



Rangitikei District Council

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Rangitikei
UNspoilt...

Council Meeting Order Paper

Thursday 25 August 2016, 1.00 pm

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

Website: www.rangitikei.govt.nz

Email: info@rangitikei.govt.nz

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

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 25 August 2016 – 1:00 p.m.



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1 Welcome

2 Public Forum

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 28 July 2016 be taken as read and verified as an accurate and correct record of the meeting.

7 Mayor's Report

A report is attached.

File: 3-EP-3-5

Recommendation

That the 'Mayor's report (and Schedule of engagements)' to Council's meeting on 25 August 2016 be received.

8 LGNZ Conference Reports

His Worship the Mayor, Cr Belsham and Cr Peke-Mason will provide reports on the conference.

9 Proposed changes to the District Plan – Commissioner's decision

A memorandum is attached which includes the Commissioner's decision. A marked-up version of the District Plan is provided as a separate document. A short presentation about the process and the decision will be provided to the meeting.

File: 1-PL-2-8

Recommendations

- 1 That the memorandum 'District Plan Change – Commissioner's decision for notification' be received.
- 2 That Council adopts the Commissioner's decision on the Rangitikei District Plan Change 2016 for public notification under Clause 10 and Clause 11 of Schedule 1 of the Resource Management Act.
- 3 That Council notes, in the event of any appeal being lodged on the Rangitikei District Plan Change 2016 decision, that the Chief Executive will exercise his delegation to resolve such appeal(s) through the Environment Court mediation process, consulting with the Mayor, and reporting the outcome to the next available meeting of Council.

10 Administrative Matters

A report is attached.

File: 5-EX-4

Recommendations

1. That the report 'Administrative matters – August 2016' be received.
2. That, having regard to rule 13 of the procurement policy, Council authorises the Chief Executive to award a contract for up to \$75,000 (GST exclusive) to a nominated consultant to provide specialised advice for the Tutaenui rural water scheme pre-feasibility study, with the award of that contract to be advised to the meeting of the Assets/Infrastructure Committee's meeting on 15 September 2016.
3. That Council endorses the submissions to
 - a. the Government Administration Committee on the Fire and Emergency New Zealand Bill and
 - b. the Department of Internal Affairs on the discussion document on proposed regulations to be made under the Fire and Emergency New Zealand Bill, and
 - c. the Department of Internal Affairs on the discussion paper on community funding from class 4 gambling.

EITHER

- 4 That His Worship the Mayor be authorised to sign (and send on behalf of the Council) the proposed feedback [without amendment/as amended] to Local Government New Zealand's discussion paper '2050 – the challenge'.

OR

- 5 That further consideration be given to Local Government New Zealand's discussion paper '2050 – the challenge' by the Policy/Planning Committee at its meeting on 15 September 2016, bearing in mind the views expressed at Council's meeting on 25

August 2016, with delegated authority being given to that Committee to authorise the finalised feedback being sent under the Mayor's signature to Local Government New Zealand.

- 6 That under Council's rates remission policy providing for remission of rates on the grounds of disproportionate rates compared to the value of the property, a full remission of rates from 1 July 2016 be granted to William Stuart Welch in respect of the 1257 m² land parcel at Warrens Road (valuation 13440 05201), so long as the capital value of the property does not exceed \$10,000.
- 7 That the approach taken by Club Targa New Zealand to address the two objections to the proposed road closures during 14-16 October 2016 be accepted, that the proposed route be confirmed, and that the rally organisers be informed accordingly.

11 Accelerate25 – Economic Action Plan – International Investment Opportunities

Accelerate25 – the regional economic action plan – was recently launched, and details a comprehensive set of actions across nine opportunity areas and four enablers. This framework provides a base for local, regional, national and international investment to accelerate social and economic growth in the region, including the Rangitikei District.

The visit of a Chinese business and civic delegation in 2015, and resulting business investment opportunities highlighted the value of encouraging international investment groups into the region. That experience, and the networks and connections established, provide the basis for an ongoing arrangement to promote international investment into the region. A new opportunity is currently being developed and will be discussed at the meeting.

12 Top Ten Projects – status update, August 2016

A memorandum is attached

File: 5-EX-4

Recommendation

That the memorandum 'Top Ten Projects – status update, August 2016' be received.

13 Evaluation of Expressions of Interest from alternative providers of community housing

A report will be tabled at the meeting.

File: 6-CF-1-14

Recommendations

1. That the report 'Evaluation of Expressions of Interest from alternative providers of community housing' be received.
2. That.....

14 Receipt of Committee minutes and resolutions to be confirmed

Recommendations

1. That the minutes of the following meetings be received:

- Finance/Performance Committee, 28 July 2016
- Taihape Community Board, 3 August 2016
- Turakina Reserve Management Committee, 4 August 2016
- Turakina Community Committee, 4 August 2016
- Hunterville Rural Water Supply Management Sub-Committee, 8 August 2016
- Te Roopu Ahi Kaa Komiti, 9 August 2016
- Bulls Community Committee, 9 August 2016
- Omatane Rural Water Supply Management Sub-Committee, 10 August 2016
- Erewhon Rural Water Supply Management Sub-Committee, 10 August 2016
- Marton Community Committee, 10 August 2016
- Assets/Infrastructure Committee, 11 August 2016
- Policy/Planning Committee, 11 August 2016
- Hunterville Community Committee, 15 August 2016 *to be tabled*
- Ratana Community Board, 16 August 2016 *to be tabled*

15 Late Items

16 Public Excluded

Recommendation

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

Item 1: Maori Land Rates Remission Sub-committee minutes

Item 2: Council-owned property

Item 3: Annual review of the Chief Executive's performance

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 Receipt of minutes of Maori Land Rates	Briefing contains information which if released would be likely reasonable to prejudice the privacy of natural persons	Section 48(1)(a)(i)

Remission Sub-committee, 9 August 2016	– <i>section 7(2)(a)</i> .	
Item 2 Council-owned property	Briefing contains information which if released would be likely unreasonably to prejudice the commercial position of the person who supplied it or who is the subject of the information and to enable the local authority holding the information to carry on, without prejudice or disadvantage negotiations (including commercial and industrial negotiations) – <i>sections 7(2)(c) and (i)</i> .	Section 48(1)(a)(i)
Item 3 Annual review of the Chief Executive's performance	Briefing contains information which if released would be likely reasonable to prejudice the privacy of natural persons – <i>section 7(2)(a)</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.

17 Open meeting

18 Future Items for the Agenda

19 Next Meeting

Thursday 29 September 2016, 1.00 pm (this will be Council's last meeting for the Triennium)

20 Meeting Closed

Attachment 1

Rangitikei District Council

Council Meeting

Minutes – Thursday 28 July 2016 – 1:00 p.m.

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Present:	His Worship the Mayor, Andy Watson
	Cr Cath Ash
	Cr Richard Aslett
	Cr Nigel Belsham
	Cr Tim Harris
	Cr Mike Jones
	Cr Rebecca McNeil
	Cr Soraya Peke-Mason
	Cr Ruth Rainey
	Cr Lynne Sheridan
In attendance:	Mr Ross McNeil, Chief Executive
	Mr Michael Hodder, Community & Regulatory Services Group Manager
	Mr George McIrvine, Finance & Business Support Group Manager
	Ms Katrina Gray, Policy Analyst
	Ms Samantha Whitcombe, Governance Administrator
Tabled documents	Item 9 Draft LGNZ submission on Local Government Act 2002 Amendment Bill No.2
	Item 17 Marton Community Committee minutes, 13 July 2016
	Item 18 Late item: Electoral qualification for Turakina Reserve Management Committee.

1 Welcome

His Worship the Mayor welcomed everyone to the meeting

2 Minute's silence – Gordon Riach

Rangitikei District Council's representative on the PowerCo Trust Board.

3 Public forum

Nil

4 Apologies/leave of absence

That the apologies for absence from Cr Gordon and Cr McManaway be received, and for early departure (4.00 pm) from Cr Jones.

Cr Belsham / Cr Aslett. 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

Resolved minute number	16/RDC/179	File Ref
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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, resolution **16/TRMC/004** from the Turakina Reserve Management Committee be dealt with as a late item at this meeting.

His Worship the Mayor / Cr Belsham. Carried

7 Confirmation of minutes

Resolved minute number	16/RDC/180	File Ref
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That the minutes and Public Excluded minutes of the Council meeting held on 30 June 2016 be taken as read and verified as an accurate and correct record of the meeting.

Cr Sheridan / Cr Belsham. Carried

8 Mayor's report

His Worship the Mayor spoke briefly to his report informing Council that a detailed report on the recent LGNZ Annual Conference would be provided to the next meeting.

Resolved minute number	16/RDC/180	File Ref	3-EP-3-5
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That the 'Mayor's report (and Schedule of engagements)' to Council's meeting on 28 July 2016 be received.

His Worship the Mayor / Cr Harris. Carried

Cr Peke-Mason arrived 1.08pm

9 Administrative matters

Mr McNeil spoke briefly to the report.

He noted that Rangitikei was one of 21 Foundation Council in the Local Government Excellence Programme, which presented a huge opportunity to demonstrate the Council's performance. Rangitikei's assessment would be undertaken in February/March 2017, by which time the measures would be finalised and the experiences of councils assessed earlier be known.

Council discussed at length the item on the two elm trees ('notable trees in the District Plan) at the entrance to Marton School. The discussion focused in who was responsible for the maintenance of the trees, the maintenance required to bring the trees up to a safe standard and keep them at this level, what level of involvement Council should have in the process and the potential costs of a resource consent process for felling the trees. It was uncertain whether the School had approached the Ministry of Education on the matter.

Council also briefly discussed the potential changes that the District's communities could face through the implementation of the Fire and Emergency New Zealand Bill.

The future of the New Zealand Post box facilities in Mangaweka, specifically their potential relocation to the Mangaweka Hall, was discussed and it was suggested that this be placed as an item on a future Taihape Community Board agenda.

Resolved minute number	16/RDC/181	File Ref	5-EX-4
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That the report 'Administrative matters – July 2016' be received.

His Worship the Mayor / Cr Sheridan. Carried

Motion

That Council authorises the Chief Executive to enter into an arrangement with the Marton School to investigate the preservation of the two historic Elm Trees at the entrance to Marton School, and provide a report to a future Council meeting.

Cr Harris / Cr Ash. Lost

Motion

That Council authorises the Chief Executive to publish notice of the School's intention to remove the two historic elm trees at the Hereford Street frontage of Marton School, with consent costs being met by Council.

Cr Sheridan / Lapsed – no seconder

Motion

That on the basis of the report from Arbor Spec Ltd on the Marton School Elm trees (notable trees in the District Plan), Council considers the tree do not present an imminent danger to the students, teachers and visitors to the School and invites the Marton School to seek a resource consent for the removal of these trees with Council funding the cost of that consent process.

His Worship the Mayor / Cr Sheridan

Amendment

...the cost of this consent being met 50% by Council and 50% by the School.

Cr Aslett / Cr Belsham. Lost

Amendment

...to a maximum value of \$5,000.

Cr Peke-Mason / Cr Rainey. Carried

Resolved minute number

16/RDC/182

File Ref

5-EX-4

That on the basis of the report from Arbor Spec Ltd on the Marton School Elm trees (notable trees in the District Plan), Council considers the tree do not present an imminent danger to the students, teachers and visitors to the School and invites the Marton School to seek a resource consent for the removal of these trees with Council funding the cost of that consent process to a maximum value of \$5,000.

His Worship the Mayor / Cr Sheridan. Carried

Council asked for the School to be advised promptly of this decision

Resolved minute number **16/RDC/183** **File Ref** **5-EX-4**

That the Rangitikei District Council

- (i) endorses the submission to the Local Government and Environment Committee from Local Government New Zealand (LGNZ) on the Local Government Act 2002 Amendment Bill (No. 2) and
- (ii) expresses confidence in LGNZ working with the Minister of Local Government to find amendments in the Bill which maintain the integrity of local democracy while encouraging formal collaborative structures between local authorities which drive efficiency and effectiveness for their communities.

His Worship the Mayor / Cr Belsham. Carried

Resolved minute number **16/RDC/184** **File Ref** **5-EX-4**

That Council authorise the Policy/Planning Committee to approve (for the Mayor's signature) submissions to

- a. the Government Administration Committee on the Fire and Emergency New Zealand Bill and
- b. the Department of Internal Affairs on the discussion document on proposed regulations to be made under the Fire and Emergency New Zealand Bill, and
- c. the Department of Internal Affairs on the discussion paper on community funding from class 4 gambling.

Cr Sheridan / Cr Jones. Carried

Resolved minute number **16/RDC/185** **File Ref** **5-EX-4**

That under Council's rates remission policy providing for remission of rates on the grounds of disproportionate rates compared to the value of the property, a full remission of rates from 1 July 2016 be granted to Jean Cherry in respect of the property at 2 Eagle Street, Taihape, so long as the capital value of the property does not exceed \$10,000.

Cr Aslett / Cr Rainey. Carried

Resolved minute number **16/RDC/186** **File Ref** **5-EX-4**

That Council waive 100% of the internal building consent fees for the Hunterville Shemozzle in October 2016.

His Worship the Mayor / Cr Belsham. Carried

Motion

That Council waive 100% of the internal building consent fees for the Marton Country Music Festival in January 2017.

His Worship the Mayor / Cr Aslett. Lost

Resolved minute number **16/RDC/187** **File Ref** **5-EX-4**

That the request to waive the internal building consent costs for the Marton Country Music Festival in January 2017 be considered as part of the application to the Events Sponsorship Scheme.

His Worship the Mayor / Cr Jones. Carried

Resolved minute number **16/RDC/188** **File Ref** **5-EX-4**

That, having considered the letter from the Chair of the Taihape Community Development Trust concerning the annual World Gumboot throwing Championships, Council provides a grant of \$300 towards the costs of sending Ms Mortland to the World Gumboot Throwing Championships.

Cr Rainey / Cr Aslett. Carried

Cr Harris 2.08pm / 2.11pm

10 Pre-election report 2016

Mr McNeil outlined the purpose of the Pre-election report which had been distributed to Elected Members at the same time as the meeting Order Paper.

11 Top Ten Projects - status

Mr McNeil spoke briefly to the memorandum, informing Council that a public meeting would be held around the draft design and costings for the Bulls Multi-Purpose Community Facility on Monday 8 August 2016 at 6.30pm.

Resolved minute number **16/RDC/189** **File Ref** **5-EX-4**

That the memorandum 'Top Ten Projects-status' be received.

Cr Jones / Cr Belsham. Carried

12 Update on proposed changes to the District Plan

Ms Gray provided a brief update on progress with the Council-initiated District Plan Change. The Commissioner has now formally closed the hearing and is expected to issue a decision by the end of August 2016.

13 Update on investigation into alternative providers of community housing

Council noted the update provided on the investigation into alternative providers of community housing.

14 Annual report on the administration of the dog control policy and dog control practices

Mr McNeil spoke briefly to the report. There is potential policy work around a complaints process to Council.

An error was identified on page two of the report under item four, should be 'increased' from \$55 to \$56.

Resolved minute number	16/RDC/190	File Ref	2-RE-1-7
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That the Annual report for the year ending 30 June 2016 of administration of dog control policy and dog control practices in the Rangitikei District as amended be adopted.

Cr Sheridan / Cr Harris. Carried

15 District Licensing Committee – Annual Report to the Alcohol and Regulatory Licensing Authority for the year ending 30 June 2016

Mr McNeil spoke briefly to the report.

Resolved minute number	16/RDC/191	File Ref	3-CT-16-3
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That the report of the proceedings and operations of the District Licensing Authority for the year ending 30 June 2016 be approved and conveyed to the Alcohol Regulatory and Licensing Authority.

