan submitted by Creative Communities. These suggestions are attached as Appendix 2.

Peter Oliver  
Chairman, Taihape Town Centre Plan Steering Group

**APPENDIX 1**  
**LIST OF RECOMMENDATIONS TO THE TAIHAPE COMMUNITY BOARD CONTAINED**  
**IN THE RESOLUTION PASSED BY THE STEERING GROUP**  
**ON 26 JANUARY 2015 AND RELATING TO JANUARY DRAFT 1**  
**OF THE DRAFT TOWN CENTRE PLAN**

The Taihape Town Centre Plan Steering Group put to the Taihape Community Board the following points as comments on the draft Town Centre Plan as at 26 January 2015. The Steering Group ask that Council give these points serious consideration.

- I. Page 4: The Steering Group request that the rural ward population be included in the population statistics, if the figures for 2013 census are not available then the 2006 figures should be used.
- II. Page 4 The Steering Group would like to see the evidence of the declining use of the existing Council facilities that the rationalisation process is based on.
- III. Page 5; "Process": the Steering Group do not feel they are responsible for the development of the draft Town Centre Plan but have merely provided a critique to the work produced by Creative Communities' suggested Plan.
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- XIX. Pages 25-26 refer to previous comments
- XX. Page 27: The Steering Group agrees with suggestions to optimise the Majestic Theatre.
- XXI. Page 28: The Steering Group generally supports the Summary of Tactics on page 28 in particular, retention of heritage facilities and encouraging the Motor-Home Association and its members into the town.
- XXII. Page 34: Collaboration needs to also include the Taihape Community Development Trust and Taihape Community Board.
- XXIII. The Steering Group would like the opportunity to put forward a number of alternative ideas for the town centre facilities and for cooperation with Clubs Taihape.

**APPENDIX 2**  
**ADDITIONAL SUGGESTIONS FROM INDIVIDUAL STEERING GROUP MEMBERS**  
**PRESENT AT THE MEETING ON 2 FEBRUARY 2015**

**Contents**

- Suggestion for Civic Centre Development on Town Hall Site (Jan Byford)
- Reviews of Other Council Facilities (Jan Byford)
- Feasibility Studies on Halls (Gina Mason)
- Village Green Concept (Keith Rowland)
- Development for Small Business (Keith Rowland)
- Corner land Mataroa Road & Hautapu Street informally known as Wong Jangs Corner (Jan Byford)
- Encourage New Business (Frances Loader)
- Motorhome Association (Gail Larsen)
- Town Hall Option (Peter Oliver)

**Suggestion for Civic Centre Development on Town Hall Site (Jan Byford)**

1. Discuss Town Hall with NZ Historic Places Trust
2. Do an almighty cleanup right throughout the Town Hall, underneath and sheds
3. Thorough check on the old heating system - if no use, then remove/sell
4. Heat the Town Hall for the coming winter
5. Revisit the Users Manual - more positive, ensure checklist used
6. List all assets, furniture, etc and their place of storage
7. Revisit the rent structure with user groups
8. apply for funding/fundraising for sound and lighting equipment
9. Do a complete analysis on ways to make it more user-friendly i.e. include offices, library etc
10. Do a budget for the next 10 years upgrade
11. Develop a plan for earthquake proofing when government laws passed
  - Ask the Otaihape Club to consider a 'Council and Otaihape Club Partnership':
  - Look at a development of on-site bar/kitchen facilities to service the Town Hall
  - Include a Club Bar
  - Include small meeting rooms and storage facilities
  - Plans for moveable partitioning the auditorium for various functions



### **Reviews of Other Council Facilities (Jan Byford)**

Similar reviews need to be undertaken on:

- Grandstand
- Rugby Storage Shed
- Women's Club Rooms/Art Room/Conference Centre
- Swimming Pool Complex
- Memorial Park

### **Feasibility Studies on Halls (Gina Mason)**

I feel the suggestion (in the Draft TCP) of a feasibility study and trial for the TAS Auditorium presumes we should use either TAS or a new Auditorium and ignores the fact that we already have a suitable Auditorium in the Town Hall.

If a feasibility study and trial is to take place for the Auditorium at TAS, then I would like a feasibility study and trial to also take place for the Auditorium at the Town Hall. This could be done concurrently.

Any study should be done by a local person, who is available to talk to all prospective hirers, and it should be an open and transparent process.

### **Village Green Concept (Keith Rowland)**

"Village Green" idea based on the clock area aka the Triangle.

I do not disagree the area needs a revamp of some sort however as this area contains the War Memorial Cenotaph I strongly believe it is inappropriate to turn this area into a "Village Green" with its associated activities, instead I suggest an alternative idea.

We should revamp the tables to reflect the sacrifices of those servicemen and women memorialised in the Cenotaph; each table could have a memorial plaque based around major battles of World War 1 and 2, Korea etc such as Passchendaele (845 NZ soldiers killed, 2700 wounded in 1917) and The Somme in WW1 and El Alamein etc in WW2.

As part of the table refurbishment a chess board/checkers game surface could be integrated into the top surface of each table similar to the tables in New York's central park – you BYO chess sets etc, maybe some of the local shops could stock cheap sets or even hold sets to hire out?

This would allow the degree of interaction Creative Communities is suggesting is needed while acknowledging the purpose of the Cenotaph and keeping the mood on site at the appropriate level.

I do not want to see large chess sets, Planos or table tennis played in this area as that is totally inappropriate for the area.

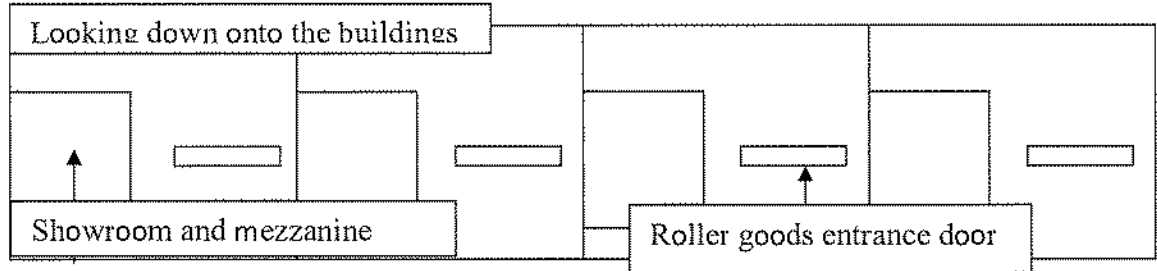
A plaque/sign should be placed near the clock explaining the history of the clock and how it was designed and why it is painted in the colours it currently is; a similar one could be made for the Cenotaph as the design is different to other cenotaphs around New Zealand.

**Development for Small Business (Keith Rowland)**

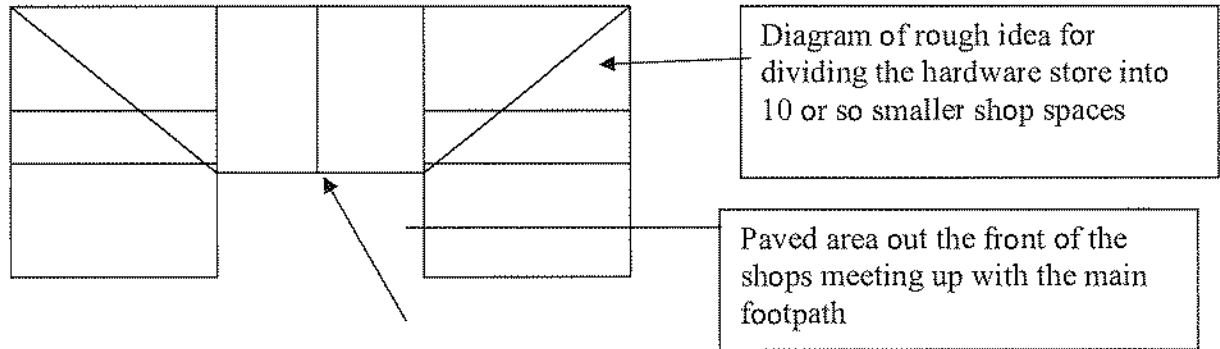
Taihape needs some major redevelopment investment to cater for small business, there is a lack of suitable premises and areas in the town for a small business hub type development.

I would like to see some investment and emphasis put into small business property where a larger block of land is developed into a multiple building area for small business.

Each unit could be based around a 6m x 9m (or similar) double height garage type building with a roller door for goods unloading etc, a frontal entrance with a showroom type area and a mezzanine floor for the utility items (toilet etc). There is great benefit to the town in attracting small business to the area and I believe we are missing out on those benefits.



On a similar note I believe the old hardware store would be best suited to being developed into a town square with smaller shops running off of it, the hardware stores current layout could make dividing up easy and each area could have 2 smaller shop spaces allowing for up to 10 shops in a U shape around a paved area in the middle



### **Corner land Mataroa Road & Hautapu Street informally known as Wong Jangs Corner (Jan Byford)**

The land was purchased from the previous owners the Wongs. They moved to the New World site. The vacant shop which was dilapidated & attracting vermin was removed under a Transit Contract to make ready for the softening of the corner for better traffic flow. However, the TCB at the time was not in favour of that as it would cause faster traffic flow especially on to the two pedestrian crossings. Funding seemed then to become more necessary in ChCh & Akld so Transit decided to leave the project. They continue to own the land. From time to time I would contact the regional manager in Wanganui & ask for the land to be tidied & Toby was contracted on an 'as required basis'. On NZTA restructuring (closing Wanganui Office) the land was included in the Palmerston North Property manager portfolio & the same procedure continued.

Discussions were held between Alex Wong owners Philip & Jeff Wong, council & NZTA on the lands maintenance when the new wall was installed. To reduce maintenance the preference was to tar seal the land and the Wongs wished to install some garden/tubs/tables to soften the area. A verbal agreement was that costs would be shared on 1/3 basis & future garden maintenance by the Wongs.

Sue Woolaston on behalf of Alex Wong spoke with the mayor last week & expressed her concerns for the rough state of the land. She explained what previous discussions have been & the mayor agreed to find out who the current NZTA contact person is so negotiations can continue & a final solution found in the near future.

Note: The Steering Group considered that this site was important for the Council and adjoining landowners to re-look at urgently in order to beautify and use in a practical way as it is currently an eyesore at the entrance to the town.

### **Encourage New Business (Frances Loader)**

I would be very keen to see new businesses encouraged to come to Taihape, e.g. outlet stores like Otaki, and industry.

These would bring new jobs and new people to our town.

Note from the Group: some Otaki outlet stores could be asked to set up similar stores in Taihape especially in light of the impending expressway by-pass at Kapiti.

### **Motorhome Association (Gail Larsen)**

Much more effort needs to be put into encouraging the Motor Home Association to have a place to stay in Taihape. With over 50,000 members this would bring a lot of people to Taihape with the resulting benefit to the Town and businesses.

### **Town Hall Option (Peter Oliver)**

The suggestion which follows was not discussed in detail by the Steering Group and was not considered as an Option by Creative Communities to put to the public. I still believe that it is worthy of serious investigation particularly with regard to cost but also as it will retain what many consider one of the few heritage buildings worthy of saving in the heart of the town.