Cr Harris / Cr Jones. Carried

16 Draft Marton Park Management Plan – Adoption for Public Consultation

Ms Gray spoke briefly to the report highlighting the intended consultation process, which reflected the desire expressed at the Assets/Infrastructure Committee's meeting on 14 July 2016 for more interaction with the community during that process. .

Resolved minute number 16/RDC/192 **File Ref** 1-CP-4-7

That the memorandum 'Draft Marton Park Management Plan – Adoption for Public Consultation' be received.

Cr Sheridan / Cr Belsham. Carried

Resolved minute number 16/RDC/193 **File Ref** 1-CP-4-7

That Council adopts the Draft Marton Park Management Plan, Submission Form, Engagement Plan, Frequently Asked Questions Form, (without amendment) for two months of public consultation from 5 August 2016 – 7 October 2016.

Cr Belsham / Cr Jones. Carried

17 Receipt of Committee minutes and resolutions to be confirmed

Recommendations

Resolved minute number 16/RDC/194 **File Ref**

That the minutes of the following meetings be received:

- Finance/Performance Committee, 30 June 2016
- Ratana Community Board, 5 July 2016
- Bulls Community Committee, 12 July 2016
- Marton Community Committee, 13 July 2016 - *tabled*
- Assets/Infrastructure Committee, 14 July 2016
- Policy/Planning Committee, 14 July 2016

Cr Aslett / Cr Sheridan. Carried

In considering the recommendation from the Assets/Infrastructure Committee regarding seal extension on the lower Turakina Valley Road, the integrity of the number of vehicle movements on the lower part of Turakina Valley Road noted in the report to that Committee's meeting in June 2016 was questioned. The Chief Executive noted that the figures provided in that report were less than those mentioned at the meeting. Council did not request a review of the figures.

The motion was initially seconded by Cr Peke-Mason; after she withdrew, Cr Jones seconded it.

Resolved minute number 16/RDC/195 File Ref

That the recommendations from the Assets/Infrastructure Committee meeting of 9 June 2016 be confirmed:

16/AIN/061

That the Assets/Infrastructure Committee recommends to Council that approval is given to the upgrade and sealing of the 3.4km section of Turakina Valley Road between SH3 and Mangatipona, so that the loop from Turakina to Hunterville and Turakina to Fordell is complete; that the project is spread over 2016/17 and 2017/18; and that the budget provision of \$67,000 is carried forward to 2017/18 and supplemented to cover the full cost of sealing in that year.

Cr Sheridan / Cr Jones. Carried

Cr Harris voted against

Resolved minute number 16/RDC/196 File Ref

That the recommendation from the Bulls Community Committee meeting of 12 July 2016 be confirmed:

16/BCC/024

That the Bulls Community Committee requests that Council allow the carry-forward of the balance of the Small Projects Grant Scheme from the 2015/16 financial year to 2016/17.

Cr Harris / Cr McNeil. Carried

Resolved minute number 16/RDC/197 File Ref

That the recommendations from the Marton Community Committee meeting of 13 July 2016 be confirmed:

16/MCC/030

That the Marton Community Committee recommends that Council investigate/develop a Policy on the management of feral cats within the District.

Cr Sheridan / Cr Aslett. Carried

18 Late items

Resolution 16/TRMC/004 from the Turakina Reserve Management Committee

Resolved minute number **16/RDC/198** **File Ref**

That the following recommendation from the Turakina Reserve Management Committee be received:

16/TRMC/004

That the Turakina Reserve Management Committee recommends that nominators (and voters, should that prove necessary) for the Committee following the October 2016 local body elections should reside within 20km of Turakina Village.

His Worship the Mayor / Cr Peke-Mason.. Carried

Cr Peke-Mason 3.03pm / 3.05pm

Meeting adjourned 3.08pm / 3.21pm

19 Public Excluded

Resolved minute number **16/RDC/199** **File Ref**

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

Item 1: Council-owned property

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 Council-owned property	Briefing contains information which if released would be likely unreasonably to prejudice the commercial position of the person who supplied it or who is the subject of the information and to enable the local authority holding the information to carry on, without prejudice or disadvantage negotiations (including commercial and industrial negotiations) – <i>sections 7(2)(c) and (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 Rainey / Cr Jones. Carried

20 Future items for the agenda

Nil

21 Next meeting

25 August 2016, 1.00 pm

22 Meeting closed – 4.05 pm

Confirmed/Chair: _____

Date: _____

Attachment 2

Report

Subject: **Mayor's Report**

To: Council

From: Andy Watson
Mayor

Date: 18 August 2016

- 1 We are moving closer to the election days for Council and at next month's Council meeting I will thank councillors for their service to the district. I would like to congratulate Soraya and Dean, two very capable ward representatives who have been returned unopposed, for the rest of us we are faced with an election process and it is encouraging to see that there is considerable interest in the district.
- 2 The last month has been busy, finally we have had the official launch of accelerate 25 the action plan for the Regional Growth Study. Whanganui hosted the launch attended by all of the mayors and CE's where we listened to the Minister of Economic Development Steven Joyce, supported by Ministers Guy and Flavell. Over the last couple of years the mayors, headed by Horizons, have worked together to make this a reality and with the support of officials an action plan has dropped out of the initial 8 focus streams for our district. The Rangitikei features in the first 6 of those focus streams and government have given us funding to look at irrigation/stock water schemes, intensification of land use, Manuka honey and help with our issue of Maori land locked land. It is undeniable that as a district and region we have underperformed, we are the centre of red meat production for the country and we have a huge percentage of the class one and class two soils in New Zealand. The challenge will be for us to turn all of the talk of the growth study into measurable productive gains.
- 3 Aligned with the need to increase our production there is a need to directly engage with our markets better. Last year I went to Melbourne with Grant Smith, Mayor of Palmerston North to the Royal Melbourne Show which led to the successful hosting of a trade delegation to our district. Recently I spoke with a delegation from the Jiangxi who want direct relationships with our farming producers. It is important that we not only take up these options to engage but we need to take some of our key producers with us. Grant and I will work to do that and we are currently talking to some of those producers to see if we can get them to the Melbourne. This is a unique opportunity to showcase our products to our two biggest trading partners. The trade show is held late September before our next meeting so I would ask that the CE, Deputy Mayor and Chair of Finance be able to approve a possible budget.
- 4 As reported to the last meeting the issue of the amendments to the Local Government Act continues to be a hot topic. I have submitted to government reinforcing our support for the LGNZ position and have offered to share with government our process and challenges around the review of our many existing shared services. Government has softened its stance around this Bill and we wait for the revised position.

- 5 We hosted a public meeting in Bulls to unveil the concept plans for the new town hall/library/information centre. I followed this up with a series of sessions in Bulls where I was available to take feedback as well as going to speak with the local schools. The concept for the facility has been universally well received; there has been no one saying don't do this. There have been two main issues of concern, the biggest being capacity and mixed views around accessible toilets. We have asked the architects to look at those issues and, with capacity, to look at a widening of the hall rather than just a lengthening. We are still waiting on the costings from the quantity surveyors but this will undoubtedly add some cost. When we have those costings I will then be able to push ahead with the locally raised funding requirements but already I have had interest from some parties wanting to be associated with this building.
- 6 This month we had a huge public unveiling of the redone memorial to the world wars at the front of the Memorial Hall, I would like to pass on my thanks to the RSA and all of those involved with this project. Take the chance to go down to the hall at night to admire the lithograph, it is truly stunning.
- 7 Finally we have had yet another citizenship ceremony and thank you Cr Ash for your attendance, where we welcomed a further 14 new citizens to our district.

Andy Watson
Mayor

Appendix 1

Mayor's Meetings and Engagements

August 2016

Date	Event
1	Attend Jiangxi delegation civic reception at PNCC
2	Meeting re Bulls multi-purpose complex
3	Visit Turakina residents Discussion on future governance arrangements Attend briefing to Council re Bulls multi-purpose complex Met with Bulls resident
4	Meeting with ANZCO Attended RSA unveiling at Memorial Hall Attended candidate briefing sessions at Taihape and Marton
5	Met with real estate agent from Bulls Attended Marton Junction School to present Duffy books
8	Meetings re Bulls multi-purpose complex Attended Hunterville Rural water supply committee meeting Chaired public meeting at Bulls re multi-purpose complex
9	Attended TRAK meeting Spent time in Bulls for residents to feedback about the Bulls multi-purpose complex
10	Based in Taihape all day Attended Omatane and Erewhon Rural Water Scheme meetings Attended Marton Community Committee meeting
11	Attended Assets/Infrastructure and Policy/Planning meetings Spent time in Bulls for residents to feedback about the Bulls multi-purpose complex
12	Spent day attending various functions for Accelerate25
13	Attended Marton Volunteer Fire Brigade 25 Year Gold Star presentation
15	Spent time in Bulls for residents to feedback about the Bulls multi-purpose complex
16	Meeting re Bulls multi-purpose complex With CE, met with MCDEM re resilience fund agreement Officiated Citizenship Ceremony Meetings re Bulls multi-purpose complex
17	Various meetings with business, PNCC Attended "Have Your Say" session at Manfield (Facilitated by Margaret)
18	Presented oral submission on Local Government Amendment bill Meeting with Rev from Presbyterian Church Attended BECA function
19	3-weekly teleconference – Regional Chiefs Meet with Rangitikei locals
20	Attended Annual Fire Brigade Honours Night - Taihape Fire Station
23	Meeting with Minister Joyce
24	Based in Taihape all day Meeting re Marton School reunion
25	Attend Finance/Performance, Council and Audit and Risk meetings
26	Attended function for Prime Ministers visit to Whanganui – re Velodrome

Date	Event
29	Meeting with local business Attend Red Cross AGM Attend Tutaenui Community Irrigation/Stock water scheme meeting
30	Attend meeting re Bulls multi-purpose complex

Attachment 3



Memorandum

To: Council

From: Michael Hodder

Date: 16 August 2016

Subject: District Plan Change - Commissioner decision for notification

File: 1-PL-2-8

1 Background

- 1.1 Council approved the proposed District Plan Change 2016 for public consultation at its meeting on 29 March 2016. The purpose of the Plan Change was to increase the efficiency and effectiveness of the Plan, particularly with regard to the liquefaction and ground shaking natural hazards.
- 1.2 Pre-hearing meetings were held prior to the hearing with submitters where there was scope to resolve issues. Many issues were addressed prior to the hearing including natural hazard matters, design panel, signage and network utilities.
- 1.3 The hearing was held on 28 June 2016 and was run by Phillip Percy, an independent Commissioner sitting alone. Consideration extended to the outcomes of the pre-hearing meetings. The hearing was adjourned for Reporting Officers to provide the Commissioner with further information. This information was provided mid-July, and the Commissioner declared the hearing closed on 27 July 2016.

2 Commissioner's decision

- 2.1 The Commissioner has prepared his decision ([Appendix 1](#)). The key decisions areas are:
 - Heritage
 - Natural Hazards – particularly ground shaking and liquefaction
 - Rural side/rear boundary setbacks
 - Signs
 - Commercial zoning for villages.
- 2.2 Staff will deliver a presentation providing an overview of the decision.

3 Next Steps

- 3.1 The next step is for Council to consider, adopt and publicly notify the decision. The public notice will also be provided to everyone who made a submission and any land owners who may be directly affected by the change.

- 3.2 Following public notice, there is a 30 working day period for submitters to lodge an appeal against the decision. It is intended to use the Environment Court's mediation process to attempt to resolve any appeals that are made. The Chief Executive has delegation to do this with the proviso that, in exercising this authority, there is consultation with the Mayor and a report of such resolution is provided to the Council at its next available meeting.
- 3.3 If no appeals are lodged Council will be asked at its first business meeting in the new triennium (provisionally, 3 November 2016) to make the Plan Change 2016 operative.

4 Recommendations

- 4.1 That the memorandum 'District Plan Change – Commissioner decision for notification' be received.
- 4.2 That Council adopts the Commissioner's decision on the Rangitikei District Plan Change 2016 for public notification under Clause 10 and Clause 11 of Schedule 1 of the Resource Management Act.
- 4.3 That Council notes, in the event of any appeal being lodged on the Rangitikei District Plan Change 2016 decision, that the Chief Executive will exercise his delegation to resolve such appeal(s) through the Environment Court mediation process, consulting with the Mayor, and reporting the outcome to the next available meeting of Council.

Michael Hodder
Community and Regulatory Services Group Manager

Appendix 1

PROPOSED PLAN CHANGE 2016 TO THE RANGITIKEI DISTRICT PLAN

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Proposed Rangitikei District Plan Change
2016 requested by **Rangitikei District
Council**

FINAL DECISION AND REPORT

18 August 2016

INDEPENDENT HEARING COMMISSIONER: Phillip Percy

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1 Introduction

1. Rangitikei District Council publicly notified Rangitikei District Plan Change 2016 (“the Plan Change”) on 4 March 2016. The Plan Change was prepared by the Council in response to monitoring and observations of Plan implementation since the Rangitikei District Plan became operative in October 2013. A number of issues with the Plan were identified that the Council considered needed to be resolved to ensure that the Plan remained an efficient and effective tool to assist the Council in fulfilling its duties and obligations under the Resource Management Act 1991.
2. The main matters that the Plan Change covers are:
 - a. General Rules and Standards, including management of signs
 - b. Natural Hazards including flooding, Taihape West Slip Zone, liquefaction, ground shaking, active faults and landslide
 - c. Historic Heritage in the Marton town centre
 - d. Setbacks and other activities in the Residential Zone
 - e. Management of non-commercial activities in the Commercial Zone
 - f. Relocated buildings in the Industrial Zone
 - g. Setbacks in the Rural and Rural Living Zone
 - h. Transportation
 - i. Definitions
3. Twenty-three original submissions and 4 further submissions were received on the Plan Change. Of those submissions, a number were subsequently withdrawn. Withdrawn submissions are identified in section 4.4 of this report. A list of submitters and associated further submitters is included in Appendix 1.
4. Prior to the hearing, which was held in Marton on 28 June 2016, the Council initiated a number of pre-hearing meetings and discussions with submitters to attempt to refine and,

where possible, reach an agreed position on matters in contention. Those pre-hearing meetings resulted in a significant number of matters being resolved between the parties and assisted significantly in streamlining the hearing. Subsequent to the hearing on 28 June, Council officers and submitters with a particular interest in the historic heritage components of the Plan Change worked together to further refine a set of provisions that were, for the most part, agreed between the parties.

5. This decision report sets out my decision as an Independent Commissioner appointed by the Council to hear and make decisions on submissions. The report provides the reasons for the decisions and includes, where relevant, a further assessment of the appropriateness of any changes made to the provisions since the Plan Change was notified in accordance with s32AA of the Resource Management Act 1991. The changes arising the decision are provided in a marked-up version of the District Plan (Appendix 2).

2 Appearances

6. The following people appeared at the hearing on 28 June 2016:

Person appearing at the hearing	Party represented
Katrina Gray	Rangitikei District Council
Greg Carlyon	Rangitikei District Council
Alistair Beveridge	Rangitikei District Council
Lisa Thomas	Horizons Regional Council
Mr and Mrs Roberts	MJL and MS Roberts
Mike Maher	Mike Maher
Paul Hoyle	Paul Hoyle and JP Baker
Finbar Kiddle	Heritage New Zealand
Alison Dangerfield	Heritage New Zealand
Cole O'Keefe	New Zealand Transport Agency
Lisa Poynton	New Zealand Institute of Architects Western Branch
Robert Snijders	Robert Snijders
Tim Matthews	Federated Farmers of New Zealand

3 Statutory and Planning Framework

7. The requirements for what must be addressed in a district plan, the process for determining the appropriateness of plan provisions, and the process for determining a plan change application are set out in the Resource Management Act 1991. The following is a summary of the statutory framework for the District Plan, which must be applied in the context of this Plan Change.

3.1 Statutory context

8. The following summary has been adapted from Long Bay-Okura Great Park Society Inc v Auckland RC¹.

A. General requirements

1. *A district plan should be designed to accord with and assist the territorial authority to carry out its function (s31) so as to achieve the purpose of the Act (s72 and s74(1);*
2. *A district plan must give effect to any National Policy Statement (“NPS”) and operative Regional Policy Statement (“RPS”) (s75(3));*
3. *In relation to a regional plan, a district plan must not be inconsistent with an operative regional plan for any matter specified in s30(1).*
4. *When preparing a district plan, regard must be had to:*
 - *any proposed Regional Policy Statement;*
 - *management plans and strategies prepared under other Acts (s74(2)).*
5. *When preparing a district plan, any relevant planning document recognised by any iwi authority and lodged with the territorial authority to the extent that its content has bearing on resource management issues of the district must be taken into account (s74(2A)), and regard cannot be had to trade competition or the effects of trade competition (s74(3)).*

¹ Decision A078/2008, Jackson EJ

6. *A district plan must state its objectives for the district, the policies to implement the objectives and the rules (if any) to implement the policies, and may state other matters such as issues, other methods, principal reasons for adopting the policies and methods, and the environmental results expected from them (s75(1) and (2)).*

B. The s32 tests for Objectives, Policies and Methods

7. *Each proposed objective of a district plan must be evaluated by the extent to which it is the most appropriate way to achieve the purpose of the Act;*
8. *The policies are to implement the objectives, and the rules (if any) are to implement the policies*
9. *The provisions (policies and methods, including rules) are to be examined by identifying other reasonably practical options for achieving the objectives, and assessing the efficiency and effectiveness as to whether the proposed provisions are the most appropriate for achieving the objectives of the district plan and must:*
 - (a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for –*
 - (i) economic growth that are anticipated to be provided or reduced; and*
 - (ii) employment that is anticipated to be provided or reduced; and*
 - (b) if practicable, quantify the benefits and costs; and*
 - (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

C. Further assessment

10. *A further assessment is required of changes that are made to the provisions after the initial s32 evaluation was completed (s32AA)*

D. Rules

11. *In making a rule I must have regard to the actual or potential effects of activities on the environment (s76(3)).*

E. Other statutes

12. *Territorial authorities may be required to comply with other statutes.*

9. Key provisions of the Act that relate to the decision on this Plan Change are set out in full in Ms Gray's s42A Report² and Mr Carlyon's s42A Report³.

3.2 Planning context

10. In fulfilling the statutory obligations set out above, a number of planning documents need to be had regard to, or given effect to, in the decision on the Plan Change. The full set of policy and planning documents that inform the Plan Change are set out in Ms Gray's and Mr Carlyon's⁴ s42A Reports and I adopt those summaries for the purpose of recording my decision. I have also identified relevant provisions of the One Plan that must be given effect to when addressing key changes in the topic sections of this decision.

4 Procedural Matters

4.1 Delegation

11. The Council appointed me as an Independent Commissioner to hear Proposed Rangitikei District Plan Change 2016 on 19 May 2016:

The Council appoints you as Commissioner pursuant to s.34(A)(1) of the Resource Management Act (the Act) to hear and give a decision on the proposed Rangitikei District Plan Change 2016.

4.2 Power to make changes to the Plan Change

12. My understanding of the Act and relevant caselaw is that the scope of my powers to make amendments to the Plan Change as notified is set by the scope of submissions that were made on the Plan Change. Where proposed provisions were not submitted on, the only ability I have to make amendments is:

² Section 3 of Ms Gray's s42A Report

³ Section 6.0 of Mr Carlyon's s42A Report

⁴ Section 6 of Mr Carlyon's s42A Report

- a. Where the amendments are consequential alterations arising from submissions or other matters arising from submissions provided for in Clause 10(2)(b) of Schedule 1; or
 - b. to 'alter any information, where such an alteration is of minor effect, or may correct any minor errors' as provided for by s16(2).
13. Where there are provisions in the Plan Change that have progressed through the scrutiny of pre-notification and notification stages of the Plan Change, including the evaluations and considerations required by s32 and Clause 5(1) of Schedule 1, but which do not, in my view, meet the statutory requirements relevant to a district plan, I am not able to make substantive changes to those provisions or decline those specific aspects of the Plan Change where such an outcome is not within the scope of submissions. Should the Council consider that such matters must be rectified, it has the opportunity to either withdraw those parts of the Plan Change, notify a variation prior to notifying the decision on the Plan Change, or notify another plan change after this plan change becomes operative.

4.3 Submissions that are out of scope

14. The following submission was received that I have assessed as being out of scope of the Plan Change. This is primarily because it does not relate to a resource management matter that can be addressed under the District Plan. The list below does not include submission points that are addressed under each topic section of this report and which I have also determined not to be 'on' the Plan Change; these are discussed within the assessment for each topic area.

Submitter	Part of submission withdrawn	Reason submission is out of scope	Decision on submission
003 Henare Paranihi	Whole submission	The submitter has requested that property at 40 Kaka Road in Taihape be purchased. This relief sought is not a resource management matter.	Rejected

4.4 Submissions withdrawn

15. During pre-hearing discussions between the Council and submitters, a number of submission points were clarified or identified as being matters best addressed through other Council processes such as Long Term Plan and Annual Plan. As a result, several submitters withdrew either their entire submissions or specific submission points. The withdrawn points are set out below and I have not addressed these matters any further in my decision.

Submitter	Part of submission withdrawn
002 Fred Hammer	Whole submission
009 Irene Loder	Whole submission
010 Lyn Watson	Second submission point regarding provision of public toilets
011 Lyn Watson	Whole submission
012 Gary Thomas	Submission points 2 (commitment to maintain clear drains and waterways in West Taihape), 3 (repairing water supply leaks immediately) and 5 (positive announcements to clearly describe the West Taihape area).
018 New Zealand Transport Agency	Submissions points requesting noise reverse sensitivity provisions.

5 Approach of Decision Report

16. Clause 10(2) of Schedule 1 of the Act states the requirements for a decision on a proposed plan. The decision report has been structured to address those requirements.

The decision—

(a) must include the reasons for accepting or rejecting the submissions and, for that purpose, may address the submissions by grouping them according to—

(i) the provisions of the proposed statement or plan to which they relate; or

- (ii) the matters to which they relate; and*
- (ab) must include a further evaluation of the proposed policy statement or plan undertaken in accordance with section 32AA; and*
- (b) may include—*
- (i) matters relating to any consequential alterations necessary to the proposed statement or plan arising from the submissions; and*
- (ii) any other matter relevant to the proposed statement or plan arising from the submissions.*

17. Given that the Plan Change addresses provisions across multiple plan topics, I have addressed the submissions using topic headings which mostly correspond with those set out in Ms Gray's Section 42A Report. Within each topic area I have identified the matters that were in contention at the hearing and then recorded the reasons for my decision on a topic by topic basis below. I consider this is the most efficient way of recording the reasons for my decisions, and for submitters in particular to understand how their submissions have been responded to. While not all submissions/further submission points are specifically discussed in the decision report, I have considered and taken into account all submissions and further submissions that have been received on the Plan Change. In relation to the amendments to the provisions I have provided a summary of the changes in the conclusion section for each topic and have included specific amendments collectively in the attachment to this decision report [Appendix 1].
18. I note for clarity that where I have not specifically addressed a submission in the topic sections of this report, and do not provide any reasons to the contrary, I accept and adopt the evaluation and reasons set out in the s42A reports of Ms Gray and Mr Carlyon.
19. In terms of the requirement of s32AA of the Resource Management Act 1991 to undertake a further evaluation of the appropriateness of the provisions, I record that I have undertaken an evaluation in accordance with the requirements of s32AA(1) for all of the changes that have been made since the s32 evaluation for the Plan Change was completed. I have summarised that assessment within each of the topic areas where a substantive change has been made.

6 Assessment of Matters Raised in Submissions

20. The sections below summarise the assessment of matters raised in submissions and other relevant aspects of the provisions, and includes a summary of the reasons for the decisions on those matters.

6.1 Advertising Signs

6.1.1 Submissions

Submitter	Relief sought	Further submissions
008 Robert Snijders	All policies related to signage should be within a single section, with diagrams added to increase clarity (particularly for page 58). Premises should not be allowed an unlimited number of signs.	
018 New Zealand Transport Agency	<p>Retain the following provisions as notified; Policy A2-7.8, Rule B1.11-4, Rule B1.11-5, Rule B1.11-6.</p> <p>Amend - B1.11-1 – as follows:</p> <p>Commercial Zone – <u>unlimited number where signs are attached to, and not protruding outside of the building. Excluding</u></p>	

Submitter	Relief sought	Further submissions
	<p><u>commercial properties that adjoin the residential zone or where the sign is visible from the State Highway network.</u></p> <p>Industrial Zone - <u>unlimited number where signs are attached to, and not protruding outside of the building. Excluding commercial properties that adjoin the residential zone or where the sign is visible from the State Highway network.</u></p> <p>Amend the advice note that identifies the New Zealand Transport Agency as having responsibility over state highways as follows:</p> <p>Note: The New Zealand Transport Agency controls signs on state highway corridors <u>Legal Road</u> by means of a bylaw.</p>	
019 Heritage New Zealand	Amend Rule B1.11 with a restriction that signage cannot cover heritage values as follows:	F004 NZIA Western Branch Support

Submitter	Relief sought	Further submissions
	<u>*Signage cannot cover identified Physical Values (as listed in Schedule C3B) except on fascia boards and existing unscheduled signs.</u>	

6.1.2 Issues in Contention

21. The majority of issues raised in submissions were addressed in pre-hearing meetings and resolved.
22. Mr Snijders raised concern in his submissions that unlimited signs in the Commercial Zone had potential to cause adverse effects. Based on Ms Gray's s42A report, Mr Snijders clarified at pre-hearing meetings that his primary concern was with the effect of signs on heritage buildings, and he reiterated this concern at the hearing. This concern was also expressed by Heritage New Zealand.
23. Mr Snijders also expressed concern that an excess of signs could create a 'vegas style' effect in the Commercial and Industrial areas.

6.1.3 Assessment and Reasons

24. In relation to signs in the Rural Zone that advertise businesses that operate outside of the District, no submissions were received. Likewise, the proposed provisions relating to signs located close to towns other than the town where the advertising business is located did not receive submissions.
25. I have some reservations as to whether the proposed provisions are necessary and whether they will be effective in achieving the desired outcome. However, given that there were no submissions on the matter, the provisions as notified are to remain. I have made

some minor amendments to the provisions to improve clarity and to ensure that the activity status cascade works appropriately.

26. I agree that the characteristics and values of heritage buildings are vulnerable to adverse effects from signs, as raised in the submissions from Mr Snijders and Heritage New Zealand. This is supported by the Hearing Statement from Ms Craig for Heritage New Zealand. Scrutiny through a resource consent application is therefore appropriate and the addition of an exclusion from the permitted activity standards for the Commercial and Industrial Zones recommended by Ms Gray achieves this outcome (subject to some wording refinement).
27. It is also important to note that the proposed standards for signs in B1.11-2 do not permit revolving, animated, reflective or illuminated signs. This means signs are limited to static signs, which will make a significant contribution to avoiding the 'Vegas style' effect of multiple signs in the Commercial and Industrial areas.
28. At the hearing, some discussion took place on the interpretation and application of the proposed sign standards, particularly the standards that describe the location of the signs and their attachment method to buildings. Ms Gray's stated at the hearing that the intention of the standards is that signs that are attached to buildings should not extend beyond the edges of the façade to which they are attached. My understanding of the intended effect of this standard is that if a sign attached to a building façade is viewed from a point in front of the façade, the sign does not project beyond the top and sides of the wall that forms the façade. In other words, the sign should be entirely within the building's silhouette. Rule B1.11-3 that applies to all signs currently requires that signs must not protrude above the roofline of the building they are affixed to. This condition therefore already addresses in part the outcome Ms Gray describes and provides a clearer way to achieve the desired outcome. Ms Gray has helpfully provided some suggested wording for Rule B1.11-3, which I have largely adopted.
29. Ms Gray has recommended in her s42A report⁵ that five matters of discretion should be added to the restricted discretionary rules in the Commercial and Industrial Zone sections of the Plan. The matters recommended relate primarily to the consideration of effects for signs affecting road safety, however also have relevance to assessment of signs that do not

⁵ Para 29

meet other permitted activity standards. These additional matters of discretion are not essential because the restricted discretionary activity rules in question both include a broad matter of discretion that allows consideration of *the effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance*.

However, to ensure that the restricted discretionary activity rules are clear, I agree that the addition of the matters of discretion is helpful. Given that the intention is for all activities that do not comply with the permitted activity standards to be treated as restricted discretionary activities, a matter of discretion that addresses effects on heritage buildings is also appropriate.

30. The clear presumption from Council officers and submitters is that if standards related to unlimited signs attached to buildings in Rule B11.1-1 are not met, those signs should be considered as restricted discretionary activities⁶. However, the use of the term ‘excluding’ means that the three following bulleted activities are *excluded* from the rule. As such, those activities are captured by the discretionary activity rules in the Commercial Zone and Industrial Zone (Rule B4.7-9 and Rule B5.2-4 respectively). To resolve this unintended outcome, I have amended the standards so that the identified activities form part of the standard.
31. There was agreement between Council officers and Mr O’Keefe on behalf of the NZ Transport Agency regarding the addition of an advice note directing people to consult with the NZ Transport Agency where signs are proposed and will be visible from a state highway. I agree that this assists in the effectiveness of the Plan.
32. While there were no changes to Rule B1.11-8 proposed by the Council in the Plan Change as notified, this rule interacts closely with the sign rules that the Council has proposed to change. The wording of the rules, when read together, creates uncertainty, particularly in relation to whether signs are *required* to project perpendicular to the building façade to which they are attached or whether they can be mounted flush or parallel to the façade. To comply with Rule B1.11-8, signs must be mounted perpendicular to the façade, however that is clearly not the intention. Ms Gray recommended some minor amendments to Rule B1.11-8 to address this matter, and I am comfortable that those changes are within the

⁶ See para 26 of the evidence of Cole O’Keefe from the NZ Transport Agency.

scope of the Plan Change on the basis that they clarify the Plan's provisions that control signs in the Commercial and Industrial Zones.

33. Mr Snijders requested in his submission that the sign provisions of the Plan be arranged so that they are all located in a single section. The current arrangement of provisions requires plan users to move between the general standards in B1, where permitted activity standards that apply across the plan are located, and the relevant zone chapters where the rules dealing with controlled, restricted, discretionary and non-complying rules are located. I agree that this does require reading between multiple sections, however the overall Plan structure has been arranged in this manner and it would be inconsistent with that overall structure to adopt a new approach for rules relating to signs only.

6.1.4 S32 Considerations

34. The amendments to the Plan provisions related to signs improve the effectiveness of the sign rules in achieving the objectives of the Plan. The Council Officers explained at the hearing that a significant motivation for relaxing the sign rules in the Commercial and Industrial Zones is to stimulate economic activity, particularly in the town centres. The changes I have made maintain the opportunity for those economic benefits to accrue.
35. While the removal of the permitted activity status for signs on heritage buildings and on buildings adjoining higher speed environments on the State Highway will increase transaction costs due the requirement for advertisers to obtain resource consent, this is an appropriate cost that is outweighed by the benefits that are derived from maintaining road user safety and protection of historic heritage. The improvement to the precision and certainty of the rules is likely to reduce Plan implementation costs.

6.1.5 Conclusions

36. The Plan Change in relation to the management of signs is largely approved subject the amendments recommended by Ms Gray and other minor changes that improve the clarity and precision of the provisions.