There is an "in-between option" for the Town Hall to those options presented in the Draft Town Centre Plan (i.e. between Option D - full refurbishment of the Town Hall, and the last Option of "Do nothing - status quo") that would work out much cheaper than the full refurbishment (Option D) that was proposed, and also satisfy many in the community wanting to keep the present Town Hall.

1. Earthquake strengthen the front part of the present Town Hall including refurbishment of the staff offices;
2. Heat the Auditorium, which really needs to be done anyway for use over the next 3 - 5 years ( before any other major work would be able to be started on the Civic Centre);
3. Do not earthquake strengthen the Auditorium but just do minor upgrades and maintenance over the next 20 years., with the acknowledged possibility of demolition of the auditorium at the end of that time, and consequential replacement with something else. This minimises the cost to Council in the short term, and spreads any possible other redevelopment costs to after the 20 year period.
4. Do not dispose of the Women's Club rooms , as this building has currently no net cost to the Council on an annual basis. Also most of the clubs using the building are quite happy with their facilities, and in the future only minor, relatively inexpensive upgrading will be needed. Any future costs will be very much less than any replacement buildings as proposed in the Draft Town Centre Plan (unless the Clubs Taihape can be convinced to put their money into a combined separate community facility incorporating the clubs using the Women's Club rooms on the Town Hall site behind the present auditorium - where the sheds currently are.)
5. Do not waste the public's money on an expensive (estimated \$30,000 to \$100,000) trial of TAS Hall. While this option proposed in the Draft TCP is on the surface appealing, it is not the preferred venue for those who organise

the larger productions needing a big auditorium. They also need availability for several days/weeks for set -up and rehearsals which will not be available at TAS.

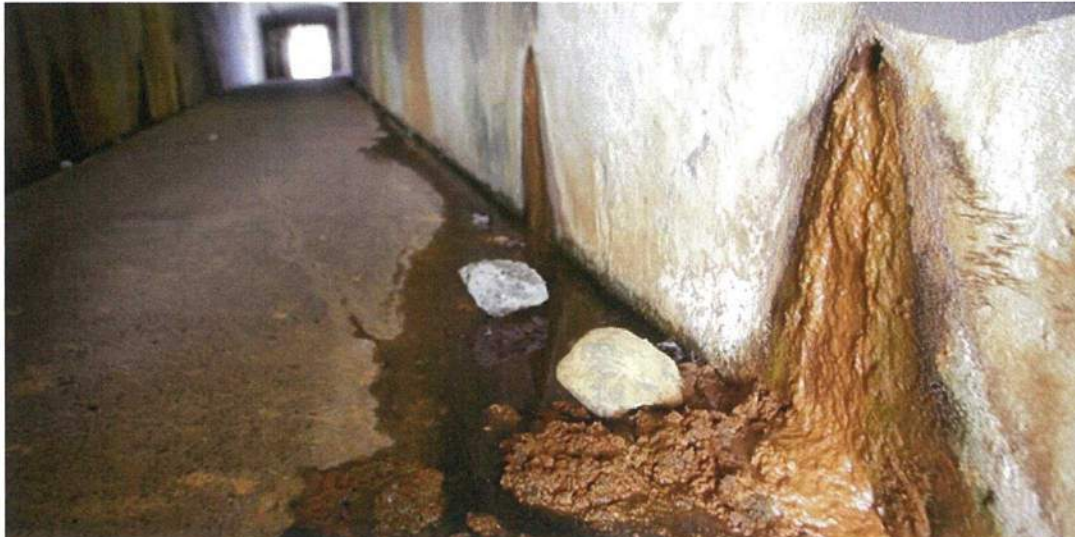
The public also have been very strong in their opinion that they don't think the availability of the TAS Hall is good enough (only free 2 - 3 nights a week, and then only after 3;30 pm) ,nor do they want public money put into the TAS .

Many of the public have consistently expressed their views to the members of the Steering Group that this TAS option is not wanted. Many in the Steering Group believe that creative Communities has not listened to the community in Taihape but rather have pursued their own ideas.

# Attachment 11

## Locals slam KiwiRail over condition of underpass

By Zaryd Wilson 6:43 AM Thursday Feb 19, 2015



DISGUSTING: Residents say something needs to be done about the state of the KiwiRail-owned underpass at Marton Junction. 160215WCBRCMAR07

The underpass at Marton Junction has provided a place for schoolchildren to safely cross the train tracks on the way to school for more than a century. But neglect has left it littered with overgrown weeds, broken glass and rubbish, while dirt seeps through the walls that have been heavily tagged.

Fiona Reid hit Facebook to raise concerns about the poor state of the underpass last week and she has been inundated with support from the Marton Junction community and further afield. "Our tamariki have to use it to get to school," she said. "We didn't have to put up with this when we were growing up." She's asking KiwiRail, which owns the underpass, to come to the party and said it needed to take advice from the words on its own website, "Safety is paramount."

Marton Junction School principal Vanessa Te Ua said the state of the underpass was a concern for the school, which has many pupils living on the other side of the tracks. "Our expectation is that our kids use the subway for their safety because it is a busy railway," she said. "The alternative way around would be three times as long." Pupil Joseph Kumeroa walks to school through the subway and has been cut by glass before. "One morning I walked over a puddle and then I got something in my foot," he said.

Now KiwiRail appear to be coming to the party. "KiwiRail is aware of the state of the underpass and accepts that work needs to be done to tidy this area up," communications manager Jenni Austin said. "We have already taken initial steps to scope the work needed to give the underpass a facelift." She said the work would include water blasting, painting, clearing out the drains, improving the fencing on the approaches to the underpass and lighting and would get under way soon.

Project Marton coordinator and Rangitikei District Councillor Cath Ash said it was great the issue had been raised again. "This is the face of Marton. It's one of the things I've always found really disappointing. I would like to see KiwiRail step up."

# Attachment 12



# Rangitikei District Council

## Taihape Community Board Meeting

Minutes – Wednesday 4 February 2015 – 5:35 p.m.

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**Present:** Mrs Michelle Fannin (Chair)  
Ms Gail Larsen  
Dr Peter Oliver  
Cr Richard Aslett  
Cr Angus Gordon  
Mrs Yvonne Sicely

**Also present:** His Worship the Mayor, Andy Watson  
Cr Ruth Rainey

**In attendance:** Mr Michael Hodder, Community & Regulatory Services Group Manager  
Mrs Sheryl Srhoj, Administration

**Tabled documents:**

Item 6	Chair's report
Item 13	Chairman's report from the Taihape Town Centre Plan Steering Group meeting of 2 February 2015
Item 21	Letter from Friends of Papakai Park

## 1 Apologies

There were no apologies.

## 2 Public Forum

There were no members of the public present.

## 3 Confirmation of order of business

The Chair informed the Board that Item 13 (Chairman's report from the Taihape Town Centre Plan Steering Group) would be taken after Item 21 (Papakai Park). This would then be followed by Item 12 (Taihape Town Centre Plan Steering Group membership and future of the Group) and then Item 11 (Final Draft Taihape Town Centre Plan).

## 4 Members' conflict of interest

Members were reminded of their obligation to declare any conflicts of interest that they may have in respect of the items on this agenda.

## 5 Minutes of previous meeting

Dr Oliver noted that the word *safety* should have been included in the amendment of the 3 December 2014 Minutes of the previous meeting of the Taihape Community Board.

The amended motion to have read:

*That the Taihape Community Board request that Council commission a safety report about shifting the 50km/h sign to just before the proposed parking bay.*

**Resolved minute number**

**15/TCB/001**

**File Ref**

That the Minutes of the Taihape Community Board meeting held on 3 December 2014, be taken as read and verified as an accurate and correct record of the meeting.

Dr Oliver/Cr Aslett. Carried

## 6 Chair's report

The Chair welcomed everyone to the meeting and then spoke briefly to her report.

She thanked Dr Oliver and members of the Steering Group for all their work on the Taihape Town Centre Plan process.

**Resolved minute number**

**15/TCB/002**

**File Ref**

That the Chair's report to the 4 February 2015 meeting of the Taihape Community Board, as

presented, be received.

Mrs Fannin/Dr Oliver. Carried

## **7 Council decisions on recommendations from the Taihape Community Board**

At its meeting on 11 December 2014, Council confirmed the recommendation from the Board's 3 December 2014 meeting (14/TCB/287) that Council investigate using the area of land between the Tui Street public toilets and the gumboot throwing lane as a dog exercising area.

Further discussion on this matter under item 16 (Proposed additional dog exercise area in Tui Street)

## **8 Update on the Small Projects Fund**

At its meeting of 5 November 2014, the Board resolved to support the Taihape Community Christmas Dinner by funding up to \$200 from the Small Project Fund. The Chair advised that this may not be required as Taihape New World were considering making a donation.

Dr Oliver suggested that funds from the Small Project Fund be used to purchase a portable tablet or laptop for the Taihape Community Board Chair. This would allow her to receive and review Council reports in a timely manner.

His Worship the Mayor was concerned that this request might set a precedent for other members of Boards and Committees and added that some meeting information is made available to Councillors only.

Mr Hodder undertook to check whether the provision of such a device was within the scope of Council's Policy on Elected Members' Allowances and Recovery of Expenses

## **9 Requests for service concerning Taihape – November-December 2014**

There was some discussion on the processes in which Council dealt with noise control and untidy sections.

Mrs Sicely reported that the local police were happy to be called out to assist the noise control officer. This also included Mangaweka.

**Resolved minute number**

**15/TCB/003**

**File Ref**

That the report 'Requests for service concerning Taihape – November-December 2014' be received.

Mrs Fannin/Ms Larsen. Carried.

## 10 Feedback on proposed work programme for Bulls and District Community Trust, Project Marton, Rangitikei Tourism and Taihape Development Trust

There was some discussion on this item.

Board members agreed that the list of iconic events needed to be expanded to include a lot of the smaller events such as the Taihape A & P show, Ohingaiti Sports and dog trials etc.

They suggested that one additional requirement of the MOU be that all events are listed on the Rangitikei Tourism website. The Board was concerned that the smaller events were falling under the radar. This then led on to a discussion regarding the declining numbers of people that had attended the past Taihape A & P shows and Gumboot day. Ms Larsen reported that numbers were actually up by 200 at this year's A&P show, but trade sites were down as they had been unable to set up by the netball courts due to the extension.

Mrs Fannin reported that Council's IT staff were currently working on an updated Taihape town map/notice board.

Cr Aslett added that the Taihape "Birds on Signs Project Group" was keen for a duplicate to be placed where the buses currently pull in.

This item to be discussed further at the Board's next workshop.

**Resolved minute number** 15/TCB/004 **File Ref**

That the memorandum "Feedback on proposed work programme for Bulls and District Community Trust, Project Marton, Rangitikei Tourism and Taihape Development Trust" be received

Mrs Fannin/Cr Gordon. Carried

**Resolved minute number** 15/TCB/005 **File Ref**

That more emphasis is placed in the work programme for the MoU organisations on getting events on to [www.rangitikei.com](http://www.rangitikei.com)

Mrs Sicely/Cr Gordon. Carried

## 14 Youth Hutt report

His Worship the Mayor advised the Taihape Community Board to request a report on the current and future funding position of the Youth Hutt if they were keen to see it continue, as well as giving consideration to other funding options within the community.