6.2 Historic Heritage

6.2.1 Introduction

37. The Plan Change as notified included changes to the objectives and policies in Section A3 – Cultural and Heritage Character, specifically in relation to the management of built heritage. In particular, the proposed new policies introduced a new Schedule C3B which identifies the heritage buildings within the Marton town centre and describes the key values and heritage features of those buildings. As part of the new policy suite, the concept of ‘heritage offsets’ was introduced, the intent of which is to enable adverse effects resulting from modification to heritage buildings that cannot be avoided, remedied or mitigated, to be off-set through creating a positive heritage impact on another heritage building. Mr Carlyon provides a succinct summary of the heritage context of the District and the challenges that are faced in both protecting historic heritage and enabling safe and economically viable use of heritage buildings in Section 4.0 of his 20 June 2016 s42A Report.

6.2.2 Submitters

Submitter	Relief sought	Further submissions
017 Federated Farmers of New Zealand	<p>Schedule 3CB — Support the acknowledgement of heritage values, but impacts on resource users must be addressed. Owner consent should be sought. Resource consent costs that result from the reasonable use of the buildings should be borne by Rangitikei District Council and Heritage New Zealand.</p> <p>Policy A3-16.1 - Retain the policy as per the operative Plan as follows: Evaluate in any application for the destruction or modification of heritage, the extent to which the</p>	

Submitter	Relief sought	Further submissions
	<p>replacement activities provide for the economic, social and cultural well-being of the affected community.</p>	
<p>019 Heritage New Zealand</p>	<p><i>Statutory Acknowledgement</i> —</p> <p>Update references to the Heritage New Zealand Pouhere Act 2014, and to specific sections within the Act as per the updated Ngati Apa (North Island) Claims Settlement Act 2010.</p> <p><i>A3 Cultural Heritage and Character</i> -</p> <p>Retain the follow provisions as notified in the Proposed Rangitikei District Plan 2016:</p> <p>Objective 16B</p> <p>Policy A3-16.2</p> <p>Amend —Schedule C3B —to include Ian Bowman's assessment of Historical and Cultural values for each building.</p> <p>Amend — Policy A3-16.5 — by either amending the policy as below, or if the heritage precinct concept remains, develop objectives and policies for the precinct and show the extent on planning maps.</p>	<p>F004 NZIA Western Branch:</p> <p>Support</p> <p>F004 NZIA Western Branch:</p> <p>Support/oppose in part.</p> <p>F004 NZIA Western Branch:</p> <p>Oppose</p>

Submitter	Relief sought	Further submissions
	<p>A3-16.5 Proposals to redevelop heritage buildings in-the Marton heritage precinct (as listed in Schedule C3B) shall assess the impacts on overall precinct Marton heritage values</p> <p>Amend — _Policy A3-16.6 — include clear objectives and policies for the Design Panel which are tied to B10 Historic Heritage Discretionary rules.</p> <p>Include objective 16B as a primary objective for the Design Panel.</p> <p>Amend — _Policy A3-16.7 — _provide a definition for overall heritage gain.</p> <p>Amend — _Policy A3-16.8 — _add (e) and (f) as shown below.</p> <p>A3-16.8(e) heritage offsets must be achieved before any work is started on the heritage site.</p> <p>A3-16.8(f) monetary contributions, conservation plans, and any non-physical heritage offsets will only be measured by the physical heritage offset they have achieved.</p>	<p>F004 NZIA Western Branch: Support/oppose in part</p> <p>F004 NZIA Western Branch: Oppose</p> <p>F004 NZIA Western Branch: Oppose</p>

Submitter	Relief sought	Further submissions
	<p><i>Whole plan</i></p> <p>Amend — Provide clear references to the intended schedule by stating C3A or C3B or both.</p>	
<p>008 Robert Snijders</p>	<p>Council is trying to change rules to facilitate their own development.</p> <p>Concern about ad hoc development and the need for a height policy for frontage/streetscapes.</p> <p>Objective 16B identifies for the protection of heritage, however, the amendments call for the demolition to suit Council's needs.</p> <p>There is no text on how offsetting will work, if not correctly implemented heritage will be lost</p> <p>Any demolition of heritage buildings should include the replacement of the facade so the street scene is protected.</p> <p>Wording of policies A3-16.1 to A3-16.8 need to be strengthened.</p>	

Submitter	Relief sought	Further submissions
	<p>Schedule should be expanded to what is protected e.g. elevations and should be created by a third party to ensure it is not influenced by the Council to gain advantage.</p>	
<p>007 NZIA Western Branch</p>	<p>The heritage precinct is removed and Schedule C3B is deleted.</p> <p>The reference to social, cultural, and economic well-being in Objective 16 and Policy A3-16.1 remains.</p> <p>If the precinct is retained in the Plan, that Policy A3-16.3 be further modified as follows:</p> <p>Enable the protection, conservation, or adaptive reuse of historic heritage and heritage values listed in Schedule C3A and C3B of the Plan where it can be demonstrated that such works are economically viable.</p> <p>The following points are included as additional matters for discretion under Rule B10.1-5:</p> <p>d) Market conditions affecting feasibility of adaptive reuse; e) The economics of a range of</p>	<p>F003 Federated Farmers: Support</p>

Submitter	Relief sought	Further submissions
	reasonably practical options f) The contribution that any replacement building might make to the vitality and vibrancy of the town centre.	
001 Progressive Enterprises Limited	Adoption of policies 16.4-16.8 provided the submitter can be reassured that its future expansion plans will not be hindered.	

6.2.3 Issues in Contention

38. Submitters raised a number of concerns with the proposed new approach to addressing the effects of modifications to heritage buildings. This is not surprising given that I am unaware of the heritage offset approach being used in a district plan anywhere else in New Zealand.
39. A number of pre-hearing meetings were held between the Council officers and submitters, and significant progress was made in refining the issues in contention. At the hearing, the planner for the Council addressing heritage matters (Mr Carlyon), presented amended provisions and provided a brief of evidence that summarised the pre-hearing discussions. Mr Snijders, Heritage New Zealand and the NZIA Western Branch also presented evidence at the hearing⁷ which identified a number of outstanding matters that were not resolved by Mr Carlyon's recommended wording. On hearing the evidence presented at the hearing, I directed Mr Carlyon to engage further with the interested submitters to attempt to address some of the remaining issues and to refine the provisions, particularly in relation to the certainty and effectiveness of the offsetting approach.
40. Subsequent to further discussions between Council officers and the submitters who chose to participate (Mr Snijders and Heritage New Zealand), Mr Carlyon provided a supplementary report dated 14 July 2016 which set out the further agreement that was

⁷ See evidence of Finbar Kiddle for Heritage New Zealand, Lisa Pointon for NZIA Western Branch and the speaking notes of Robert Snijders.

reached along with revised provisions. As a result of those discussions, Mr Carlyon stated that there are no remaining matters in contention with Heritage New Zealand⁸.

41. Mr Carlyon's report included a statement from Mr Snijders setting out matters that he remained concerned with⁹. Mr Snijders' considered that 'property neglect' should not be omitted from Policy 16.8(c); that the passing on of information to the community about offsetting outcomes needs a personal approach; that, in relation to Policy A1-1.4, it would be helpful for both internal and external heritage values of buildings to be listed in Schedule C3B; and that the Note 1 (which sets out the form of the heritage design panel to be established to consider proposals) should refer to 'building engineering *and* quantity surveying' rather than 'building engineering *or* quantity surveying'.

6.2.4 Assessment and Reasons

42. In assessing the proposed historic heritage provisions of the Plan Change, the statutory and planning context is particularly relevant considering that the protection of historic heritage from inappropriate use and development is a matter of national importance (s6(f)) that is to be provided for in achieving the Purpose of the Resource Management Act 1991.
43. Mr Carlyon sets out the statutory framework in relation to the assessment of heritage provisions in Section 6.0 of his s42A Report dated 20 June 2016. I agree with Mr Carlyon's summary of the statutory framework. Mr Carlyon sums up the challenge faced by the Council in managing historic heritage via the district plan by saying:

While there is a statutory imperative at section 5, and particularly section 6(f) of the Resource Management Act 1991, to recognise and provide for the protection of heritage, there is also a very real recognition of the threats faced to commercial heritage buildings. General neglect, deferred maintenance, and more recently the recognition that the significant majority of commercial heritage buildings are earthquake prone, requires a comprehensive integrated approach from RDC.¹⁰

⁸ Para 1.9 of Mr Carlyon's Post-hearing Report dated 14 July 2016.

⁹ Annex 2 to Mr Carlyon's Post-hearing Report dated 14 July 2016.

¹⁰ Para 4.2 of Mr Carlyon's 20 June 2016 s42A Report

44. In relation to giving effect to the regional policy statement component of the One Plan¹¹ I consider that the approach to managing historic heritage now recommended by the Mr Carlyon is consistent with the direction provided in Policy 6-11 of the One Plan. That policy requires the District Plan to include provisions '[...] *to protect from inappropriate subdivision, use and development historic heritage of national significance [...]*' and to '[...] *give due consideration to the implementation of a management framework for other places of historic heritage.*' The proposed policies provide for a case-by-case assessment of proposals that may adversely affect historic heritage and there is sufficient strength in the policies to support a decision to decline an application for a proposal that will have significant adverse effects that cannot be avoided, remedied or mitigated. There is also specific direction to not allow off-setting to be used when a proposal will affect a Category 1 place, waahi tapu or other site of significance to Māori, all three of which may qualify as historic heritage of national significance (see Policy A1-16.8(e)).
45. Moving now to consideration of the detail of the proposed provisions, including consideration of concerns raised by Mr Snijders as recorded in Mr Carlyon's supplementary s42A report.

Could heritage offsets have a 'cannibalising effect' on historic heritage?

46. Mr Kiddle, the Planner for Heritage New Zealand, reiterated the concern that the offsetting approach has the potential to cannibalise historic heritage in Marton when he presented a Hearing Statement from Claire Craig on behalf of Heritage New Zealand. As I understand the primary concern, if off-setting is available as a form of mitigation, it enables historic heritage to be lost both at an individual building scale but also at a precinct scale. As Ms Craig put it in her Hearing Statement, '[...] *there is a risk that heritage offsets become a mechanism to legitimise the destruction of historical and cultural heritage values.*'¹²
47. Related to this risk, if off-setting could be used to enable adverse effects on one building to be accepted provided that some commensurate heritage aspect of another building is protected or enhanced, there is a risk that this incentivises 'off-settable' buildings being allowed to degrade to provide easy offsets. Preventing a heritage building from on-going

¹¹ A requirement of s73(4), RMA

¹² Para 13 of the Hearing Statement of Claire Craig, General Manager Central Region, Heritage New Zealand, 28 June 2016

damage as a result of deferred maintenance or neglect could be considered a net gain to be achieved through offsetting – if prevention of further degradation of a heritage building is achieved, that results in a net benefit compared with the status quo (the building continuing to degrade). That of course does not address the issue that I understand Mr Snijders to be concerned with, which is that the owners of heritage buildings in rural support towns like Marton are often unable to generate the income from their buildings to fund expensive maintenance work. This is particularly challenging when buildings are earthquake prone buildings and are unsafe to use. Degradation of buildings in these cases is not intentional but is simply a consequence of the economic challenges of owning a heritage building.

48. I agree that there is both a risk of ‘playing’ the opportunity for offsetting by wilful neglect, but also that building deterioration often occurs despite the best intentions of owners. The principles for offsetting that have been developed between Council officers and submitters are, in my view, likely to be effective in minimising the opportunity for misappropriating offsets. The specific requirement that offsets are only to be considered where all reasonably practicable alternatives for avoiding, remedying and mitigating adverse effects have been applied, and that offsets only apply to any residual adverse effects, will avoid the approach of offsets being the first port of call. Secondly, the inclusion of Policy A1-16.8(c) *Heritage offsets cannot account for deferred maintenance or unconsented work*, minimises the opportunity for wilful neglect to qualify for off-sets. However, I understand Mr Snijders’ concern that this policy could penalise maintenance that is deferred for legitimate financial or practical reasons. As such, I have amended it to refer to ‘deferred maintenance arising from wilful neglect’ to make it clearer that some legitimate, fiscally responsible deferred maintenance will not disqualify an off-setting opportunity. Supporting this change, the benefit of the Design Panel approach allows for close scrutiny of proposed offsets by experienced and knowledgeable experts who are likely to recognise the difference between wilful neglect and honestly derived deferred maintenance.
49. Related to this matter is the question of where heritage offsets can be applied. Mr Carlyon’s recommended policy A1-16.8(f) appears to be intended to give effect to the recommendation in the Hearing Statement from Heritage New Zealand that the benefits of offsets should be applied to the Marton town centre.

‘First, the heritage values being enhanced by the offsets should only be those within the Precinct (i.e. an offset cannot improve the value of a building or areas outside the

Precinct). Second, heritage offsets should be allowed where the value being offset (i.e. the value subject to adverse effects) is located outside the Precinct, but still within the Marton area. Using offsets in this way would facilitate the concentration of heritage values in the Precinct when dealing with 'lone wolf' heritage items in the wider Marton area, while still placing a reasonable spatial limitation.¹³

50. To better reflect this intent, I have amended the wording of Policy A1-16.8(f).

Should internal heritage values be added to Schedule C3B?

51. Mr Snijders considers that heritage values within buildings should also be included in Schedule C3B to assist building owners and developers satisfy the direction in Policy A1-16.4, which requires both interior and exterior heritage values that are not listed in Schedule C3B to be 'given regard to' in resource consent decision-making. I understand Mr Snijders' concern – without the interior values being identified in the Plan, building owners and developers are likely to have to engage a heritage architect or other heritage specialist to individually assess their building to identify internal heritage values. This is an additional cost that heritage building developers will have to incur when considering the redevelopment or modification of a building.
52. However, as I interpret the policy, it already requires an assessment of an activity if significant modifications or damage to a building are proposed. It also provides for the assessment of small modifications that may not necessarily affect the key values listed in Schedule C3B but may nonetheless have an adverse effect on the overall heritage value of the building. This would include cumulative effects where multiple minor alterations to a building could have an overall significant adverse effect and, consequently, the historic heritage not being afforded the necessary protection. The costs of this assessment will be commensurate with the scale of the development proposed, and it is probable that for major building work a heritage assessment of the building will be required as part of the resource consent process because of potential effects on the values listed in Schedule C3B. While listing interior features would be helpful, I do not consider that it would result in any reduction in the cost associated with building assessments.

¹³ Para 17 of the Hearing Statement of Claire Craig for Heritage New Zealand

Should the Design Panel specify both a building engineer and a quantity surveyor?

53. Mr Snijders recommended that both a building engineer and a quantity surveyor should be specified for the design panel. My reading of the recommended statement as proposed by Mr Carlyon is that the experts listed are not mandatory on each design panel, hence the end of the paragraph saying 'as required'. This approach provides for efficiencies where the design panel may be asked to assess a proposal that may not, for example, require the assessment of urban design effects (because the modifications to the building will have minimal effect on the exterior). I therefore consider that the wording as proposed by Mr Carlyon is appropriate.
54. I note that Progressive Enterprises provided a letter prior to the hearing confirming that Progressive Enterprises agreed with the recommendations made in the s42A Report of Mr Carlyon¹⁴. I take from this letter that Progressive Enterprises' concern identified in their submission is addressed by the recommended provisions and associated explanation in Mr Carlyon's s42A Report.

Extent of the heritage precinct

55. In its submission, Heritage New Zealand included as alternative relief the following: *'if the concept of a heritage precinct is retained, develop objectives and policies for the precinct and show the extent clearly on a planning map'*. In response, Mr Carlyon recommended in his s42A Report that the extent of the heritage precinct be mapped. I agree with this approach, as it assists plan users in understanding the spatial extent of the precinct and the buildings that contribute to it. This is important also for clarity around where heritage offsetting can be applied. I agree that the map included as Annexure C in Mr Carlyon's s42A Report appropriately shows the area of Marton town centre that should be regarded as the heritage precinct.

¹⁴ See letter from Zomac Planning Solutions Ltd dated 23 June 2016.

6.2.5 S32 Considerations

56. The proposed changes to Objective 16 and the proposed new Objective 16B as notified have not been amended as part of this decision. Therefore, no further assessment of the objectives under s32AA is necessary.
57. There are a significant number of amendments to the policies that have arisen during the course of pre-hearing discussions between Council officers and submitters, and during the hearing. A further evaluation of the degree to which the changes to the notified policies are the most appropriate for achieving the objectives is required.
58. In terms of overall intent and direction, the amendments to the provisions are consistent with the notified version. The changes are largely focussed on providing more certainty and policy direction for decision-makers when assessing resource consents. Given the introduction of the new concept of heritage off-setting in the Plan, clear and directive policies will assist significantly both with the efficient application of the approach, but also provide direction to resource consent applicants around the approach the Council will adopt when assessing applications. This is likely to minimise the overall resource consent application transaction costs by minimising further information requests and protracted consent assessment processes.
59. There is an introduced cost to the Council that has been added through the agreement reached between the Council and submitters, which is that the Design Panel for each project will be Council funded. I have taken it that this cost obligation is acceptable to the Council given that it has been offered up by the Council officers. This is, indirectly, a cost to the wider rate-paying community, however it acknowledges that there are broader community benefits derived from the protection of historic heritage and the effective management of development that may adversely affect the community values attached to historic heritage.
60. The amendments to the provisions maintain a 'high bar' for proposals to modify, damage or destroy historic heritage. This is consistent with the provisions as notified. However, the amendments clarify the pathway that heritage building owners and developers need to negotiate to obtain resource consent. That increases the benefit in terms of certainty of process and certainty of outcomes as compared with the notified version of the policies, and certainly as compared to the operative policies.

61. In terms of economic opportunities lost and gained, the amended provisions reinforce the Council's commitment to enabling adaptive reuse and sensitive redevelopment of heritage buildings to support economic opportunities in the District, and particularly in Marton's town centre. There is still a substantial obligation on heritage building owners that the provisions impose, however the introduction of offsetting supports opportunities for building redevelopment that may have otherwise been refused resource consent because adverse effects could not be directly avoided, remedied or mitigated. That change has a positive benefit for enabling economic opportunities. There is a commensurate impact on employment opportunities lost and gained – a more enabling regime to support heritage building protection and redevelopment is likely to lead to continued and new employment opportunities associated both with the use of the buildings and the refurbishment and/or redevelopment of the buildings.
62. I consider that the proposed amendments to the provisions are appropriate for achieving the objectives of the Plan, more so than the provisions as notified.

6.2.6 Conclusions

63. The Plan Change approach, as modified during the hearing process, establishes a creative management framework through the inclusion of offsetting that provides for the assessment and protection of historic heritage in the District in a manner that is consistent with giving effect to the One Plan. The provisions as recommended by Mr Carlyon in his Supplementary s42A Report of 14 July 2016, and the other earlier amendments recommended by Mr Carlyon in his 20 June 2016 s42A Report that have not otherwise been modified, are therefore approved subject to some minor changes that I have made to improve clarity and certainty of the provisions.

6.3 Natural Hazards

6.3.1 Policy context

64. The approach to managing natural hazards in the Manawatu-Wanganui Region is directed by the Regional Policy Statement component of the One Plan. Policy 9-1: Responsibilities for natural hazard management, directs the District Council to manage natural hazards in the following way:

c. Territorial Authorities^ must be responsible for:

(i) developing objectives, policies and methods (including rules^) for the control of the use of land^ to avoid or mitigate natural hazards^ in all areas and for all activities except those areas and activities described in (b)(ii) above, and

(ii) identifying floodways (as shown in Schedule J1) and other areas known to be inundated by a 0.5% annual exceedance probability (AEP) flood event on planning maps in district plans^, and controlling land^ use activities in these areas in accordance with Policies 9-2 and 9-3. (emphasis added)*

65. Objective 17 of the District Plan broadly reflects the One Plan direction:

The adverse effects of natural hazards^ on people, property, infrastructure and the wellbeing of communities are avoided or mitigated.

66. The District Plan policies then set out a two-tier hierarchy of natural hazards that are considered to pose a high or significant risk and therefore require specific management of activities through the District Plan to avoid or mitigate adverse effects. Natural Hazards that were assessed to pose high risk were included in Natural Hazard Area 1 while natural hazards that pose a lesser but still significant risk were included in Natural Hazard Area 2.

67. The nature of many natural hazards is that there is incomplete or imperfect knowledge of their extent, frequency of occurrence, and magnitude when they do occur. A limitation in knowledge about a particular natural hazard does not, by default, mean that the hazard does not exist or that the adverse effects of the hazard are avoided or mitigated.

68. As a result, the Council is required to meet the obligations set out in the One Plan relying on natural hazard data sets that may be of a relatively coarse scale of low accuracy. The approach to giving effect to the One Plan via the District Plan in light of incomplete or inaccurate data requires a considered and precautionary approach.

6.3.2 Flooding – Buildings with Natural Hazard Areas 1 and 2

6.3.2.1 Submissions

Submitter	Relief sought	Further submissions
Powerco Limited [006]	Retain rule B8.1 as notified in the Proposed District Plan 2016.	003 Federated Farmers of New Zealand: Support in part
Horizons Regional Council [015]	<p>Retain Rule B8.1-2 flood flows as notified.</p> <p>Amend B8.1-1 Natural Hazard Area 2 (Flooding) as follows:</p> <p><i>In Natural Hazard Area 2 (Flooding), any new <u>habitable building, structure, or major extension</u> must meet the minimum flood height levels to avoid any inundation during a 0.5% AEP (1 in 200 year) flood event, including 500mm freeboard.</i></p> <p>That a new definition of major extension is added as follows:</p> <p><i><u>Major extension means an extension that includes habitable rooms such as a bedroom, study or office, but does not include a new or extended living area.</u></i></p> <p>OR</p> <p>That the definition of habitable room be amended to extend the extension for B8.1-1:</p>	003 Federated Farmers of New Zealand: support in part and oppose in part

Submitter	Relief sought	Further submissions
	<p><i>Habitable room means any living or sleeping area in a dwelling, visitor accommodation, or marae, any teaching area in an educational institution, and any recovery room in a hospital.</i></p> <p><i>Utility rooms such as kitchenettes and bathrooms are included except in relation to the separation distance rule for the Residential Zone, <u>the floor level requirements in Permitted Activity Standard B8.1-1 and the additions to habitable buildings in Permitted Activity Standard B8.2-2.</u></i></p> <p>An additional permitted activity standard is added under B8.1-2 – Natural Hazard Area 2 (Flooding) as follows:</p> <p><i><u>In Natural Hazard Area 2 (flooding), any new commercial building, or extension to an existing building that involves occupied work space, must meet the minimum floor height levels to avoid any inundation during a 0.5% AEP (1 in 200 year) flood event, including 300mm freeboard.</u></i></p>	

Submitter	Relief sought	Further submissions
017 Federated Farmers of New Zealand	<p>Adopt Rule B8.1-1 as drafted.</p> <p>Rule B8.1-2 – Amend the rule as follows:</p> <p><i>Any <u>building, structure, landscaping, fencing or earthworks, must not change the flood flow paths to the extent they will</u> that it would exacerbate flooding on the site or on any adjacent or downstream site.</i></p> <p><i><u>Exemption: Farm related buildings, structures, fencing and earthworks are not captured by this rule.</u></i></p>	002 Horizons Regional Council: support in part

6.3.2.2 Issues in Contention

69. The Council and submitters worked together in pre-hearing meetings and largely resolved the issues in contention.
70. Federated Farmers remained concerned regarding the provisions related to the diversion of flood flows to adjoining properties and requested further certainty. Ms McGregor representing Federated Farmers provided a brief of evidence which sets out Federated Farmers' residual concerns, which can be summarised as:
- The amended wording proposed by Ms Gray uses the term 'habitable space'. Ms McGregor is concerned that the definition of this term would mean the rule would trigger requirement for resource consent for farm buildings such as wool sheds and dairy sheds that contain a small kitchen or a bathroom that is ancillary to their primary use.
 - That Rule B8.2-4 would trigger a requirement for resource consent for stock yards even though their effect on flood flows would be similar to a fence.

71. Horizons remained concerned that the definition of ‘habitable space’ that is cross-referenced to the Building Regulations 1992 (in the context of major extensions to buildings) includes spaces that Horizons considers will not increase the occupancy of a dwelling and therefore will not significantly increase risk¹⁵.

6.3.2.3 Assessment and Reasons

72. The Plan Change only seeks changes to the rules relating to new, relocated and extended buildings; it does not extend to change of use of existing buildings. Horizons’ submission draws attention to this point in paragraph 24 on page 5 of its submissions stating that:

‘It is also not clear whether the floor level requirements of Rule B8.1-1 apply to commercial buildings. For clarity, we recommend the inclusion of an additional permitted activity standard that requires new commercial buildings, and extensions that involve occupied work space, to have a finished floor level that avoids any inundation during a 0.5% AEP (1 in 200 year) flood event, including 300mm of freeboard’.

73. The Plan Change has the effect of removing the obligation in the operative wording of Rule B8.1-1 that *all* structures (which would include commercial buildings) must meet the standard. This allows new commercial buildings to be constructed without having to meet the minimum floor level requirements and that could later be converted to residential use.
74. I explored the issue of the change of use of an existing commercial building to residential use with Ms Gray, and Ms Thomas, the Planner for Horizons. The proposed wording of Rules B8.1-1 and B8.1-2 apply only to new, relocated and extended buildings in Natural Hazard Area 2 (Flooding). The Plan Change includes a change to the rules relating to the Commercial Zone to permit use of buildings in that zone for residential use subject to several conditions being met. Those conditions do not extend to avoidance or mitigation of flood hazard. Examining the flood hazard maps, significant parts of the Commercial Zone in Marton and Hunterville are subject to flood hazard overlay. Ms Thomas’ opinion was that it would be unreasonable and impractical to require floor levels on existing buildings to be raised when they are converted to a residential use, and that without controls in the District Plan the responsibility to consider inundation risk would fall to the District Council

¹⁵ Paras 9 and 10 of Ms Thomas’ evidence

when considering change of use applications under the Building Act. Ms Gray's opinion was that in most cases the residential use is likely to occur on the second floor of buildings to preserve the current or potential use of the ground floor for commercial use. My reading of the Plan Change is that there is no requirement for residential activity to be located on upper floors of existing buildings. In reality, there is a reasonable chance that residential activities will occur at ground floor level in at least some buildings in the Commercial Zone.

75. I consider that this approach (permitting new residential activity in existing non-residential buildings in a flood hazard area) is somewhat at odds with the carefully considered approach to flood hazard avoidance and mitigation that is applied to residential and other 'occupied' use in all other circumstances. It is also unlikely to allow the Plan to give effect to the One Plan. The establishment of residential activity in an existing commercial building that is located within Natural Hazard Area 2 (Flooding) is likely to increase the flood hazard risk to human life.
76. On this basis, I consider that it is appropriate that conversion of all or part of a commercial building to an *occupied space* should be treated in a consistent manner to the creation of an occupied space in a new commercial building in terms of the standards that apply to it as a permitted activity. I consider that the potential cost of applying for a resource consent to convert such a space is sufficiently outweighed by the benefits that will likely arise from ensuring that peoples' health and safety is provided for. The resource consent process does not require existing floor levels to be raised, however it does provide an opportunity to establish other mitigation approaches such as ensuring that there is access to a higher part of the building above the flood level (for activities like offices) and where residential activity is involved, higher risk uses like bedrooms can be located in higher parts of a building. A restricted discretionary activity status is appropriate as there may be situations where other mitigation measures are not available and the change of use is not appropriate.
77. In terms of the potential effect this change to the rule may have on encouraging mixed use in the town centre of Marton, I agree with Ms Gray's observation that in many cases, residential activities will be on the upper floors of existing commercial buildings and therefore will meet the minimum floor level requirements. Furthermore, in many cases, existing use rights will apply at ground level where building uses already meet the definition of 'occupied space'.

78. As notified, the Plan Change did not make a commensurate change to Rule B8.6-1, which is the equivalent rule to Rule B8.1-1 but in the Natural Hazard Area 1 (Flooding) overlay. However Ms Gray has recommended that such an amendment is made¹⁶, albeit not identifying a submission that she relies upon to make this change. I do not consider that Ms Gray's suggested amendment has been subject to suitable scrutiny by submitters or by other potentially affected parties¹⁷. The higher risk associated with the flood hazard area 1 is a significant consideration that should be subject to proper technical analysis and public scrutiny.
79. I agree in part with Ms Thomas' concern in relation to the cross-reference to the definition of 'habitable space' in the Building Regulations 1992¹⁸. The definition would include a living room/lounge, dining room and kitchen. While Horizons' current approach to building extensions, as stated by Ms Thomas in her evidence, has practicality about it, it appears to focus on mitigating the flooding hazard only for the highest risk activity (sleeping). The approach does not address the adverse effects of flooding in terms of damage to property that arises from a dwelling being inundated and the significant economic cost to the community associated with repair and replacement. While I agree that there will be situations where it may be impractical for a major extension to be able to meet the permitted activity standards in relation to minimum floor levels, the need to proceed through a resource consent process to evaluate such situations on a case by case basis provides the Council with a better opportunity to fulfil its obligations under the One Plan. I do not agree with Ms Thomas' interpretation that allowing for major extensions without mitigating the 2% AEP flood event provided the extension is not a bedroom is consistent with Policy 9-2 of the One Plan.

Outside of a floodway mapped in Schedule J the Regional Council and Territorial Authorities^ **must not allow** the establishment of any new structure^ or activity, or **an increase in the scale of any existing structure^ or activity**, within an area which would be inundated in a 0.5% AEP (1 in 200 year) flood event **unless**:*

¹⁶ Para 16.35, s42A Report of Katrina Gray

¹⁷ Albeit acknowledged and supported in the evidence of Ms McGregor for Federated Farmers (para 7.9) and Ms Thomas for Horizons (para 15).

¹⁸ Paras 9 and 10 of Ms Thomas' evidence

- a. flood hazard avoidance* is achieved or the 0.5% AEP (1 in 200 year) flood hazard is mitigated, or
- b. the non-habitable structure^ or activity is on production land^, or
- c. there is a functional necessity to locate the structure^ or activity within such an area,

in any of which cases the structure^ or activity may be allowed. (emphasis added)

- 80. A major extension to an existing dwelling within a flood hazard area, whether it is a bedroom or any other room, is an increase in the scale of an existing structure and activity. Flood hazard avoidance will not be achieved, and it is difficult to imagine that the flood hazard is mitigated when significant damage to the room may result from a flood event. While I agree that pragmatism needs to be a consideration when extending existing buildings in flood hazard areas, the direction established in the One Plan is that this should be considered with caution.
- 81. On that basis, I consider that the definition proposed by Ms Gray is appropriate, as it captures major extensions but excludes minor extensions where the risk (i.e. the consequences) are low.
- 82. Federated Farmers' remained concerned at the hearing that the definition of 'habitable space' might mean that a kitchen associated with a woolshed or dairy shed would require resource consent while the rest of the building would not when considering Rule B8.1-5. However, I am satisfied that the definition from the Building Regulations 1992 does not capture the examples Ms McGregor provided in her evidence¹⁹. The definition from the Building Regulations is:

habitable space *a space used for activities normally associated with domestic living, but excludes any bathroom, laundry, water-closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.*

¹⁹ Para 7.5 of Ms McGregor's evidence

83. The definition is clearly directed towards ‘domestic living’ whereas a kitchen and a toilet attached to a farm building are used for activities ancillary to work. If it was interpreted that a kitchen or toilet on a farm building does fall within the scope of ‘domestic living’, both facilities are specifically excluded; bathrooms, water-closets (toilets) and ‘other space of a specialised nature occupied neither frequently nor for extended periods’ are excluded. While a kitchen in a domestic setting is used frequently and often for extended periods, a kitchen in a dairy shed or woolshed is generally not. As Ms McGregor states in her evidence ‘they are very minor kitchens with limited daytime use.’²⁰ I am therefore comfortable that kitchens and toilets associated with farm buildings as described by Ms McGregor are excluded from the definition.
84. Moving on to Ms McGregor’s concern regarding whether stock yards would be captured by Rule B8.2-4²¹. While I accept Ms McGregor’s argument that stock yards are often located in floodplains and that in many cases they are built with open railings that will not obstruct or divert flood water, there is also potential for stock yards to be built in a manner that obstructs or diverts flood flows. This could be by having closer-spaced rails at lower levels, solid fences (such as deer yards), building yards on a raised gravel or concrete base to assist with drainage, and covered yards that have one or more solid walls. The rule is sufficiently clear that the building or structure ‘*must not change the flood flow path to the extent that [it] will exacerbate flooding [...]*’. In many cases stock yards are unlikely to change flood flow paths and therefore will not be captured by the rule. In cases where the flood flow path is changed to the extent that it potentially causes adverse flooding effects, it is appropriate that such an activity is considered on its merits through the resource consent process.
85. I concur with the comment Georgina McPherson (planner for Powerco) in her written statement provided prior to the hearing, that the reference to ‘stock and riparian fencing’ could include close-boarded fences and other fence construction methods that divert flood flows. For this reason, I have specified that the type of fencing that is specifically exempted is post and wire fencing.
86. Ms McGregor has suggested some amendments to Rule B8.1-5 so that the exclusion the rule specifies relates to all buildings (rather than only those that do not contain a habitable

²⁰ Para 7.5 of Ms McGregor’s evidence

²¹ Para 7.8 of Ms McGregor’s evidence

space) that are ancillary to primary production on production land. Given that the rule currently provides a wider exclusion than Ms McGregor's suggested amendments would capture, I do not see merit in making those changes. Because the rule provides an exemption from Rule B8.1-4, which already includes an exemption within it, I have combined the two rules to assist with legibility.