**Resolved minute number** 15/TCB/006 **File Ref**

That the Youth Hutt report be received.

Mrs Fannin/Cr Gordon. Carried

## 16 Proposed additional dog exercise area in Tui Street

The Board was disappointed that Council had considered that the proposed area in Tui Street was unsuitable for a dog exercise area.

All were in favour of asking that the Office of Treaty Settlements review their decision to allow the land that it administers on Robin Street to be used as a dog exercise area. The Board to advise them that this land is currently being mown and planted with sunflowers by Toby Schweikert at no cost to them.

**Resolved minute number** 15/TCB/007 **File Ref**

That the memorandum 'Proposed additional dog exercise area in Tui Street' be received.

Mrs Fannin/Ms Larsen. Carried

**Resolved minute number** 15/TCB/008 **File Ref**

That the Office of Treaty Settlements be asked to review their decision and allow the land on Robin Street to be designated as a dog exercise area.

Ms Larsen/Dr Oliver. Carried

## 17 Topics foreshadowed at previous meeting

The Chair advised that she would follow up with the following items in the coming week:

Supper rooms curtains  
Placement of the photo board

## 18 Community Boards' Conference, May 2015

The Chair was keen to attend the Community Boards' Conference as she felt that this would be a good opportunity to network with other Community Boards.

She would discuss travel arrangements with the Executive Officer.

**Resolved minute number** 15/TC8/009 **File Ref**

That the Taihape Community Board agrees to commit \$2,500 to support members to attend the Community Boards' Conference and that the Chair discusses options with other interested members.

Mrs Fannin/Dr Oliver. Carried

## 19 Matters arising not elsewhere on the agenda – progress update

### New Zealand Motor Home Association

The Chair reported that she had met with a representative from NZMHA who confirmed that the group was still keen to have their own park over site in Taihape.

His Worship the Mayor advised the Board to consider the Vintage Car Club's request and suggested that they meet with this group.

Cr Rainey felt that campervans should be encouraged to stop at Mangaweka.

**Resolved minute number** 15/TCB/010 **File Ref**

That the report 'Matters arising not elsewhere on the agenda – progress update' be received.

Mrs Fannin/Cr Gordon. Carried

## 20 Community Initiative – “Good Sorts”

The Chair tabled a draft certificate and spoke to her submission on the “Good Sorts” initiative.

The Board discussed the criteria and agreed that this be awarded every 6 months to someone that has contributed something positive to the Taihape Ward.

Nominations to be done electronically or dropped off at the Taihape Service Centre. This initiative to be advertised in the local paper in April and November.

**Resolved minute number** 15/TCB/011 **File Ref**

That the issues submission on the Community Initiative – “Good Sorts” be received.

Mrs Fannin/Mrs Sicely. Carried

**Resolved minute number** 15/TCB/012 **File Ref**

That the Taihape Community Board introduces the “Good Sorts” award to acknowledge the work of our people in the Taihape Ward.

Cr Gordon/Ms Larsen. Carried

## 21 Papakai Park

A letter from Friends of Papakai Park was tabled requesting the Boards support in providing toilets at the park.

Ms Larsen reported that there used to be toilets at the park and suggested that this be investigated further. Cr Gordon suggested the Board ask the Manawatu District Council if they are able to provide some help with this request.

**Resolved minute number** 15/TCB/013 **File Ref**

That the issues submission on Papakai Park be received.

Mrs Fannin/Cr Aslett. Carried

**Resolved minute number** 15/TCB/014 **File Ref**

That further information be provided to the Taihape Community Board regarding the costs and plans for setting up a toilet at Papakai Park.

Cr Gordon/Dr Oliver. Carried

## 13 Chairman's Report from the Taihape Town Centre Plan Steering Group

Dr Oliver spoke to his report. He said that most of the points were self explanatory with the report being a basis for ongoing work.

Following further discussions, the Board agreed to ask that Council note the Chairman's Report from the Taihape Town Centre Plan Steering Group and gives consideration to its recommendations.

**Resolved minute number** 15/TCB/015 **File Ref**

That the Chairman's Report from the Taihape Town Centre Plan Steering Group be received.

Mrs Fannin/Ms Larsen. Carried

**Resolved minute number** 15/TCB/016 **File Ref**

That the Taihape Community Board recommend that Council notes the Chair's report from the Taihape Town Centre Plan Steering Group dated 28 January 2015 and gives consideration to its recommendations.

Dr Oliver/Ms Larsen. Carried



## 12 Taihape Town Centre Plan Steering Group membership and future of the Group

Dr Oliver spoke to his submission and asked that the Board support his resolution requesting that the Steering Group go into recess to allow members to take a break.

His Worship the Mayor wished to acknowledge Dr Oliver and members of the Steering Group for all their contribution to the Taihape Town Centre Plan process. He said that this had been a difficult process especially as the community had struggled to reach a consensus.

Dr Oliver tabled and spoke to an additional Chairman's report from the Taihape Town Centre Plan Steering Group's meeting of 2 February 2015.

This report covered additional explanations as agreed by the Steering Group to fully explain some of the resolutions.

Also included were options/comments from individual members that had not been considered. As many of the members present at the 2 February meeting felt strongly about them, Dr Oliver gave them the opportunity to put them in writing and agreed to pass them onto Council for their consideration.

**Resolved minute number** 15/TCB/017 **File Ref**

That the Taihape Town Centre Plan Steering Group goes into recess after the Taihape Community Boards recommendations have been submitted resulting from the draft Taihape Town Centre Plan.

Dr Oliver/Mrs Sicely. Carried

**Resolved minute number** 15/TCB/018 **File Ref**

That the Taihape Community Board recommend that Council notes the Chair's report from the Taihape Town Centre Plan Steering Group dated 2 February 2015 and gives consideration to its recommendations.

Ms Larsen/Mrs Sicely. Carried

## 11 Final Draft Taihape Town Centre Plan

Dr Oliver disagreed with the following from the Final Draft Taihape Town Centre Plan report:

3.1 Views: *At the public meeting on 28 January 2015, which was attended by approximately 80 members of the community, this consensus was confirmed unanimously.*

Following further discussion, the Board agreed on the following recommendations:

**Resolved minute number**                      **15/TCB/019**                      **File Ref**

That the report 'Final Draft Taihape Town Centre Plan' be received.

Mrs Fannin/Cr Aslett. Carried

**Resolved minute number**                      **15/TCB/020**                      **File Ref**

That the Taihape Community Board thanks those who have contributed to the work of the Steering Group as the draft Taihape Town Centre Plan has evolved.

Mrs Fannin/Mrs Sicely. Carried

**Resolved minute number**                      **15/TCB/021**                      **File Ref**

That the Taihape Community Board recommends that Council adopts the draft Taihape Town Centre Plan taking into account the Taihape Steering Group views and includes it in the consultation process for the draft 2015/25 LTP.

Ms Larsen/Mrs Sicely. Carried

**Resolved minute number**                      **15/TCB/022**                      **File Ref**

That an investigation is undertaken to establish whether the Taihape Area School hall can be modified to adequately cater for 5-7 large events each year and whether a MOU can be negotiated to ensure suitable availability of the hall, what the cost will be and whether it adequately meets all the needs of the large events; and that any MOU agreement needs to be confirmed by the Ministry of Education first.

Dr Oliver/Mrs Sicely. Carried

**Resolved minute number**                      **15/TCB/023**                      **File Ref**

That the Taihape Community Board consider further options for developing recreation and leisure facilities on Memorial Park after scope and location of such options has been presented to the Taihape Community Board by the Memorial Park Users Group including Clubs Taihape.

Dr Oliver/Mrs Sicely. Carried

**Resolved minute number**                      **15/TCB/024**                      **File Ref**

That the Taihape Community Board recommends that Council negotiate with the Taihape

Community Development Trust so that the Trust will be responsible for the 'Placemaking' projects with the Taihape Community Board approving each project.

Dr Oliver/Cr Aslett. Carried

## **22. Late items**

### Submissions

Mrs Fannin was concerned that the Board's submission to the Dog Control and Owner Responsibility Policy may have been overlooked due to it being written on the back of their Local Approved Products Policy.

Dr Oliver added that his neighbour had not received feed back on her submission to the Dog Control and Owner Responsibility Policy.

Mr Hodder undertook to follow up on these issues.

### Letter from Mrs Ann Mould

The Chair advised that she had received a letter from Mrs Mould regarding the unsatisfactory work being undertaken by contractors who mow the hill areas of Taihape.

His Worship the Mayor reported that he had met with Mrs Mould and advised her that hillside mowing was presently not included in the Parks and Town contract or the Roding Contract. He had spoken with the Roding team in order for this issue to be resolved but in the meantime there would need to be a bit of catch up work.

## **12 Future items for the agenda**

None.

## **13 Date of next meeting**

The next meeting to be held on 1 April 2015, starting 5.30 pm.

## **14 Meeting closed**

The meeting closed at 8.50pm.

# Rangitikei District Council

## Huntermville Rural Water Supply Sub-Committee Meeting

Minutes – Monday 9 February 2015 – 3:02 p.m.

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9	Huntermville Rural Water Supply – Operations report .....	3
11	General business.....	4
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13	Meeting closed – 4.45 pm .....	4

### Present:

Mr B Crawford (Chair)  
Mr M Dawson  
Mr B Hughes  
Mr B Journeaux  
Mr J McManaway  
Mr P Peterson  
Mr S Weston  
Cr Angus Gordon

### In attendance:

Mr Andrew van Bussel, Operations Manager  
Mr David Rei Miller, Asset Engineer – Utilities  
Mr Ivan O'Reilly, Reticulation Serviceperson  
Ms Samantha Whitcombe, Governance Administrator

## **1 Welcome**

The Chair welcomed everyone to the meeting.

## **2 Apologies**

That the apologies for absence from His Worship the Mayor and Cr McManaway, and the apology for lateness from Cr Gordon, be received.

Mr McManaway / Mr Weston. Carried

## **3 Notification of late items**

## **4 Confirmation of minutes**

**Resolved minute number**                      **15/HRWS/001**                      **File Ref**

That the Minutes of the Hunterville Rural Water Scheme meeting held on 10 November 2014 be taken as read and verified as an accurate and correct record of the meeting.

Mr Journeaux / Mr McManaway. Carried

## **5 Matters arising**

The Committee discussed the possibility of using a bulk txt message service for notifying Scheme members of issues with the Scheme. The Chair informed the Committee that he had spoken to Council's Finance Team about this service but Council did not have anything in place at this stage.

Mr van Bussel sought advice from Council's IT team who came back with some initial options and costings. He undertook to do some further research into the idea and bring a report to the next meeting of the Committee.

## **6 Chair's report**

The Chair informed the Committee that no formal report would be given to this meeting as the majority of the information would be covered later in the order paper. He undertook to check that letters had been sent to all outstanding debtors and that a process was in place for referring any historical debts to a debt collector and provided a further explanation of the reconnection to the Maraku property.

**Resolved minute number**                      **15/HRWS/002**                      **File Ref**

That the Chair's verbal report to the Hunterville Rural Water Supply Management Sub-Committee's meeting of 9 February 2015 be received.