6.3.2.4 S32 Considerations

87. Overall, the changes to the provisions I have proposed assist in aligning the rules to give better effect to the objectives of the Plan and the One Plan. There are likely to be some increased transaction costs in some instances where resource consents will be required where they would not have been, were the notified provisions adopted, however in weighing the costs and benefits of the two alternatives, I consider that the overall benefits to human health and the mitigation of the effects of flood hazard on buildings and property outweigh those costs.

6.3.2.5 Conclusions

88. Having considered the remaining matters in contention described at the hearing, I adopt the reasoning and recommendations made by Ms Gray in relation to these matters, subject to the alternative assessment and changes I describe above. For all other provisions that were not opposed in submissions, they are approved as notified subject to minor amendments to improve certainty.

6.3.3 Flood Hazard Mapping

6.3.3.1 Submitters

Submitter	Relief sought	Further submissions
007 New Zealand Institute of Architects Western Branch	The Flooding map key is clarified, with separate keys for the existing and proposed maps.	003 Federated Farmers of New Zealand: support
015 Horizons Regional Council	a. Retain as notified - removal of the overland stormwater flow path through Bulls and the Hazard 1 and 2 zoning	

Submitter	Relief sought	Further submissions
	<p>associated with the Tutaenui Stream through Bulls.</p> <p>b. That the Hazard 1 zone for the Rangitikei River to the south of Bulls be refined so that the boundary is the 43.1m contour (Wellington Vertical Datum, 1953) at Bridge Street and be accurately defined for the scope in flood surface level to the 41.8m contour at Horizons Rangitikei River Cross-Section 21.52km – located at the upstream (eastern) end of the Waste Water Treatment Plant Ponds. The zone boundary should be at 42.5 contour at the intervening Horizons Rangitikei River Cross Section 21.94km.</p> <p>c. That more information be provided on the methodology used to refine the flood hazard zone (based on Horizons indicative flood hazard information) through Hunterville. That any deletion of floodable areas in the current extent in the operative District Planning maps be only based on robust information.</p>	

Submitter	Relief sought	Further submissions
016 MJL and MS Roberts	Remove the 'indicative flood zone/river channel' hazard zone from 40 Pukepapa Road, Lot 2 DP 421066.	002 Horizons Regional Council: support
020 Carolyn Bates	There is no advantage in changing the colours used	

6.3.3.2 Issues in Contention

89. Based on the assessment in Ms Gray's s42A Report (pages 64 – 67), and the evidence of Alistair Beveridge for Rangitikei District Council, all issues in contention were addressed during pre-hearing discussions and Ms Gray's recommended amendments reflect those agreements.

6.3.3.3 Assessment and Reasons

90. Mr and Mrs Roberts appeared at the hearing and provided maps and photographs that assisted in confirming the appropriateness of the changes to the mapping affecting the Roberts' property recommended by Ms Gray.
91. I note that Horizons Regional Council planner Ms Thomas confirmed Horizons' position in her evidence, which was to support the amendments to the flood hazard maps as notified and with subsequent amendments as recommended by Ms Gray.
92. Based on the information presented at the hearing and on my observations when I visited the site, I agree that the change to the maps is appropriate.

6.3.3.4 S32 Considerations

93. The minor amendments to the planning maps, including modification of the flood extent shown on Mr and Mrs Roberts' property on Pukepapa Road, improve the efficiency of the Plan by ensuring that the flood hazard provisions do not apply to areas that demonstrably are unlikely to be affected by flooding.

6.3.3.5 Conclusions

94. I accept the evidence and recommendation of Ms Gray and Mr Beveridge in relation to the changes proposed to the flood hazard maps.

6.3.4 Taihape West Slip Zone

6.3.4.1 Submitters

Submitter	Relief sought	Further submissions
004 W & M Thorburn Trust	That the Taihape West Slip zone is replaced with an advisory note of the natural hazard.	002 Horizons Regional Council: oppose
007 New Zealand Institute of Architects Western Branch	None stated	
015 Horizons Regional Council	<p>a. Policy A4-17.8 and Rule B8.7-6 are retained as drafted.</p> <p>b. That assurance be given that a condition of granting a building consent for an extension within the Taihape West Slip Area will be a notice on the Certificate of Title, restricting any future building works.</p> <p>c. Rule B8.7-5 – Taihape West Slip Zone - be retained subject to amendment as follows:</p> <p>2. In the Taihape West Slip Zone, additions to</p>	

Submitter	Relief sought	Further submissions
	habitable buildings that involve habitable rooms, or non-habitable extensions that exceed 40 square metres.	
012 Gary Thomas	<ul style="list-style-type: none"> a. The area should be referred to as West Taihape b. The zone is actively reduced where possible 	

6.3.4.2 Issues in Contention

95. Ms Gray's s42A Report explains that most substantive issues were resolved during pre-hearing meetings. No additional evidence was presented at the hearing from submitters.

6.3.4.3 Assessment and Reasons

96. Ms Gray's s42A Report sets out her evaluation of the matters raised by W & M Thorburn Trust and Gary Thomas in their submissions. I agree with Ms Gray's assessment of those matters and adopt it for the purposes of my decision.
97. At the hearing, Ms Gray clarified that the intent of Rule B8.2-1 and B8.7-1 is that only one new non-habitable building or extension to an existing non-habitable building is to be provided for per site after the rule has become operative. It is intended that the rule shouldn't provide for cumulative 40 m² buildings to be erected as permitted activities, but that any buildings or extensions beyond the first one should be considered via a discretionary activity resource consent. To ensure that the effect of the rules is as Ms Gray describes, I have made some minor amendments. I have also removed two matters of discretion from Rule B8.7-1 as these were a duplication.

98. Other than the changes discussed above, I agree with Ms Gray's assessment and recommendations on the remaining matters raised in submissions and adopt it for the purposes of my decision.

6.3.4.4 S32 Considerations

99. The changes I have made in this decision in relation to the Taihape West Slip Zone provisions are limited to amendments to wording of provisions to improve their clarity and certainty. This will improve the efficiency of the provisions in achieving the objectives of the Plan and reduce implementation costs.

6.3.4.5 Conclusions

100. The Plan Change, with the amendments described above, is consistent with giving effect to the objectives of the Plan and giving effect to the One Plan in relation to the management of the Taihape Slip natural hazard. The changes as recommended by Ms Gray are approved subject to minor changes to improve clarity and certainty.

6.3.5 Liquefaction, Ground Shaking, Fault and Landslide Hazards

6.3.5.1 Submitters

Submitter	Relief sought	Further submissions
007 New Zealand Institute of Architects Western Branch	District Plan map layers remain as part of the District Plan as a non-statutory layer. OR If the layers are removed they are made easily and freely available through another method.	F001 Powerco Limited: support in part F002 Horizons Regional Council: support in part Further submission F003 Federated Farmers of New Zealand: support
015 Horizons Regional Council	That the liquefaction, ground shaking, landslide and active	F001 Powerco Limited: support

Submitter	Relief sought	Further submissions
	fault hazard zoned be removed from the Planning Maps, providing this information is still made available to plan users in Land Information Memorandum (LIM) Reports and in response to other information requests.	
017 Federated Farmers of New Zealand	Adopt Rules B8.3-1, B8.4-1 and B8.5 as notified (deleted).	
020 Carolyn Bates	All known hazards should be easily available so that residents are informed about the area/ location of their interest. If further information is provided it should be available via LIMs	F002 Horizons Regional Council: support

6.3.5.2 Issues in Contention

101. Based on the summary in Ms Gray's s42A Report, all parties are in agreement with the proposed changes (removal) of the liquefaction, ground shaking, active fault, landslide provisions. NZIA Western Branch noted that, following further explanation, they no longer held concerns about the proposed changes.²²
102. While there is not the scope in submissions to make significant amendments to the Plan Change in relation to the natural hazard maps and layers proposed to be removed, I will record my concerns with the approach proposed in the Plan Change to assist both the

²² Para 18.26 of Ms Gray's s42A Report

Council and Horizons with their future review of the Plan with respect to managing natural hazards.

103. The Council, neither in its s32 Report accompanying the Plan Change, or in subsequent s42A reports or evidence, provided substantive evidence to support the removal of the natural hazard map layers and listings in the definitions section of the Plan. There was no assessment in the s32 Report in relation to s32(2)(c), which requires that an assessment must:

(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

104. While Ms Gray's s42 Report makes reference to geotechnical investigations that have occurred for new and relocated dwellings in mapped liquefaction susceptibility areas, there was no quantification of this either in terms of numbers of reports or of the cost to building consent applicants. The inference from the Council's supporting documents is that all of the geotechnical assessments that have been undertaken for new buildings within the mapped liquefaction area found that there was low or no liquefaction risk, however this was not confirmed. There was no evidence presented to indicate that the other natural hazard overlays have resulted in similar findings, however this may be due to there being very few, if any, new dwellings that have been established in those other areas.

105. I note that Method 9-1 of the One Plan states that investigation, identification and mapping of areas susceptible to natural hazards will be undertaken by Horizons and provided to Territorial Authorities by 2010.

This method provides for the investigation, identification and mapping of those parts of the Region that are at risk from natural hazards, including seismic, volcanic, land subsidence, tsunami, flooding and coastal erosion hazards. It includes consideration of sea level rise and climate change implications on those hazards.*

This information will be provided to Territorial Authorities for district planning purposes and to other interested parties, and maps will be updated as required.

106. Based on the submission from Horizons, this One Plan method has not yet been implemented. This lack of revised information available to territorial authorities

substantially constrains them, including Rangitikei District Council, in being able to fulfil their obligations under the Resource Management Act 1991 (particularly s31(1)(b)(i)) as well as give effect to the One Plan in relation to natural hazards other than flooding.

107. Notwithstanding the lack of updated information on natural hazards, I have significant reservations about the appropriateness of removing the natural hazard overlays from the Plan on the basis that their accuracy and level of detail appears not to be high. While there may be some costs associated with an interim precautionary approach of retaining the maps and triggering a site-specific assessment when development is proposed, there has been no assessment as to the risk of not acting. I accept that some risk will likely be addressed at building consent stage for individual buildings where s71 and s72 of the Building Act 2004 apply, however that limits the Council's ability to apply a strategic and planned response at a district level to the management of land use and natural hazard effects.
108. I also note that the areas where the majority of geotechnical assessments have been undertaken is in Turakina and Bulls²³. A more precautionary alternative that could have been considered was to only exclude those areas from the maps where previously geotechnical results provide an evidential basis that liquefaction is unlikely (such as at Turakina and Bulls). It would have been useful if this option had been evaluated by the Council when it was considering the Plan Change prior to notification.

6.3.5.3 Assessment and Reasons

109. On the basis that all submissions were in support of the Plan Change, subject to minor amendments and clarification, and there is agreement between submitters that addresses the outstanding matters, the changes are approved.

6.3.5.4 S32 Considerations

110. The minor changes that have been made to these provisions are simply to improve the clarity of the provisions and make no substantive changes. I have set out above my reservations about the limited evaluation the Council undertook on these matters, however s32AA only requires me to evaluate changes to the proposal that have been made since the

²³ Para 18.29 of Ms Gray's s42A Report

evaluation report on the proposal was completed (of which there are none of a substantive nature).

6.3.5.5 Conclusions

111. On the basis that all submissions were in support of the Plan Change, subject to minor amendments and clarification, the changes are approved.

6.3.6 Advice notes – natural hazards

6.3.6.1 Submitters

Submitter	Relief sought	Further submissions
007 New Zealand Institute of Architects Western Branch	<p>Amend the first guidance note under section B8 as follows:</p> <p><u>Rangitikei District holds information on natural hazards (liquefaction, ground shaking, active fault lines, landslide and the Taihape Slip Zone) which are not shown on District Plan Maps, but are available (insert location here). Plan users should consult these maps to advise of any known hazards on a particular site. The presence of such hazards may not necessarily preclude development on a site, but may indicate that geotechnical and/or other engineering reports may be required in support of any building consent application.</u></p>	<p>F001 Powerco Limited: support in part</p> <p>F002 Horizons Regional Council: support in part</p>

Submitter	Relief sought	Further submissions
015 Horizons Regional Council	<p>That the first advice note in Section B8 – Natural Hazards is amended as follows:</p> <p><u>Note: there may be natural hazards affecting properties that are not included in the District Plan. Please consult Rangitikei District Council and the Regional Council for additional hazard information.</u></p> <p>That the second advice note in Section B8 be retained as drafted.</p>	F003 Federated Farmers of New Zealand: support

6.3.6.2 Issues in Contention

112. The Council initiated a pre-hearing meeting with submitters where refinements to the advice notes were discussed and agreed. There are no remaining issues in contention.

6.3.6.3 Assessment and Reasons

113. I agree with the evaluation and recommendations made in section 19 of Ms Gray's s42A Report and adopt them for the purposes of my decision. The advice notes proposed are clear and provide a useful reference for people who are considering undertaking development or establishing activities in areas where natural hazards may be present. Given the Plan Change removes a number of the natural hazard overlays, providing direction to where that information can now be found is important. It assists with natural hazard avoidance and mitigation through other mechanisms such as the provisions of information, education and the control of building development through the Building Act processes.

6.3.6.4 S32 Considerations

114. The amendments made to the advice notes through the pre-hearing process increase the certainty of the provisions and therefore improve the effectiveness of the provisions compared with their notified wording.