Mr Crawford / Mr Hughes. Carried

## **7 Correspondence**

### **Request from T Jones to temporarily disconnect from the Scheme**

The Committee discussed the request by T Jones to have the water disconnected from the property at 28 Onslow Street East, Ohingaiti, and a potential waiver of the fees. They decided that they were happy for the water to be disconnected from the property, but would not be approving a waiver of the fees.

The Committee suggested that they would be happier if the owners sold their excess units as opposed to simply leaving the units unused. The Chair undertook to work with Council staff on a reply to Ms Jones.

**Resolved minute number**                      **15/HRWS/003**                      **File Ref**

That, with regard to the request from the owners of 28 Onslow Street East, Ohingaiti (1337010900), the Hunterville Rural Water Supply Management Sub-Committee approves the request for disconnection but declines the request to waive any fees from the Scheme.

Mr Journeaux / Mr McManaway. Carried

## **10 Update on actions**

The Committee briefly discussion the memorandum.

**Resolved minute number**                      **15/HRWS/004**                      **File Ref**                      **3-CT-3-1**

That the memorandum 'Update on Actions' to the Hunterville Rural Water Supply Management Sub-Committee meeting of 9 February 2015 be received.

Mr Journeaux / Mr McManaway. Carried

## **8 Financial report**

The Committee briefly discussed the financial report.

**Resolved minute number**                      **15/HRWS/005**                      **File Ref**

That the Hunterville Rural Water Supply Financial Statement as at 31 December 2014 be received.

Mr Hughes / Mr Weston. Carried

## **9 Hunterville Rural Water Supply – Operations report**

Mr Miller gave an update on progress with the time-of-use meters for the Scheme (electricity) and provided a brief update on Council's renewed electricity contract. He

undertook to do some investigation into how much cheaper, percentage wise, the new electricity rates are compared to the old rates.

Robert Gunn, Alf Downs Electrical Contracting Ltd, spoke to the Committee giving further detail and answering questions on the quote provided to upgrade the control system for the Scheme. He identified the elements of the quote he considered should be done immediately and what elements could be put off if need be.

Mr Gunn informed the Committee that, in order to secure the best price possible for the variable speed drives, they needed to be purchased as soon as possible. He also suggested that the work could be spread over two financial years.

**Resolved minute number**                      **15/HRWS/006**                      **File Ref**                      **6-WS-3**

- 1            That the 'Hunterville Rural Water Supply – Operations report' dated 2 February 2015 be received.
- 2            That the Hunterville Rural Water Supply continues to be supplied electricity under the Rangitikei District Council contract.

Mr Journeaux / Mr Hughes. Carried

**Resolved minute number**                      **15/HRWS/007**                      **File Ref**                      **6-WS-3**

That the Hunterville Rural Water Supply Scheme Management Sub-Committee approves the work as outlined in quote Q14158A from Alf Downs Contracting Electricians Ltd, and asks that Council staff work with Alf Downs Contracting Electricians Ltd to spread the cost of the work over two financial years, 2014/15 and 2015/16.

Mr Journeaux / Mr Dawson. Carried

Cr Gordon arrived 3.36 pm

## **11    General business**

## **12    Next meeting**

Monday 13 April 2015, 3.00 pm

## **13    Meeting closed – 4.45 pm**

**Confirmed/Chair:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# Rangitikei District Council

## Te Roopu Ahi Kaa Komiti Meeting

Minutes – Tuesday 10 February 2015 – 10:10 a.m.

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16	Karakia – 12.26 pm .....	6

#### Present:

Mr Pahia Turia (Chair)  
Ms Barbara Ball  
Mr Hone Albert  
Mr Mark Gray  
Mr Peter Richardson  
Mr Pai Maraku  
Mr Richard Steedman  
Mr Terry Steedman  
Cr Cath Ash

#### Also present:

Cr Soraya Peke-Mason

#### In attendance:

Mr Ross McNeil, Chief Executive  
Mr Michael Hodder, Community & Regulatory Services Group Manager



Ms Denise Servante, Strategy and Community Planning Manager  
Ms Samantha Whitcombe, Governance Administrator

Unconfirmed

## **1 Karakia/Welcome**

Mr R Steedman and Mr Richardson both performed an opening karakia for the meeting.

The Chair welcomed everyone to the meeting.

## **2 Public Forum**

None

## **3 Apologies/Leave of absence**

That the apologies for absence from His Worship the Mayor, Chris Shenton and Hari Benevides be received.

BB / TS. Carried

## **4 Whakatau Nga Tuhinga Korero/Confirmation of minutes**

<b>Resolved minute number</b>	<b>15/IWI/001</b>	<b>File Ref</b>
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That the Minutes of the Te Roopu Ahi Kaa Komiti meeting held on 9 December 2014 be taken as read and verified as an accurate and correct record of the meeting.

Mr R Steedman / Cr C Ash. Carried

## **5 Chair's report**

The Chair gave a brief report, thanking Council for the opportunity to speak at the Path to Well-Being Conference in December 2014. He also informed the Komiti that he had been offered the chance to speak to at the local Rotary meeting on the history and future of Ngati Apa, and that it had been well received.

The Chair also invited Cr Peke-Mason to give the Komiti an overview of the 2015 Rātana Celebrations.

<b>Resolved minute number</b>	<b>15/IWI/002</b>	<b>File Ref</b>
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That the Chair's report to the Te Roopu Ahi Kaa Komiti meeting on 10 February 2015 be received.

Mr R Steedman / Mr T Steedman. Carried

## **6 Council decisions on recommendations from the Komiti**

The Komiti noted that there were no recommendations from the Komiti presented to Council's meeting on 29 January 2015.

## **7 Update from Council (December 2014/January 2015)**

Mr McNeil spoke briefly to each of the items in the update. Discussion was held around the following points:

- Leachate from the Bonny Glen landfill.
- The impact of the forestry industry on roading, and who specifically a bylaw would target (the land owner, the forestry owner or the trucking companies).
- The application for an extension from Meridian Energy for Project Central Wind and the need to keep those groups that were consulted on during the original resource consent process informed.

**Resolved minute number**

**15/IWI/003**

**File Ref**

**3-CT-8-1**

That the report 'Update from Council (December 2014/January 2015)' be received.

Mr R Steedman / Cr C Ash. Carried

## **8 Mayors' Rangatahi Leadership Programme 2015**

Mr McNeil spoke briefly to the item. The Chair suggested that, due to the limited timeframe available this year, the Mayor be left to make a call on a potential candidate for 2015. In future years Komiti members could put forward nominations for candidates for the programme.

## **9 Fostering collaboration between Iwi and Council**

Mr Hodder spoke to the report, providing some additional background information and providing a brief overview of the report.

Discussion was held around the following points:

- 175 years after the Treaty was signed is it time for iwi to have a seat at the Council table – and that that person be the Komiti chair?
- Does being a Treaty partner mean more than one Iwi seat at the Council table
- While the technical detail considered at Council's standing committees is interesting, would it be likely that Iwi have the resources to take up a seat on these.
- The negative aspects to having an Elected Representative from a Māori Ward:
  - That person could not represent and speak for every Iwi/Hapu within the District
  - To stand for election to a Māori Ward that person would not necessarily have to be from that Ward or have any connection to that Ward.

- Maori have the capacity to put themselves forward and get elected to Council.
- Is the relationship of Treaty partner that between Iwi and the Crown (i.e. not with or through the Council)?
- Other potential partnerships that could be established.
- Councillors invited to Komiti meetings or separate meetings between the Komiti and Council.
- Individual relationships between specific Iwi/Hapu and Council.

**Resolved minute number** 15/IWI/004 **File Ref** 3-OR-3-4

That the report 'Fostering collaboration between Iwi and Council' be received.

Mr T Steedman / Ms B Ball. Carried

**Resolved minute number** 15/IWI/005 **File Ref** 3-OR-3-4

That Council be invited to join the Komiti's next hui (on 14 April 2015) with the objective of sharing long-term perspectives and mechanisms to secure greater collaboration between Iwi and Council in the Rangitikei.

Mr M Gray / Ms B Ball. Carried

## **10 Maori Community Development Programme**

The Komiti noted the progress with the Maori Community Development Programme for the 2014/15 year.

## **11 Update on landlocked land (and other issues discussed with John Grant regarding the review of Te Ture Whenua Maori Act)**

Mr McNeil informed the Komiti that His Worship the Mayor and Mr R Steedman were to meet with Minister Finlayson on Wednesday 11 February 2015, and would provide an overview of the meeting to the Komiti's meeting in April 2015.

## **12 Update on the Path to Well-Being Initiative – February 2015**

Ms Servante spoke briefly to the memorandum, providing a brief overview of the success of the Path to Well-Being Conference held in December 2014.

**Resolved minute number** 15/IWI/006 **File Ref** 3-CT-8-1

That the memorandum 'Update on the Path to Well-Being Initiative - February 2015' be received.

Ms B Ball / Cr C Ash. Carried

### **13 Waitangi 175**

The Komiti noted the information provided about Waitangi 175. There was discussion on Council's commitment to fund events associated with Waitangi Day and Matariki – this had occurred under the pilot Maori community development programme Otaihape Māori Komiti (now Mokai Pātea Services). The Chief Executive suggested that this be a topic for the next meeting.

### **14 Late items**

None

### **15 Date of next meeting**

Tuesday 14 April 2015, 10.00 am

Venue TBC – Mr R Steedman to confirm

### **16 Karakia – 12.26 pm**

The Chair closed the meeting and Mr R Steedman performed the closing karakia.

Confirmed/Chair: \_\_\_\_\_

Date: \_\_\_\_\_

# Rangitikei District Council

## Bulls Community Committee Meeting

Minutes – Tuesday 10 February 2015 – 5:30 p.m.

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9	Update on the Bulls Wastewater Upgrade Project Focus Group.....	5
10	Feedback on proposed work programme for Bulls and District Community Trust, Project Marton, Rangitikei Tourism and Taihape Community Development Trust.....	5
11	Response to issues raised at the previous meeting.....	6
12	Current infrastructure projects/upgrades and other Council activities in the Bulls Ward .....	6
13	Small projects grant scheme.....	6
14	General business.....	6
15	Notification of business for the next meeting .....	7
16	Next meeting .....	7
17	Meeting closed – 7.30 pm .....	7

**Present:** Mr H Dalrymple (Chair)  
Ms J Dunn  
Mr J Guinan  
Mr B Hammond  
Ms J Jamieson  
Ms C Lewis  
Mr A Walker  
Cr T Harris  
Cr R McNeil

**In attendance:** Ms H Cooper, Bulls Museum  
Ms S Boxall, RNZAF Ohakea

Unconfirmed

## **1 Welcome**

The Chair welcomed everyone to the meeting and thanked H Cooper from the Bulls Museum for providing the venue.

The Chair then welcomed Ms S Boxall from RNAF Ohakea who was standing in for C Hart.

## **2 Apologies**

That the apologies for absence from His Worship the Mayor, D Fraser, C Hart, K Scott and H Thorby, and the apology for lateness from Cr Harris, be received.