6.3.6.5 Conclusions

115. That the Plan Change be amended as recommended in Ms Gray's s42A report.

6.4 Building Setbacks – Residential Zone

6.4.1 Introduction

116. This section of the decision addresses the following aspects of the Plan Change:
- a. Removal of the exclusion of 'accessory buildings' from Rule B2.1-2 in relation to daylight setbacks
 - b. Removal of the 20 metre building setback from a Rural zone boundary (Rule B2.2-1(e))

6.4.2 Submitters

Submitter	Relief sought	Further submissions
008 Robert Snijders	Daylight setback – this provision should include sunlight, be amended to 2.4 metres to be consistent with other local authorities and that all buildings should be included in the daylight setback rules,	

Submitter	Relief sought	Further submissions
	<p>including accessory building.</p> <p>Building setback rules need to consider Right of Ways adjacent to habitable rooms with windows. Questions whether a bathroom is a habitable room. Requests the definition of habitable rooms is clarified then related back to the building setback rule.</p> <p>Clear diagrams should be used.</p>	<p>F003 Federated Farmers of New Zealand: support</p>
013 GV Calkin	<p>Amend the 3 metre setback as it is too restrictive.</p>	

6.4.3 Issues in Contention

117. Mr Snijders has requested that the starting height for the recession plane measurement when determining maximum building height in relation to a site boundary should be increased from 2.0 metres to 2.4 metres.
118. Mr Snijders also requested that the definition of 'habitable room' is amended to refer to bathrooms, and that setbacks of habitable rooms from right of ways is considered. Mr Calkin also requested amendments to the 3 metre building setback from a window to a habitable room.

119. The Council's Planner, Ms Gray, considers that the requested changes to the 3 metre setback requirement in the Plan are not 'on' the Plan Change and therefore should be rejected. She sums up her position at paragraph 8.17 of her s42A Report where she states:

'The submission points do not address a change to the status quo advanced by the proposed Plan Change. The only amendment proposed for boundary setbacks in the Residential zone are between the Residential and Rural zones, not related to the 3 metre setback for habitable rooms. As there was no proposal to amend this provision, it is unlikely people with an interest would have had an effective opportunity to participate. I consider submission points are unable to meet the tests identified in Section 6 of my report and are not 'on' the Plan Change, and should be rejected.'

120. Ms Gray also considers that Mr Snijders' requested change to the recession plane starting height from 2.0 meters to 2.4 metres is not 'on' the Plan Change²⁴. She states that:

'The amendments to the status quo was only for accessory buildings. I consider the submissions point is not able to meet the first of the Clearwater tests and cannot be considered to be 'on' the Plan Change.'

6.4.4 Assessment and Reasons

121. Ms Gray agrees with the submission point of Mr Snijders in relation to the use of diagrams to assist with interpretation of the rule and has recommended the addition of a diagram that demonstrates the daylight setback rule. While such a diagram was not proposed in the Plan Change as notified and could therefore be considered to not be 'on' the Plan Change, it does not make a change to the rule itself or the way in which the rule functions. It is in reality an explanatory statement that assists with the efficient interpretation and application of the rules of the Plan. For those reasons, I agree with Ms Gray and Mr Snijders that the diagram should be added and that it will assist in interpreting the rule.
122. I also agree with Ms Gray's analysis of the submission points requesting both a change to the starting height for the recession plane angle (Mr Snijders' submission) and a change to the building setback for a dwelling containing a habitable room. Both of these requests

²⁴ Para 3.6 of Katrina Gray's Post hearing feedback in response to requests from the Commissioner. Dated 7 July 2016.

relate to provisions that were not reasonably within the scope of the Plan Change in relation to setbacks. The clearly stated purpose of the Plan Change in relation to residential setbacks was limited to removing the 20 metre setback from a Rural Zone boundary and removal of the exclusion of accessory buildings. The Council did not propose changes to any other setbacks for dwellings within the Residential Zone. Given the high number of residents of the District that are likely to be interested in the potential effects of changes to setbacks that may adversely affect residential amenity, it would be unreasonable to allow for such a change without broad opportunity for public engagement.

123. As there were no submissions received on the removal of B2.2-1(b) that provided for a 20 metre setback from a Rural Zone boundary, the change as notified is approved.

6.4.5 S32 Considerations

124. The insertion of an explanatory diagram provides a benefit to Plan users by assisting with efficient and effective interpretation of the provisions. This is likely to reduce costs to both applicants and the Council as it will reduce or avoid time and cost associated with Council officers being called upon to assist with interpreting the rules of the Plan (which Ms Gray stated happens regularly with this particular rule).

6.4.6 Conclusions

125. The requested changes to the boundary setbacks and recession plane height are not 'on' the Plan Change and are therefore not accepted.
126. The requested addition of an explanatory diagram for the height recession plane rules is accepted on the basis that it improves the efficiency of plan interpretation and administration without affecting the substance of the rules to which it relates.
127. The proposed removal of the 20 metre Rural Zone boundary setback requirement and amendment to Rule B2.1-2 to delete the exclusion of accessory buildings from having to meet the setback requirements are accepted as notified.

6.5 Villages - Rezoning for Commercial and Residential Activities

6.5.1 Introduction

128. The components of the Plan Change that this section of the decision addresses are:

- a. Commercial zoning of properties in Turakina, Mangaweka, Utiku and Ohingaiti/
- b. Retail activities as permitted in the Residentially zoned areas of Scotts Ferry, Koitiata, Turakina, Mangaweka, Utiku, Ohingaiti and Mataroa/
- c. Removal of retail shopping core from Turakina

6.5.2 Submitters

Submitter	Relief sought	Further submissions
010 Lyn Watson	States that there is a subdivision plan already approved for the site to be changed from 2 to 3 lots and both are commercial.	
015 Horizons Regional Council	Clause k) of Rule B2 be retained as drafted.	
021 JP Baker	Section 8 Onslow Street West Lot 55 DP 556 of Ohingaiti be rezoned to commercial.	
022 Paul Hoyle	Section 8 Onslow Street West Lot 55 DP 556 of Ohingaiti be rezoned to commercial.	
023 Michael Maher	Part section 119 Township of Mangaweka 442/1 and Lot 22 DP 63262 33A/409 (6 and 8 Raumaewa Road, Mangaweka) be rezoned to commercial.	

Submitter	Relief sought	Further submissions

6.5.3 Issues in Contention

129. Mr Baker, Mr Hoyle and Mr Maher have asked via their submissions that their properties in Ohingaiti and Mangaweka respectively be rezoned to Commercial. Ms Gray has inferred from Lyn Watson's submission that the submitter has requested that Section 67 Township of Mangaweka be rezoned to Commercial. Ms Gray's recommendation on these requested zoning changes is that they are not 'on' the plan change²⁵.

6.5.4 Assessment and Reasons

130. Mr Hoyle and Mr Maher appeared at the hearing in Marton and described the current activities and buildings that are on their sites and Mr Baker's site. In the case of Mr Maher's property (6 and 8 Raumaewa Road, Mangaweka), I was told by Mr Maher that there is a log cabin style building that had previously been used as a motel up until about a year ago, and has since been used as a standard dwelling. Mr Hoyle described the buildings on his and Mr Baker's properties in Ohingaiti as containing buildings that are used for maintenance on hay contracting equipment and for a light engineering business. Mr Hoyle said his preference was for the site to be zoned for light manufacturing or industrial use. None of the submitters presented evidence that assessed the potential effects of such a zoning change on the neighbouring and nearby properties or on the wider form and function of the villages.
131. The desire of the submitters to have their land rezoned to a zone that provides for commercial and/or industrial activities as permitted activities open up potential opportunities for alternative uses and economic development. However, the process by which rezoning occurs should be one that ensures that people who may be adversely affected by a more permissive regime for activities that have the potential to cause adverse effects, have a reasonable opportunity to be aware of the change and to participate in the planning process as submitters. By introducing rezoning via a submission on a plan change that did not foreshadow such a zoning change when it was notified precludes neighbours

²⁵ Paras 10.18 to 10.21 of Ms Gray's s42A Report

and other affected parties the opportunity to consider the change and submit. I therefore consider that the requested zoning changes are not 'on' the Plan Change and are not accepted.

132. There may be significant merit in rezoning the properties identified by the submitters, however that assessment should be made through a proper plan change process that involves an appropriate assessment of the proposal in accordance with s32 of the Resource Management Act 1991, and where the proposed changes are notified to people who may be affected by them.
133. In terms of the other changes promoted in the Plan Change (Retail activities as permitted in the Residential zoned areas of Scotts Ferry, Koitiata, Turakina, Mangaweka, Utiku, Ohingaiti and Mataroa/ and Removal of retail shopping core from Turakina), no submissions were received that opposed or requested changes to the provisions as notified. Horizons Regional Council submitted in favour of enabling retail activities in the Residential Zone areas of Scotts Ferry, Koitiata, Turakina, Mangaweka, Utiku, Ohingaiti and Mataroa. I agree with the observation in the submission from Horizons that development in these areas that is subject to natural hazards will be required to meet the Natural Hazards rules of the Plan.

6.5.5 S32 Considerations

134. No substantive changes to the provisions as notified are proposed so no further assessment is required by s32AA.

6.5.6 Conclusions

135. The submissions that request additional properties in Mangaweka and Ohingaiti be zoned as Commercial are not 'on' the Plan Change and are therefore not accepted. The Plan Change provisions are therefore approved as notified subject to minor wording amendments to improve clarity and certainty.

6.6 Commercial Zone – Activity Setbacks

6.6.1 Submitters

Submitter	Relief sought	Further submissions
008 Robert Snijders	All manufacturing should be screened from customers on	

Submitter	Relief sought	Further submissions
	health and safety grounds; however, the screening could be clear glass which could enhance a customer's experience.	

6.6.2 Issues in Contention

136. As summarised in Ms Gray's s42A report at paragraph 10.35 and 10.36, pre-hearing discussions between Council officers and Mr Snijders on this submissions point resulted in agreement being reached in relation to minor re-wording of Rule B4.2-2.

6.6.3 Assessment and Reasons

137. The re-wording of Rule B4.2-2 proposed by Ms Gray in her s42A Report²⁶ reflects Mr Snijder's submission that manufacturing activities do not necessarily need to be screened from view, only that, in his opinion, there needs to be some separation between them and the public. Mr Snijders expanded on his rationale for his preference for a setback instead of screening at the hearing, and observed that manufacturing activities can provide diversity and interest to the town centre, particularly where they are associated with the direct sale to customers of the resulting products. I agree that in many cases it would be of benefit, or at least of no adverse effect, for manufacturing activities to be visible within a building in the retail core of towns in the Rangitikei District. This reflects one of the underlying purposes of the Plan Change, which is to enable diversity of activities within the Commercial Zone to stimulate economic activity.
138. I note that there is potential conflict between manufacturing activities and noise-sensitive residential activities (which the Plan Change permits in the Commercial Zone). However, there were no submissions that raised that as a potential issue.

²⁶ Para 10.38 of Ms Gray's s42A Report

139. As there were no submissions received on Rules B4.2-1 or B4.2-4, those changes are accepted, subject to some amendments to the wording to improve the clarity and certainty of the provisions. In relation to Rule B4.2-2, the changes agreed between Ms Gray and Mr Snijder are sufficiently clear. However, in response to a question of certain in terms of the note on Rule B4.2-2 that I posed to Ms Gray at the hearing, she has recommended that the note be removed. I agree that the note has little relevance to potential adverse effects – the number of full-time employees of a business have very little bearing on the effects a manufacturing activity may have in terms of visual, noise and other effects. Also, as a ‘note’ it does not form part of the rule and therefore has no legal effect. I have therefore deleted the note.

6.6.4 S32 Considerations

140. The amendments to the provisions improve the clarity and therefore support effective interpretation of the Plan. The change promoted by Mr Snijders to remove the requirement for screening and instead impose a setback for manufacturing activities is likely to have economic benefits in terms of enabling diversity within the retail shopping core. While there may be some cost to building owners where some space at the front of a building is not able to be used for manufacturing activities, it is likely that this effect will be minimal as it provides an opportunity for ancillary retailing or customer engagement. Enabling manufacturing within the Commercial Zone promotes economic and employment opportunities in the town centre.

6.6.5 Conclusions

141. The changes to Rules B4.2-1 to B4.2-4 are accepted subject to amendments set out above and minor wording changes to improve clarity and certainty.

6.7 Commercial Zone – Residential Activities

6.7.1 Submitters

Submitter	Relief sought	Further submissions
015 Horizons Regional Council	Support the proposed change to clause h) of the Commercial zone	

Submitter	Relief sought	Further submissions
	<p>permitted activities. Properties at risk of flooding will be subject to the additional natural hazard rules in section B8. Note the potential for issues to arise if commercial properties with a 300mm freeboard are converted to residential use which have a 500mm freeboard requirement.</p>	
020 Carolyn Bates	<p>Support changes which will allow people to live above business premises. People living in businesses provide passive security for an area.</p>	

6.7.2 Issues in Contention

142. Both submitters support the proposed Plan Change in relation to allowing residential use in the Commercial Zone as a permitted activity. Issues relating to the potential effects of allowing residential activity in the Commercial Zone and the potential risk associated with flooding is addressed in more details in Section 6.3.2 *Flooding – Buildings with Natural Hazard Areas 1 and 2* of this report

6.7.3 Assessment and Reasons

143. The concept of allowing residential use within the Commercial Zones encourages a mixed use environment that has the potential to increase economic activity in town centres. It offers an additional income stream for building owners, potentially increases retail and

entertainment activity, and offers benefits with increased passive surveillance of commercial areas. Overall, submitters support the Plan Change for these reasons.

144. Much of the town centre of Marton is within Natural Hazard Area 1 and 2 (Flooding). Permitting residential activities within existing buildings in these areas potentially increases the risk associated with the flooding hazard. Refer to section 6.3.2 *Flooding – Buildings with Natural Hazard Areas 1 and 2* of this decision for analysis of the flood hazard aspect to this proposed change. To summarise, my decision on the natural hazard rules that control land use in flood hazard areas is that it is appropriate that conversion of existing commercial buildings to occupied uses such as residential activities should be given the same level as scrutiny as establishing the same activity in a new building. Whether the building is new or old makes little difference to the risk to property and life that significant flooding poses.
145. The result of my decision in relation to flood hazard management is that, while the proposed change to permitted activity (h) in B4 Commercial Zone rules is appropriate for the reasons set out above, any change of use of an existing building to accommodate residential activity is subject to the natural hazard rules in B8.1 (permitted activities in Natural Hazard Area 2 (Flooding), which require the occupied space to have a minimum flood level above the 0.5% AEP flood level (plus freeboard). As Ms Gray notes in her s42A Report²⁷, in many cases residential activity is likely to occur on the upper floors of commercial buildings and will therefore meet the requirements of Rule B8.1-2.

6.7.4 S32 Considerations

146. No changes to are made to the provision as notified.

6.7.5 Conclusions

147. For the reasons set out above the change to allow for residential activity as a permitted activity in the Commercial Zone is accepted as notified.

²⁷ Para 10.47 of Ms Gray's s42A Report

6.8 Rural Zone – Setbacks for Buildings and Structures

6.8.1 Submitters

Submitter	Relief sought	Further submissions
008 Robert Snijders	Questions whether dwelling setbacks will affect land that already has consent. States that mutual consent to waive setbacks could be more appropriate.	F003 Federated Farmers of New Zealand: support in part
014 GV Calkin	Reduce the 20 metre setback to 5 metres.	F003 Federated Farmers of New Zealand: support
017 Federated Farmers of New Zealand	<p>Rule B6.1-1 – Building Setback – Amend as follows:</p> <p>On sites that contain 5,000m² or more all buildings must not be located any closer than:</p> <p>Rule B6.2-1 – Dwelling Setback – Amend as follows:</p> <p>On sites that contain less than 5,000m² or more all dwellings must not be located any closer than:</p> <p>Rule B6.2-2 – Dwelling Setback – Amend as follows:</p> <p>On sites that contain 5,000m² or more all dwellings must not be located any closer than:</p>	F003 Federated Farmers of New Zealand: support

Submitter	Relief sought	Further submissions
	Adopt B7.1-1, B7.2-1 and B7.5-1 as notified.	
018 New Zealand Transport Agency	<i>Submission point withdrawn</i>	F003 Federated Farmers of New Zealand: oppose
020 Carolyn Bates	Support the reduction in setbacks to allow buildings to be positioned closer to boundaries. This will provide improved access for delivery vehicles.	