Mr Hammond / Ms Jamieson. Carried

## **3 Confirmation of minutes**

<b>Resolved minute number</b>	<b>1S/BCC/001</b>	<b>File Ref</b>
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That the Minutes of the Bulls Community Committee meeting held on 9 December 2014 be taken as read and verified as an accurate and correct record of the meeting.

Mr Guinan / Cr McNeil. Carried

## **4 Matters arising**

None

## **5 Council decisions on recommendations from the Committee**

Mr Hammond spoke about the possible 70km/h speed reduction from Ferry Road along Parewanui Road, to the 50km/h zone in High Street. Ms Lewis had had discussions with the Bulls Police and she was told that Feilding Police would have a presence along the above roads to evaluate car movements.

## **6 Report from the Sub-Committee addressing the transition issues for Samoan families into the Bulls Community**

Cr McNeil gave a verbal report. She had met with two mothers, and His Worship the Mayor would meet with them personally, and had helped two families arrive in the community. Two houses were fitted-out.

Cr McNeil met with Work and Income New Zealand to discuss the translation of welcome packs to Samoan. She said J Anderson will liaise with the Samoan Families.

Late last year there were issues with ANZCO.



## **7 Community Gardens in Bulls**

The Chair asked for comments. It was noted that 'Haylock Park, Taumaihi Street' should read 'Haylock Park, Johnson Street'. The Committee felt it was the right place for a community garden in Bulls.

## **8 Update on the Bulls Town Centre Plan February 2015**

Ms Dunn presented her report to the Committee. This report is attached as an appendix to these minutes.

Cr McNeil informed the meeting about Rangitikei Tourism's 'Walking Gallery' around the town, involving a photo competition. She also spoke about plans to bring the 'Cow Parade' to Bulls. Funding is required for over \$130,000. She suggested that Bulls investigate getting their own fibreglass bulls and renting them out to other towns.

Ms Dunn asked for approval for more paint to be purchased to paint the three planter boxes outside the Rathole. The Committee agreed, but only if the paint fails to be donated if a request were made to the owner of The Rathole.

Mr Dalrymple had received a written request, and also spoken to Annabel Whisker, suggesting that the Bulls Community Committee endorses 'Cows on Parade' to come to Bulls. The Committee endorsed this request, and suggested that the Bulls and District Community Trust liaise with 'Cows on Parade'.

**Resolved minute number**      **15/BCC/002**      **File Ref**      **1-CP-7-2**

That the memorandum 'Update on the Bulls Town Centre Plan February 2015' be received.

**Resolved minute number**      **15/BCC/003**      **File Ref**

That the colour palette in the Bulls Town Centre Plan report be strongly encouraged for community projects within the Bulls town centre.

Mr Walker / Mr Hammond. Carried

**Resolved minute number**      **15/BCC/004**      **File Ref**

That the kowhai tree between Platts Pharmacy and the Bulls Library be removed.

Ms Jamieson / Mr Guinan. Carried

**Resolved minute number**

**15/BCC/005**

**File Ref**

That the Bulls Community Committee approves the reimbursement of \$66.26 to Ms Dunn.

Mr Hammond / Mr Guinan. Carried

**Resolved minute number**

**15/BCC/006**

**File Ref**

That the Bulls Community Committee approves the purchase of additional paint for the planter boxes outside The Rathole, if the request for paint to be donated by the owner is declined.

Cr Harris / Mr Walker. Carried

## **9 Update on the Bulls Wastewater Upgrade Project Focus Group**

The Committee noted that there was no further progress to report.

## **10 Feedback on proposed work programme for Bulls and District Community Trust, Project Marton, Rangitikei Tourism and Taihape Community Development Trust**

General discussion took place. Ms Dunn expressed her unease about the Bulls and District Community Trust implementing the Town Centre Plan. She suggested that the Committee be kept in the loop regarding all projects.

Cr Harris advised the Committee that it was district-wide funding and that Council had to be accountable.

Ms Lewis raised the question of the Community Development Manager's job description, and suggested that it be made available to the Committee so they have a better understanding of the role and how they can complement what is currently being done. Ms Boxall supported this but stated that it was not the employment contract only the job description that Ms Lewis had requested.

Ms Boxall suggested that 2.4 needed to be expanded for simplicity and transparency, and that projects should go through the Committee (with particular reference to 6.4 and 6.5).

The Chair expressed concern that community projects are being shifted towards the Bulls and District Community Trust, and also the implementation of the Town Centre Plan. He also referred to 6.5, that all projects relating to Council work in the town should be directed to the Committee.

Mr Guinan stated that the Committee's job is to be the first point of call for residents and community group projects.

**Resolved minute number**

**15/BCC/007**

**File Ref**

**3-GF-10**

That the memorandum 'Feedback on proposed work programme for Bulls and District Community, Project Marton, Rangitikei Tourism and Taihape Community Development Trust' be received.

Cr Harris / Mr Guinan. Carried

## **11 Response to issues raised at the previous meeting**

The Committee commented that it was pleased with the work done.

**Resolved minute number**

**15/BCC/00B**

**File Ref**

**3-CC-1-1**

That the memorandum 'Response to issues raised at the previous meeting' be received.

Mr Guinan / Ms Jamieson. Carried

## **12 Current infrastructure projects/upgrades and other Council activities in the Bulls Ward**

The Committee noted that due to the change in date of the Assets/Infrastructure Committee meetings in late 2014, there will be no update to this meeting of the Committee and that an update covering November and December 2014 and January 2015 would be provided to the next meeting.

## **13 Small projects grant scheme**

The Committee asked to be advised of the start and finish dates for the Small Projects Grant Scheme.

## **14 General business**

**Cr Harris**

- The caravan effluent disposal site is about two months away.

**Mr Guinan**

- The cenotaph project is in hand.

**Ms Lewis**

- A local resident had approached Ms Lewis to ask if there was any truth to the rumour that the Chief Executive had the authority to dispose of Council owned assets up to a value of \$250,000 without consultation (e.g. the Town Hall and the Bulls Information Centre).
- Cr Harris responded that the above statement was not true. Mr Dalrymple stated that Council is proposing that any Council owned assets will be sold through the correct process, and that the Committee had endorsed the project.

**Ms Cooper**

- Bulls Museum will be hosting an official opening of the Mounted Rifles this year, with a top official from Linton to have the honour of opening it. TVNZ had contacted the Bulls Museum last week.

**Mr Hammond**

- The Fire Brigade has been extremely busy and there was a good save last week. Water kept up very well. Council is preventing fire on vacant sections.

## **15 Notification of business for the next meeting**

Mr Hammond asked about Council's policy on updating children's playgroup equipment in Council operated playgrounds. Ms Lewis informed the meeting that there is a Bulls resident who installs playground equipment nationwide. Ms Jamieson commented on the poor state of the playground equipment at Walker Park.

## **16 Next meeting**

Tuesday 10 March 2015, 5.30 pm

## **17 Meeting closed – 7.30 pm**

Confirmed/Chair: \_\_\_\_\_

Date: \_\_\_\_\_

# *Appendix 1*

### Recommendations

1. That a policy is put in place to ensure that the colour palette used in the Town Centre upgrades be recognised as brand colours for the town and its future community projects

Why;

- To help link the Town centre together
  - Stop the risk of the Town looking like it has no order.
2. A communication plan with other committees and Trusts in our community that a communication plan is put in place connecting all community groups and stakeholders in the town; to ensure a collaborative and coordinated approach is taken with future projects in the community. i.e. the BCC, BDCT, RSA, Rural Women's etc.

### Work on Projects

There has been very positive feedback on the seats, art work and the Notice board already completed.

### Future Projects

I would like to recommend that we paint the planter boxes outside the Rat Hole car park in the town colours to help link the upper Bridge Street shops to the town, I have talked to Mark the owner and he would like Red . I have talked with the BDCT as the planter boxes are their assets and they are happy for us to paint them with some Question around the repainting in years to come.

Again to keep linking the upper Bridge Street shops the last bench seat, plant pot and Art work will be completed on the wooden fence across the road of the Rat Hole car park. The retailers from this area choose this art work from four options.

Criterion corner, opposite the Hotel has been identified as a very visible corner to visitors and locals alike' it has been suggested that we tidy up this area to make it look like a green area by laying turf or Art work. First the concrete needs to be levelled for safety reasons, I have talked to the Fish and Chip people are happy to work with us on this. I have been in touch with Andrew to do this work and he will do it for a minimal charge of about \$100.00.

Bulls Cenotaph, I was asked to join in a discussion with the R.S.A and Gaylene from the Council regarding the broken seats at the Bulls Cenotaph. John is pricing costs to help fix the seats, The R.S.A are happy to use the red from the town colours to again link the town together.

I have request with Gaylene Prince from RDC for the removal of the kowhai tree on Platt's pharmacy wall, outside the Library because it keeps blocking Platt's pharmacy's internal

spouting. Graham Platt has had a number of insurance claims already because of this ongoing problem. The removal of the trees will also need to go to the BCC.

Keith reported that no work had been done on purchasing the banners and photographs to tie in with the Anzac celebrations. Keith will put an application to the BCDT for funding for two large photos that had been agreed on, with the view of having them in place by Anzac day.

Heather had asked that mobility scooter access on high Street be marked to make it more visible to enable them to cross more safely.

Ongoing costs that will have to be considered in the future include: to fund new plants for the pots, Seats, painting etc.

#### Other Recommendations

That Bulls TCP Steering/Action Group maintains its present role as set out in their terms of reference for implementation of the Town Centre Plan; until such time that a decision has been made on the site for the new multipurpose facility. At such time the group will only get together to work on projects for the purpose of implementing future projects linked to the Town Centre Plan.

#### Recommendation on Proposed role of the Bulls Development Manager in the implementation of the TCP from the Steering Group

- I. That any projects that align with the Town Centre Plan and its detailed work programme under taken by any other services groups be communicated to the Bulls Community Committee in the first instance.
- II. That the memorandum "Feedback on the proposed contribution from the community development agencies for implementation of the Town Centre Plan" go to the Bulls Community Committee for further discussion.

# Rangitikei District Council

## Erewhon Rural Water Supply Sub-Committee Meeting

Minutes – Wednesday 11 February 2015 – 4:00pm

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### Contents

1	Apologies .....	2
2	Confirmation of Minutes .....	2
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4	Engineers Report .....	2
5	Financial Report .....	3
6	Members/Questions Report .....	3
7	Date of next meeting .....	3

#### Present:

Mr J Gilbert, Chairperson  
Mr P Batley  
Mr J Bird  
Mrs M Mako  
Mr B Thomas

#### In attendance:

Mr D Miller, Asset Engineer  
Mrs J Saywell, Asset Manager  
Mr A van Bussel, Operations Manager  
Mr D Smith, Taihape Plumbing  
Mrs Sheryl Srhoj, Administration



## 1 Apologies

**Resolved minute number**                      **15/ERWS/001**                      **File Ref**

That the apologies from Cr Gordon, Mr Duncan and Mr Melville for absence be received.

Mr B Thomas/Mr P Batley. Carried

## 2 Confirmation of Minutes

**Resolved minute number**                      **15/ERWS/002**                      **File Ref**

That the minutes of the Erewhon Rural Water Scheme Sub-Committee meeting held on 12 November 2014 be taken as amended and verified as an accurate and correct record of the meeting.

Mr P Batley/Mr B Thomas. Carried

## 3 Matters Arising

Mrs Srhoj confirmed that a card had been sent to Mr Speedy on behalf of the ERWS committee.

Mr Bird asked that the ERWS Agenda/Minutes be sent out at least a week before the meeting. He had only just received his copy a day or so before the meeting and said that Mr Ponsonby required more notification in order for him to be able to attend the ERWS meetings.

Mr van Bussel apologised, saying that the delay this month was probably due to the long weekend.

## 4 Engineer's Report

Mr Miller spoke to his report. He said that there was a need to verify the flow meter for consent compliance.

Mr Smith reported that it had taken him a while to identify where the leak on the Stratton farm was. He said that the Durrants' concern about them not receiving their quota was due to the very dry conditions which resulted in the stock drinking a lot.

Mr Smith advised that there would need to be renewal work done on the Durrant and Stratton property. This would involve putting in approximately 150 metres of galvanised pipework up through the bush and to the boundary. He wished to undertake this work next summer as a lot of the work would be in dense bush and he didn't want to do it in wet weather. In the meantime he would need to quote for the job and arrange for a digger and other equipment.

Mr van Bussel advised the Committee that Mr Smith had undertaken lot more work than what was required. He had managed to get a lot of the problem areas sorted.

The Committee discussed future maintenance work. Mr van Bussel said that there was still money left over in the budget if the Committee wished to earmark a bit more work. Mr Miller said that funds not used would just go into reserve.

**Resolved minute number**                      **15/ERWS/003**                      **File Ref**

That the Engineer's Report to the Erewhon Rural Supply Management Sub-Committee meeting on 11 February 2015 be received.

Mr B Thomas/Mr P Batley. Carried

## **5 Financial Report**

Mr Miller explained that Council Finance staff were unable to be in attendance due to them being very busy with Councils Long Term Plan. He wished to note that the Financial Reports were now in a new format which hopefully would make them a bit easier to understand.

Mr Bird queried the resource consents costs. Mr Miller replied that these were Horizons ongoing costs for monitoring and also for taking water.

**Resolved minute number**                      **15/ERWS/004**                      **File Ref**

That the Statement of Operations for period ending 31 December 2014, be received.

Mr B Thomas/Mr P Batley. Carried

## **6 Members' Questions/Reports**

Mr Gilbert said that he had invited the Manager of Mangaohane Station to attend the ERWS meetings.

Mr Bird asked if the GPS had been done. Mr van Bussel replied that this had not been successful but they would hopefully try again before it gets too wet.

Mr Smith said the scheme had been going really well this summer and, even though it had been very dry, there was still plenty of water which was still spilling over the top. He said that the issue with the 3<sup>rd</sup> screen had been resolved.

## **7 Date of next meeting**

The next meeting to be held on 13 May 2015.

## **8 Meeting Closed**

The meeting closed at 4.30pm.

Unconfirmed

# Rangitikei District Council

## Assets/Infrastructure Committee Meeting

Minutes – Thursday 12 February 2015 – 9:30 a.m.

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9	Pedestrian crossing on Broadway, Marton (near Centennial Park) .....	5
10	Potential sites for Community Gardens in Bulls .....	5
11	Progress with resolving uncertainty over responsibility for Council's stormwater drainage network in urban areas	6
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16	Meeting closed – 11.52 am .....	7

**Present:** Cr Dean McManaway (Chair)  
Cr Nigel Belsham  
Cr Angus Gordon  
Cr Tim Harris  
Cr Soraya Peke-Mason  
Cr Lynne Sheridan  
His Worship the Mayor, Andy Watson

**In attendance:** Mr Hamish Waugh, General Manager Infrastructure  
Mr Michael Hodder, Community & Regulatory Services Group Manager  
Mr Johan Cullis, Environmental Services Team Leader  
Ms Gaylene Prince, Community & Leisure Services Team Leader  
Ms Denise Servante, Senior Policy Analyst  
Mr Paul Chaffe, Principal Rural Fire Officer  
Mr Wayne Keightley, Asset Manager - Roading  
Ms Joanna Saywell, Asset Manager - Utilities  
Mr Reuben Pokiha, Operations Manager - Roading  
Mr Andrew van Bussel, Operations Manager - Utilities  
Mr Glen Young, Utilities Project Manager  
Mr David Rei Millar, Asset Engineer – Utilities  
Ms Samantha Whitcombe, Governance Administrator

**Tabled documents:** **Item 6** Chair's Report  
**Item 13** Late Item (presentation on the Santoft Road fire)

## **1 Welcome**

The Chair welcomed everyone to the meeting.

## **2 Council prayer**

Cr Belsham read the Council Prayer.

## **3 Apologies/Leave of absence**

That the apologies for absence from Cr Jones and Cr Rainey be received.

Cr McManaway / Cr Harris. Carried

## **4 Confirmation of order of business**

Resolved minute number                      15/AIN/001                      File Ref

The Chair informed the Committee of two late items to be presented to the meeting.

The first would be an overview of the Santoft Road fire on 5 February 2015 by Paul Chaffe, Principal Rural Fire Officer for the Rangitikei District. This fire occurred after the completion of the order paper for this meeting, so it could not be included as an item.

The second would be on the Bonny Glen Landfill Resource Consent hearings. These hearings are scheduled to being on Tuesday 17 February 2015, so this cannot be delayed until a later meeting.

Cr McManaway / His Worship the Mayor. Carried

## **5 Confirmation of minutes**

Resolved minute number                      15/AIN/002                      File Ref

That the Minutes of the Assets/Infrastructure Committee meeting held on 13 November 2014 be taken as read and verified as an accurate and correct record of the meeting.

Cr Peke-Mason / Cr Belsham. Carried

## **13 Late items**

Paul Chaffe, Principal Rural Fire Officer for the Rangitikei District, provided a brief presentation on the Santoft Road fire that occurred on 5 February 2015. The cause was being investigated. At its height, the fire extended 2 km long and 400 m wide. 130 firefighters and 23 appliances were involved. An application was being made to the New Zealand Fire Authority for reimbursement of fire-fighting costs, which were in excess of \$100,000. In addition to these costs were the loss of stock feed, destruction of fences and

damage to forests. He listed the civilian groups that helped combat this fire and highlighted the fact that without their help the situation could have been much worse.

The Committee asked that a letter of thanks be sent to all those groups that help bring the Santoft Road fire under control.

**Resolved minute number**                      **15/AIN/003**                      **File Ref**

That a letter of thanks be sent to all those who helped to bring the Santoft Road fire on 5 February 2015 under control.

His Worship the Mayor / Cr Sheridan. Carried

Cr Gordon arrived 9.36 am

## **6 Chair's report**

The Chair spoke briefly to his report, providing further detail on the issue of narrow bridges within our District outlined in the report.

**Resolved minute number**                      **15/AIN/004**                      **File Ref**                      **1-CT-13-1**

That the Chair's report to the Assets/Infrastructure Committee meeting on 12 February 2015 be received.

Cr McManaway / His Worship the Mayor. Carried

## **7 Activity management templates**

Mr Waugh, Mr Pokiha, Mr Millar, Mr Young and Ms Prince spoke to the activity management templates for Roading & Footpaths, Water Supply, Sewerage & the Treatment and Disposal of Sewage, Community & Leisure Assets and Rubbish & Recycling.

Matters discussed included:

Ongoing investigations into the condition of bridges

Confirmation that Rangitikei would paid one third of the cost of the replacement Wylie's Bridge

- 'Community apportionment' is no longer done, reflecting the District-wide funding of utilities.
- Kaka Road sewerage issue being looked into by the Project Engineer.
- Extra works have been done to restore the Taihape Pool's connection to the sewer
- Horizons has granted consent for the proposed micro-tunnelling and consequent discharge into the Tutaenui Stream to resolve the stormwater issues at Russell

Street/Wellington Road. However, as there is no stormwater reticulation in part of Russell Street, completing the project will exceed the budgeted \$200,000.

- The proposed upgrade to the Mangaweka campground wastewater system: is on hold. More frequent cleaning of the septic tank during the summer months looks like the cost-effective solution.
- There is no intention to increase the size of sites at any of Council's waste transfer stations. Some are quite congested.

**Resolved minute number**                      **15/AIN/005**                      **File Ref**                      **5-EX-4**

That the activity management templates for Asset based groups of activities for November and December 2014, and January 2015 be received.

Cr Harris / Cr Peke-Mason. Carried

## **8      Actions on submission about roading to Council's 2014/15 Annual Plan**

Mr Waugh spoke briefly to the item.

**Resolved minute number**                      **15/AIN/006**                      **File Ref**                      **6-RT-5-6**

That the memorandum 'Actions on submission about roading to Council's 2014/15 Annual Plan' be received.

His Worship the Mayor / Cr Harris. Carried

## **9      Pedestrian crossing on Broadway, Marton (near Centennial Park)**

Mr Pokiha spoke briefly to the item, giving further detail on the proposed action.

The Committee expressed a desire to see something done about this issue prior to the start of the netball season. Mr Pokiha indicated that the report from GHD contained some initial designs for the project and funding could be secured by re-prioritising other projects.

The Committee asked that a report be presented to the Council meeting on 26 February 2015, containing a design for the project and funding options, for approval.

## **10     Potential sites for Community Gardens in Bulls**

Ms Servante spoke briefly to the report. Discussion was held around the need for due diligence to be carried out on the Chief Executive's part regarding any proposals received.



**Resolved minute number**                      **15/AIN/007**                      **File Ref**                      **1-AS-1-1**

- 1        That the report 'Potential Sites for Community Gardens in Bulls' be received.
- 2        That the Assets/Infrastructure Committee approves the inclusion of Haylock Park, Wilson and Johnson Street, as an available site for establishing a community garden, subject to the application process outlined in the Policy, Community Gardens in the Rangitikei.

Cr Sheridan / Cr Peke-Mason. Carried

## **11      Progress with resolving uncertainty over responsibility for Council's stormwater drainage network in urban areas**

Mr Waugh provided a brief update to the Committee and suggested that bi-monthly updates could be brought to the Committee.

His Worship the Mayor left Chambers 11.35am / 11.39am

Cr Peke-Mason left Chambers 11.36am / 11.38 am

## **12      Consent Compliance – July 2014 to January 2015**

Mr Miller spoke briefly to the report and Mr van Bussel provided additional detail on the various incidents of non-compliance.

**Resolved minute number**                      **15/AIN/008**                      **File Ref**                      **5-EX-4**

That the report 'Consent Compliance – July 2014 to January 2015' be received.

Cr Sheridan / Cr Gordon. Carried

## **13      Late items continued...**

**Bonny Glen Resource Consent Hearing – to be held at Manfeild Park in Feilding.**

The Committee asked that a letter be sent to the Chief Executive of Horizons Regional Council expressing disappointment in the Bonny Glen resource consent hearing being held outside of the Rangitikei District (Manfeild Park, Feilding).

**Road User Charges**

The Chair explained how road user charges applied to different classes of vehicles

## **14      Future items for the agenda**

None

**15 Next meeting**

Thursday 12 March 2015, 9.30 am

**16 Meeting closed – 11.52 am**

Confirmed/Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Unconfirmed

# Rangitikei District Council

## Policy/Planning Committee Meeting

Minutes – Thursday 12 February 2015 – 1:00 p.m.

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7	Activity management templates.....	4
8	Update on Legislation and Governance issues.....	4
10	Submissions to the Draft Policy on Disposal of Surplus Lands and Buildings.....	4
11	Update on the 2015-25 Long Term Plan (February 2015).....	5
16	Late items.....	5
17	Future items for the agenda.....	5
18	Next meeting.....	5
19	Meeting closed – 16.53 pm.....	5

**Present:**

- Cr Lynne Sheridan (Chair)
- Cr Cath Ash
- Cr Richard Aslett
- Cr Angus Gordon
- Cr Rebecca McNeil
- His Worship the Mayor, Andy Watson

**In attendance:**

- Mr Michael Hodder, Community & Regulatory Services Group Manager
- Mr Johan Cullis, Environmental & Regulatory Services Team Leader
- Ms Denise Servante, Strategy and Community Planning Manager
- Ms Katrina Gray, Policy Analyst
- Ms Samantha Whitcombe, Governance Administrator

**Tabled documents:**    **Item 8**      Draft submission on the cost recovery section of the proposed regulations under the Food Act 2014

## **1 Welcome**

Then Chair welcomed everyone to the meeting.

## **2 Apologies/leave of absence**

That the apology for absence from Cr Peke-Mason, and the apologies for leaving early from Cr Ash and Cr McNeil, be received.

Cr Sheridan / Cr Aslett. Carried

## **3 Confirmation of order of business**

The Chair indicated that there would be no change to the order of business from the set out in the agenda.<sup>1</sup>

## **4 Confirmation of minutes**

<b>Resolved minute number</b>	<b>15/PPL/001</b>	<b>File Ref</b>
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That the Minutes of the Policy/Planning Committee meeting held on 13 November 2014 be taken as read and verified as an accurate and correct record of the meeting.

Cr Aslett / Cr Ash. Carried

## **5 Chair's report**

The Chair spoke briefly to her report, asking the Committee for their views on a potential review of the Rates Remission Policy and ideas to support economic development within the District. Main points during discussion were:

- The current policy aims to assist diversification and start-ups – do more established businesses need a rates remission or are there other way to recognise the stronger contribution to the local economy and local employment?
- Path to Well-being Initiative is a good conduit for information flows – could gain a deep economic perspective by forging stronger links with CRIs, Massey, Forest Research and Beef & Lamb.

The Committee asked for a report to its April meeting which would examine the approaches other councils took with rates remissions to stimulate business activity.

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<sup>1</sup> Subsequently, item 9 was taken after the afternoon tea break, with item 7 resuming after that. Items 12, 13, 14 and 15 were not considered as the meeting was closed at the conclusion of item 11 because the meeting no longer had a quorum.

**Resolved minute number**                      **15/PPL/002**                      **File Ref**                      **3-CT-15-1**

That the Chair's report to the Policy/Planning Committee's meeting on 12 February 2015 be received.

Cr Sheridan / Cr McNeil. Carried

## **6 Proposed District Plan Changes - Commercial Zone Feedback and Rural/Rural Living Zone Discussion**

Ms Gray spoke to the report and gave a brief overview of the outcome of the workshop session at the last Committee meeting. She then facilitated a workshop session on the items proposed for a Council initiated Plan change.

**Resolved minute number**                      **15/PPL/003**                      **File Ref**                      **1-PL-2-4**

That the memorandum 'Proposed District Plan Changes - Commercial Zone Feedback and Rural/Rural Living Zone Discussion' be received.

Cr Gordon / Cr Aslett. Carried

**Resolved minute number**                      **15/PPL/004**                      **File Ref**                      **1-PL-2-4**

That the Policy/Planning Committee endorses the proposed rule changes for the District Plan as outlined in the Section 32 Report, as amended, presented to the meeting on 12 February 2015 and attached to the minutes of the meeting.

Cr Gordon / Cr McNeil. Carried

Cr McNeil left Chambers 2.57 pm / 3.00 pm

The meeting was adjourned for afternoon tea 3.10 pm / reconvened 3.18 pm

## **9 Dangerous and Insanitary Buildings Policy Review**

Ms Bannister spoke briefly to the report, highlighting the proposed changes to the policy made through the review process. The Committee asked consultation to specifically include local builders.

**Resolved minute number**                      **15/PPL/005**                      **File Ref**                      **3-PY-1**

1        That the report "Dangerous and Insanitary Buildings Policy Review" be received.

2        That the proposed Dangerous and Insanitary Buildings Policy, Statement of Proposal, Summary of Information and Submission Form be recommended to Council for formal adoption for public consultation using the special consultative procedure prescribed by the Local Government Act 2002.

Cr Aslett / Cr Ash. Carried

## **6 Proposed District Plan Changes - Commercial Zone Feedback and Rural/Rural Living Zone Discussion continued...**

The workshop session reconvened after item 9.

## **7 Activity management templates**

Ms Servante and Mr Cullis spoke briefly to the activity management templates for Community Well-Being, Community Leadership and Environmental & Regulatory Services.

<b>Resolved minute number</b>	<b>15/PPL/006</b>	<b>File Ref</b>	<b>5-EX-4</b>
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That the Activity Management Templates for Community Well-Being, Community Leadership and Environmental & Regulatory Services for November and December 2014, and January 2015 be received.

Cr Aslett / Cr Gordon. Carried

## **8 Update on Legislation and Governance issues**

Mr Hodder spoke to the report focusing on the cost recovery section in the proposed regulations under the Food Act 2014 and narrated a PowerPoint presentation to explain these.

<b>Resolved minute number</b>	<b>15/PPL/007</b>	<b>File Ref</b>	<b>3-OR-3-5</b>
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- 1 That the report 'Update on legislation and governance issues' to the Policy/Planning Committee meeting of 12 November 2014' be received.
- 2 That, with respect to the Cost recovery section of the proposed regulations under the Food Act 2014, the Policy/Planning Committee requests the Mayor sign the Committee's submission (with any amendments following consultation with the Deputy Mayor and Chief Executive) and have it included for information in the agenda for the 26 February 2015 meeting of Council.

His Worship the Mayor / Cr Sheridan. Carried

Cr Ash left Chambers 4.15 pm / 4.20 pm  
Cr Ash left the meeting 4.32 pm

## **10 Submissions to the Draft Policy on Disposal of Surplus Lands and Buildings**

Mr Hodder spoke briefly to the report.

**Resolved minute number**                      **15/PPL/008**                      **File Ref**                      **3-PY-1-13**

- 1        That the memorandum 'Submissions to the Draft Policy on Disposal of Surplus Lands and Buildings' be received.
- 2        That the Policy/Planning Committee recommends to Council that the draft Policy on Disposal of Surplus Lands and Buildings be adopted without amendment.

His Worship the Mayor / Cr Gordon. Carried

## **11 Update on the 2015/25 Long Term Plan (February 2015)**

**Resolved minute number**                      **15/PPL/009**                      **File Ref**                      **1-LTP2015-2**

- 1        That the report "Update on 2015 -25 Long Term Plan (February 2015)" be received.
- 2        That Policy/Planning Committee endorses the Engagement Plan for the 2015/25 Long Term Plan.

Cr Gordon / Cr Aslett. Carried

Cr McNeil left the meeting 4.53pm (leaving the Committee without a quorum)

## **16 Late items**

## **17 Future items for the agenda**

Discussion item on a potential review of the Rates Remission Policy

## **18 Next meeting**

Thursday 12 March 2015, 1.00 pm

## **19 Meeting closed – 4.53 pm**

**Confirmed/Chair:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# *Appendix 1*



## Section 32 Evaluation Report

### Commercial Zone

#### 1 Scale and Significance Assessment

- 1.1 The scale and significance of the proposed changes are attached. The vast majority of the changes are considered to have a low scale and significance, therefore, the analysis and detail required reflects this assessment.

#### 2 Evaluation of the objective

- 2.1 Current objective:

*Enable a diverse range of activities within commercial zones and encourage adaptive reuse of existing buildings.*

- 2.2 The objective for the Commercial Zone is not proposed to be amended. It is considered that the objective is appropriate for the needs of the District and adequately portrays the desired direction for commercial activities in the District. It is considered that the analysis provided in the 2010 section 32 Evaluation Report is still relevant and does not need to be expanded upon in this report.

#### 3 National Environmental Standards

- 3.1 There are considered to be no National Environmental Standards Relevant to the proposed changes.

### ACTIVITY SETBACK – MANUFACTURING AND RESIDENTIAL ACTIVITIES

#### 4 Background to the Issue

Rule	Current Wording
<b>Activity Setback</b>  Rule B4.2-1	Residential or manufacturing activities located within the retail shopping core must not be located within 10 metres of the front boundary at ground floor level.

- 4.1 The intent of this rule to protect the integrity of the retail area of the CBD. However, the occupation pressures within the District do not create the circumstances that this rule is intended to prevent (e.g. manufacturing and residential activities seeking to operate in the main retail areas).
- 4.2 A key issue is with the definition of a manufacturing activity, which incorporates a very broad range of activities. An example of this is a clothing store which also does a little bit of dressmaking (an activity which would be classified as manufacturing). The

effect would be that the clothing store would need resource consent to enable the dressmaking activity to occur within 10 metres of the front boundary.

- 4.3 It is considered that the current rule does not adequately reflect the objectives of the Commercial Zone, as it reduces the ability for the adaptive reuse of existing buildings and reduces the range of activities which may occur.

## 5 Options to consider

- a) **Status Quo** – Keep the setback distance of 10 metres from the front boundary. This rule would ensure the worst case scenario of a large scale manufacturing business opening up in the CBD would not be permitted. However, may require smaller manufacturing businesses which are desirable in the CBD to gain resource consent to undertake the activity.
- b) **Remove the Rule** – This would increase the flexibility of development within the commercial areas. However may result in residential or any manufacturing activities to occur in the main streets at ground level commercial space in the CBD of the District's towns, which would ideally be occupied by retail activities.
- c) **Amend the distance/measurement** – The setback of 10 metres from the front of the site is fairly large for many premises throughout the District. Rather than being setback by a distance, there could be a setback based on a partition wall. This would ensure the separation of manufacturing and residential activities, while providing for flexibility as to where this wall may be located.
- d) **Exemptions for small operators** – Small scale manufacturing operations, such as; one to three person operations for activities such as; shoe repairs, clothing repairs, jewellery making could be exempt from meeting manufacturing setbacks. This would ensure that small scale activities which are not likely to create adverse effects, and could even provide positive effects are not restricted to undertake their activities behind a partition wall.
- e) **Definition** – Amend the definition of manufacturing so it does not capture small scale operators. This could add clarity to the issue, however, could result in a very complex and hard to interpret definition.

## 6 Preferred option

- 6.1 It is considered that removing the rule could create a risk whereby key retail space is occupied by residential or manufacturing activities. It is preferable that there is a rule to restrict this occurring, however, that the rule is more flexible than the current provision. It is considered that amending the definition of the manufacturing activity would lead to an overly complex definition, and that the simpler solution is to exempt small scale manufacturing activities within the proposed rule.
- 6.2 Proposed draft rules

*Residential activities located within the retail shopping core must be suitably screened from the front boundary at ground floor level, so that the activity cannot be viewed by customers.*

*Manufacturing activities within the retail shopping core must be screened from the front boundary at ground floor level. Small businesses with three or less permanent full-time employees working at the site are exempt from complying with this rule.*

## ACTIVITY SETBACK – LANDSCAPING

### 7 Background to the Issue

Rule	Current Wording
<b>Activity Setback</b> B4.2-2	Where any site adjoins a Residential Zone, a 3 metre landscaped setback from the adjoining boundary is required.

- 7.1 The rule seeks to enhance amenity values between commercial areas and residential areas. However, there are a large number of areas where the Commercial Zone adjoins the Residential Zone, where no landscaping between the zones has been provided. These areas would not need to provide a landscaped setback from the adjoining boundary.
- 7.2 The rule would only come into effect for new development on a commercial site, where a site has not been developed for commercial use before, and is adjoining the residential zone.
- 7.3 The issue with this rule is that the planting strip it can take up a significant proportion of a commercial site, especially a skinny site. The rule, as it is currently worded, does not provide for any height requirements, which means that screening would not necessarily be provided to adjoining residential neighbours.

### 8 Options for addressing the issue

- a) **Remove the Rule** - There would be no requirement for a landscaped setback between commercial and residential zoned land for new commercial developments.

Removing the rule would enable commercial developments to occur in a less restricted manner next to residential areas. This would be beneficial for businesses looking to invest in the town. However, there is the risk of tensions occurring between the two activities if an appropriate setback from the residential activities does not occur. This has the potential of diminishing the amenity of the existing residents.

- b) **Status Quo** - Keep the required landscape setback, so in the event where there is a new commercial development adjoining residential zoned land, the amenity of the adjoining residents will be somewhat protected.

The purpose of the current rule is to provide a setback between commercial and residential activities, to ensure the amenity of the residential areas are maintained. However, by providing no minimum height requirement for the landscaped setback, the business could, in effect, purely plant some small grasses as its landscaped setback. This does not necessarily provide screening between the two sites.

- c) **Amend the Rule** - The landscaped setback is amended so that a screening fence (or planted area) is required, as well as, a building setback of 3 metres.

It is considered that a setback between commercial and residential activities is appropriate to ensure amenity of neighbouring residents. However, it is considered that a 3 metre landscaped setback may remove a significant portion of a site from productive use. It is considered that a building setback would be a more appropriate solution for the District, with a requirement to provide vertical screening between the two properties. This would enable the space between the building and the residential lot to be used for other productive purposes, e.g. parking, vehicle access.

## 9 Preferred option

- 9.1 The preferred option is to amend the rule. It is considered that by amending the rule, commercial development will not be as restricted, while amenity values for surrounding residents is maintained. It is considered the risk of amending this rule is low. There are currently a large number of commercial sites that adjoin residential sites which do not have the required landscaped setback and are not creating issues for surrounding residents. The potential for development in the District is low, it is considered that the amenity of residents is more likely to be affected by a lack of development and maintenance of commercial areas.

### 9.2 Proposed rules

*Where any site adjoins a Residential Zone, a 3 metre building setback from the adjoining boundary is required.*

*Where any site adjoins a Residential Zone, a suitable fence, screening or site planting between the two activities, on the commercially zoned property is required. The fence, screening or site planting shall have a height between 1.8m and 2 metres.*

## VERANDAS

### 10 Background to the issue

Rule	Current Wording
<b>Pedestrian verandas within the Retail Shopping Core</b>	In the case of retail activities within the retail shopping core which may be set back from the road frontage, a veranda must be provided along the main frontage of the buildings where pedestrians gain entry to the building, or where practicable, in any other case.

- 10.1 This rule seeks to ensure that pedestrians within the retail shopping core are protected from the weather by a continuous row of verandas. However, the rule exempts non-retail activities from complying with this rule, where a building is set back from the road frontage.

**11 Options for addressing the issue**

- 11.1 **Status Quo** – keep the existing rule. For buildings set back from the road, verandas are only required for retail activities. This would ensure that the activities which create more pedestrian traffic provide shelter for pedestrians.
- 11.2 **Amend rule** – amend the rule so that all buildings within the retail shopping core are required to have a veranda. This would ensure the continuity of shelter and consistency within the retail shopping core for local communities.

**12 Preferred option**

- 12.1 The preferred option is to amend the rule so that all buildings within the retail shopping core are required to have a veranda, regardless of what activity is occurring inside and whether they are set back from the road.

- 12.2 Proposed rule:

*All permanent buildings within the retail shopping core which may be set back from the road frontage shall provide a veranda along the main frontage of the building where pedestrians gain entry to the building.*

**CARPARKING**

**13 Background to the issue**

Rule	Current Wording
<b>Number of On Site Vehicle Parking Spaces Required</b>	Where a building is constructed, reconstructed, altered or added to, or any activity is established on a site or in a building or other structure, the parking provisions and standards in Table B9.7 apply.

- 13.1 This rule seeks to ensure that businesses are providing appropriate parking options for their customers. There is currently no provision in the Plan to require a planted separation distance to ensure the amenity values of the urban areas are retained.

**14 Options for addressing the issue**

- a) **Status Quo** – keep the existing parking provisions which do not require businesses to provide a green strip. This will result in the choice of the location and barriers between the car parking area and the road/footpath being left up to the developer.

- b) **Add a new rule** – Add a new rule which requires the planting of a green strip between the car parking area and the road/footpath. This option would potentially increase the amenity of the of the town centres in the case that buildings are demolished and rebuilt with parking at the front of the site.

## 15 Preferred option

15.1 The preferred option is to implement a new rule that requires a planted strip of 1.5 metres between the parking area and the footpath.

15.2 Proposed rule:

*Any onsite parking area within the Retail Shopping Core which comprises 5 or more parking spaces, must have, adjacent to their boundary with any road or footpath a green strip of at least 1.5 metres wide.*

## 16 Environmental, economic, social and cultural effects

	Benefits	Costs
<b>Environmental</b>	Significant developments which cannot meet the provisions can be assessed through a resource consent process.	If significant levels of development begin occurring, the rules might be too permissive to prevent adverse effects occurring.
<b>Economic</b>	Increasing flexibility for setbacks can help stimulate development, potentially increasing employment and economic growth.	Businesses are still required to provide a building setback and manufacturing setback which may inhibit the development of some sites. This could reduce the options for new businesses setting up and reduce opportunities to provide for economic and employment growth.
<b>Social</b>	The greatest risk for the community is abandoned commercial areas, creating areas for unsocial behaviour and unsightly structures.	If a significantly large development occurs near a residential area, Council is reliant on the developer designing the activity so that amenity values for nearby residents are maintained (over and above the required setback and screening).

<b>Cultural</b>	There are not likely to be cultural effects	There are not likely to be cultural effects
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**17 The risk of acting or not acting**

- 17.1 The risk of not acting on the proposed rule changes is that new economic activity in the District is reduced due to the need for resource consent to breach the rules. This is especially important for small scale local businesses that are less likely to have the resources and experience to enter into the consent process.
- 17.2 The risk of acting is that the requirements on businesses in the commercial zone are reduced, therefore, if development in the District increases, the amenity of residents is less protected. Data from Statistics New Zealand shows the District in a steady decline, therefore, this situation is considered to be unlikely.

**18 Appropriateness of the provisions (policies and rules)**

- 18.1 It is considered the proposed changes to the provisions are appropriate for the District. The District is declining and needs to provide every opportunity to stimulate economic growth and development. The commercial zone is one of the main areas where this can occur.
- 18.2 By providing a flexible approach to development in the Zone, while maintaining a small number of permitted activity standards, economic development opportunities will be maximised, while the amenity values of residents are retained.

# Rangitikei District Council

## Ratana Community Board Meeting

Minutes – Tuesday 17 February 2015 – 6:30 p.m.

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**Present:** Maata Thompson (Chair)  
Tama Biddle  
Bjorn Barlien  
Cr Soraya Peke-Mason

**In attendance:** His Worship the Mayor, Andy Watson  
Mr Ross McNeil, Chief Executive



## **1 Public forum**

Nil

## **2 Whakamoemiti**

Tama Biddle provided the opening Whakamoemiti

## **3 Apologies/Leave of absence**

That the apology for absence from Nadine Rawhiti be accepted

M Thompson / T Biddle. Carried

## **4 Confirmation of order of business**

Resolved minute number                      15/RCB/001                      File Ref

That, taking into account the explanation provided why the item is not on the meeting agenda, and why the discussion of the item cannot be delayed until a subsequent meeting, an update from the recent Te Roopu Ahi Kaa meeting and dumping of rubbish outside the Ratana Transfer Station be dealt with as late items at this meeting.

Cr S Peke-Mason / B Barlien. Carried

## **5 Chair's report**

An oral report was given at the meeting.

## **6 Confirmation of minutes**

Resolved minute number                      15/RCB/002                      File Ref

That the Minutes of the Rātana Community Board meeting held on 2 December 2014 be taken as read and verified as an accurate and correct record of the meeting.

Cr S Peke-Mason / T Biddle. Carried

## **7 Council decisions on recommendations from the Board**

Board members noted that Council had confirmed the recommendation from the Board's 11 December 2014 meeting.

## **8 Rātana Urupa Records**

**Resolved minute number**                      **15/RCB/003**                      **File Ref**

That the report, Rātana Urupa Records, be received.

Cr S Peke-Mason / T Biddle. Carried

## **9 Update on the Housing Development**

No further progress to be reported.

## **10 Rātana Water Supply Upgrade**

The Chief Executive outlined the progress that had been made and suggested it was timely for another newsletter on the project to be prepared and circulated to the community.

**Resolved minute number**                      **15/RCB/004**                      **File Ref**

That the report 'Ratana Water Supply Upgrade' be received.

B Barlien / T Biddle. Carried

## **11 Late items**

Cr Peke- Mason provided a verbal report on the Te Roopu Ahi Kaa meeting held at Rangitikei District Council on 10 February 2015.

The Chief Executive outlined an ongoing problem with the dumping of rubbish outside the Ratana Refuse Transfer Station, which was occurring when the facility was closed. Members noted that this had been a problem, but that where residents responsible for this had been identified they had been spoken to by community leaders as a way of addressing the problem.

The Chief Executive indicated that this practice was a breach under the Litter Act, which attracted a potential \$400 infringement fine. Council staff had requested that the Station operator be appointed a Litter Officer under the Act, with the power to issue infringements. However, before making such a decision, the Chief Executive suggested that this matter was something that the Ratana community – through the Community Board and Communal Board - could take some ownership of. He suggested that a community notice advising of the problem would be an effective way of getting the message across, and that Council would facilitate this.

## **12 Next meeting**

Tuesday 21 April 2015, 6.30 pm

### **13 Closing Whakamoemiti**

The closing Whakamoemiti was provided by T Biddle.

**Confirmed/Chair:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Unconfirmed