6.8.2 Issues in Contention

148. A number of the issues raised in submissions were resolved between the parties at pre-hearing meetings. The key matter that remains outstanding is whether there should be a lesser setback provided for extensions to existing buildings where the existing building is inside the permitted activity setback.

6.8.3 Assessment and Reasons

Reduction of the setback from 20m to 5m for dwelling extensions on sites larger than 5,000m²

149. Mr Calkin requested that extensions to existing dwellings that are already within the specified boundary setback distances should only have to meet a 5 metre setback rather than the full 20 metres for new dwellings. I understand the logic behind Mr Calkin's request, in that a dwelling that is already close to a boundary is part of the existing environment and extending that building could be regarded as a minor change to the status quo. I also understand the observation that Mr Matthews, who spoke at the hearing on behalf of Federated Farmers, made which was that in a number of situations in the hill country, the only area of land suitable for building is immediately next to a road or another property boundary and therefore landowners have no alternative other than to apply for resource consent.

150. However, I agree with Ms Gray's assessment that to permit extensions to buildings that would increase the level of non-compliance with the permitted activity standard has several potential consequences. It would establish a permitted baseline that resource consent applicants could benefit from, the effect of which is that it would erode the protection that the setback approach offers both dwelling residents (minimising the potential to receive adverse effects) and neighbouring property owners (minimising the potential for reverse sensitivity effects and loss of amenity). Such an approach could also result in significant adverse effects both on the amenity of neighbouring property owners and on the rural character, particularly where the maximum size of an extension is not controlled. To permit such effects would not be consistent with achieving the objectives of the Plan, in particular Objective 6

Maintain the largely primary production qualities of the Rural Zone and manage land use so that character and amenity values are not compromised.

151. On that basis, I agree with Ms Gray's recommendation that the submission points requesting a reduction of boundary setbacks for extensions to existing dwellings should not be accepted.

Alternative use of recession planes

152. At a pre-hearing meeting between Council officers and submitters, agreement was reached between Federated Farmers and the Council that an alternative wording for Rule B6.1-1(a) and (b) and B7.1-1(a) and (b) should be adopted, which is easier to interpret than the current wording. I understand from the pre-hearing notes (Appendix 7 of Ms Gray's s42A Report) and Ms Gray's comment at paragraph 12.32 is that 'the alternative use of a recession plane was discussed and agreed'.
153. Having examined the two rules in question, I agree that they are a rather complicated way of describing what is effectively a recession plane effect. Both (a) and (b) describe building height as a 1 to 1 height to boundary ratio beyond 5 metres of the applicable boundary. The wording recommended by Ms Gray (her new B6.2) accurately captures this setback approach in a much clearer way. However, the provision proposed by Ms Gray introduces the phrase 'except those used for intensive farming'. Intensive farming is not referred to in either of the original rules that were remodelled to form the new rule, and there are no other permitted activity rules specifying setbacks for intensive farming in the Rural Zone rules. Intensive farming is expressly listed as a restricted discretionary activity in Rule B7.15-

4 and a discretionary activity in Rule B6.10-6(b). As such, the phrase excluding intensive farming from having to meet the setbacks is redundant.

Existing resource consents

154. I agree with Ms Gray's response to the question posed by Mr Snijders in relation to the effect of the change to the provisions on existing resource consents²⁸. This is provided for by s9(3) of the Resource Management Act 1991.

Re-drafting of rules to improve clarity

155. I agree with the recommendations made by Federated Farmers that there are a number of improvements that can be made to the drafting of the rules to make them clearer and more certain. The amendments that Ms Gray has recommended based on the suggested wording in the Federated Farmers submission is a significant improvement and is accepted.

6.8.4 S32 Considerations

156. The changes to the provisions subsequent to notification of the Plan Change do not affect the provisions in a substantive way, however they do improve the effectiveness of the Plan through increased certainty.

6.8.5 Conclusions

157. The changes are approved subject to minor amendments to improve the certainty and clarity of the provisions.

6.9 Rural Zone – Setbacks for Network Utilities

6.9.1 Submitters

Submitter	Relief sought	Further submissions
006 Powerco Limited	Amend the exemption statement in Rules B6.1 and B7.1 to clarify that the building setback provisions	F003 Federated Farmers of New Zealand: support in part

²⁸ Para 12.34 of Ms Gray's s42A Report

Submitter	Relief sought	Further submissions
	do not apply to network utilities as follows. [alternative wording proposed].	

6.9.2 Issues in Contention

158. There are no issues in contention on this matter.

6.9.3 Assessment and Reasons

159. *B1.12 Network Utilities* of the Plan states the following:

The specific zone rules do not apply to network utilities, which are subject only to the requirements of section B1.12 of this plan. The exception is that the Residential Zone rules in relation to height*, daylight setback* and building setback apply to network utilities* (except masts* and poles) on Residential Zone land and on any site directly adjoining Residential Zone land.*

160. I agree in part with Powerco Limited's analysis in its submission that B1.12 states that the zone rules do not apply to network utilities. However, there is an exception to the exclusion which says that the Residential Zone rules apply to network utilities on Residential Zone land *and on any site directly adjoining Residential Zone land*. This could include land within road reserve, but it could also include land within another zone, including the Rural Zone or Rural Living Zone. Notwithstanding that clarification, B1.12 implicitly says that the rules in the Rural Zone do not apply to network utilities in the Rural Zone (and likewise for the Rural Living Zone). On that basis, I accept the approach agreed between Council officers and Powerco as set out in Ms Gray's s42A Report²⁹.
161. While the change agreed between the Council officers and Powerco affects a provision that was not specifically amended in the notified Plan Change, I am comfortable with the change on two grounds:

²⁹ Para 12.12 of Ms Gray's s42A Report

- a. It is consequential to the change to the boundary setback provisions that were proposed to be changed and which, when reading Rules B6.1 and B7.1 in isolation, would have applied to network utilities on sites greater than 200 square metres.
- b. Deletion of the network utilities exclusion text from B6.1 and B7.1 corrects what appears to be an error in the Plan, whereby rules are included but are not intended to apply (as per B1.12). However, I note that there are a number of other rules within the zone rules that relate to network utilities (e.g. the following is listed as a permitted activity in the Rural Living Zone rules '*e) network utility* activities, associated structures^, and any minor upgrading* of structures.*'), which creates significant confusion as to which rules actually apply.

6.9.4 S32 Considerations

162. The removal of the exclusion component of Rules B6.1 and B7.1 addresses a conflict between provisions in the Plan and therefore improves the effectiveness and certainty of the provisions. Because the provision that is changed was intended to have no actual effect, the removal of it is neutral in terms of costs and benefits and the degree to which it achieves the objectives of the Plan.

6.9.5 Conclusions

163. The agreement reached between the submitter and the Council officers to remove the exclusion clause from Rules B6.1 and B7.1 is accepted.

6.10 Rural Zone – Setbacks for Effluent Management Facilities

6.10.1 Submitters

Submitter	Relief sought	Further submissions
015 Horizons Regional Council	<p>That an advice note be added beneath permitted activity standard B6.3 and B7 as follows:</p> <p><u>Note: Plan users are encouraged to consult with the</u></p>	

Submitter	Relief sought	Further submissions
	<p><u>Regional Council regarding any additional regional rules and standards that may apply, including requirements for onsite wastewater discharges.</u></p>	
<p>017 Federated Farmers of New Zealand</p>	<p>Rule B6.4 and 7.4 – Location of Effluent Storage and Treatment Activities – Amend as follows:</p> <p>All areas used for the storage and treatment of effluent generated from primary production activities must meet the following separation distances:</p> <ul style="list-style-type: none"> a) 300 metres from any residential boundary dwelling, marae or place of assembly <u>located on a property under separate ownership.</u> b) 55 metres from any road boundary c) 50 metres from any river, lake, or wetland, and d) 80 metres from any other boundary 	<p>F002 Horizons Regional Council: support in part</p>

6.10.2 Issues in Contention

164. The amendment as notified in the Plan Change was not opposed by any submitters, with submission points focussed on refining the management approach and adding in greater certainty around the roles of the Regional Council and District Council in managing land use and discharges associated with effluent storage facilities. The primary issue in contention is the request by Federated Farmers of New Zealand to remove the additional setback requirements of the rule which relate to road boundaries, rivers, lakes and wetlands, and other boundaries. Ms Gray considers that those requested changes are not 'on' the Plan Change (see paragraph 12.53 of Ms Gray's s42A Report for her rationale).

6.10.3 Assessment and Reasons

165. Given that there were no submissions opposing the change from 'residential boundary' to 'dwelling' as the entity from which setbacks are applied in Rule B6.4(a) and B7.4(a), the change is accepted as notified.
166. In relation to the advice note proposed by Horizons in its submission, I agree with and adopt Ms Gray's analysis:

*The advice note proposed by Horizons does not seek to change the intent of the Plan, and will improve usability for plan users. I consider it is appropriate and should be accepted.*³⁰

167. I also agree with the recommended change to include the words 'located on a property under separate ownership'. This is clearly the intention of the rule; requiring consent for an activity where the effects of the activity are on the applicant's own amenity would be an unnecessary process (the applicant would simply provide their written approval to the proposal and the Council would not be able to consider the adverse effects on the applicant).
168. While the request by Federated Farmers of New Zealand to remove additional setback requirements from the rule because they address matters that appear to relate more to Regional Council functions, I agree with Ms Gray's analysis and findings in terms of whether the request is 'on' the Plan Change. The implications and appropriateness of removing the

³⁰ Para 12.51 of Ms Gray's s42A Report

setback provisions has not been fully evaluated and the proposed changes have not been fully exercised through public consultation. While I acknowledge the point Ms McGregor makes in her evidence³¹ that Federated Farmers, as a membership body, represents the interests of its farmer members and therefore offers a reasonable representation of farmer opinion on this matter, the Federation does not represent all farmers nor does it represent landowners and members of the community who are neither farmers nor members.

169. I also do not agree with Ms McGregor's argument at paragraph 5.8 of her evidence that because it is not clear what the purpose of the provisions is, and that the Council has not clarified what the purpose of the provisions is, that this is justification for removing them. I consider that the contrary actually applies; because it is not clear what the purpose of the provisions is, removing them without first investigating and evaluating them risks undermining the effectiveness of the Plan. There has been no s32 analysis applied to those provisions as part of the Plan Change, as the provisions were not within the scope of the Plan Change. I do not have sufficient information before me, notwithstanding my reservations about public participation, to make a reasonable assessment of the appropriateness of removing the provisions at this stage in the process. Therefore, I consider that, irrespective of the possible merit of the requested change, those additional setbacks should not be deleted as part of this Plan Change.

6.10.4 S32 Considerations

170. The proposed amendments that differ from the Plan Change as notified have minimal effect on the substances of the rules. The additions do however improve the efficiency of the Plan by improving interpretability and certainty.

6.10.5 Conclusions

171. The Plan Change is approved as notified subject to the following additions:
- a. Include an advice note directing Plan users to consult with Horizons Regional Council.

³¹ Para 5.7 of Kirsty McGregor's Statement of Evidence

- b. Add the phrase 'located on a property under separate ownership'.

7 Other Matters

7.1 Removal of Buildings

7.1.1 Submitters

Submitter	Relief sought	Further submissions
007 New Zealand Institute of Architects Western Branch	<p>An advice note be included in Rule B1.17 as follows:</p> <p><u>Advice Note: Consent under the Building Act may be required for the demolition or removal of buildings.</u></p> <p><u>Please refer to Schedule 1 of the Building Act 2004 or contact a Council Building Officer for advice.</u></p>	

7.1.2 Issues in Contention

172. There are no issues in contention.

7.1.3 Assessment and Reasons

173. I agree with the assessment made by Ms Gray in her s42A Report in relation to this matter. The advice note recommended by the submitter will assist Plan users understand the interaction between the District Plan and the Building Act 2004 requirements.

7.1.4 S32 Considerations

174. There are no s32AA considerations.

7.1.5 Conclusions

175. Amend the Plan Change to insert the advice note as requested by the submitter.

7.2 Building Heights

7.2.1 Submitters

Submitter	Relief sought	Further submissions
008 Robert Snijders	The height of buildings should be restricted to those surrounding it. The dwelling at 8 Pukepapa Road is a good example where a building has affected neighbouring dwellings.	

7.2.2 Issues in Contention

176. Mr Snijders seeks a change to the building height controls in the Plan. Ms Gray, planner for the Council, is of the opinion that amendments to the provisions governing building height are outside the scope of the Plan Change.

7.2.3 Assessment and Reasons

177. Mr Snijder's requested change appears to relate to Policy A1-2.4 *Control the height* and location of buildings* in the Residential Zone to maintain amenity*[^]. The only change that was proposed to the policies for the Residential Zone is to delete Policy A1-2.5, which relates specifically to the control of signs within the Residential Zone. I therefore agree with Ms Gray that the submission point is not *on* the Plan Change.

7.2.4 S32 Considerations

178. No changes to the provisions are being made.

7.2.5 Conclusions

179. The submission point is not accepted as it is not on the Plan Change.

7.3 Earthworks

7.3.1 Submitters

Submitter	Relief sought	Further submissions
019 Heritage New Zealand	Amend reference to Heritage New Zealand Pouhere Taonga Act 2014 and replace the term “modify, damage or destroy” with “modify or destroy”.	

7.3.2 Issues in Contention

180. None.

7.3.3 Assessment and Reasons

181. The requested change is to update the reference in the Plan to reflect the new national heritage agency, Heritage New Zealand, and to reflect the enactment of the Heritage New Zealand Pouhere Taonga Act 2014. This change is a minor administrative change and is accepted. By removing the term ‘damage’, the effect of the rule remains unchanged; damaging an archaeological site is a form of modification.

7.3.4 S32 Considerations

182. No further assessment under s32AA is necessary.

7.3.5 Conclusions

183. Amend the Plan Change as requested by the submitter.

7.4 Matters of Discretion – Marae and Community Facilities

7.4.1 Submitters

Submitter	Relief sought	Further submissions
018 New Zealand Transport Agency	Retain B2.11-3h) bullet point two as notified.	

7.4.2 Issues in Contention

184. None.

7.4.3 Assessment and Reasons

185. The submitter supports the proposed addition of matters of discretion relating to restricted discretionary consents for new marae and community facilities. The addition of the matters of discretion included in the Plan Change resolves an existing gap in the operative Plan provision.

7.4.4 S32 Considerations

186. None

7.4.5 Conclusions

187. Amend the Plan as proposed.

7.5 Building Setbacks – Education Zone

7.5.1 Submitters

188. No submissions were received

7.5.2 Issues in Contention

189. None

7.5.3 Assessment and Reasons

190. I agree with the assessment set out in Ms Gray's s42A report.

*The proposed change to require accessory buildings to comply with daylight setback requirements is consistent with the objectives and policies for urban amenity and the Education zone which seek to ensure amenity values are retained. The 20 metre building setback from Rural zone boundaries is restrictive for the Education zone. There is unlikely to be reverse sensitivity issues that affect the Education zone.*³²

7.5.4 S32 Considerations

191. None

7.5.5 Conclusions

192. Amend the Plan as proposed.

7.6 Commercial Zone – Pedestrian Verandas

7.6.1 Submitters

Submitter	Relief sought	Further submissions
017 Federated Farmers	<p>Rule B4.4 Pedestrian Veranda – Amend as follows:</p> <p><u>All permanent buildings set back from the road in the case of retail activities within the retail shopping core which may be set back from the road frontage shall provide a veranda a veranda must be provided along the</u></p>	

³² Para 9.3 of Ms Gray's s42A Report

Submitter	Relief sought	Further submissions
	main frontage of the building, where pedestrians gain entry. To the building, or where practicable, in any other case.	

7.6.2 Issues in Contention

193. Federated Farmers of New Zealand have requested that the rule is redrafted to be clearer and more certain.

7.6.3 Assessment and Reasons

194. The proposed amendment requested by the submitter achieves the desired outcome of clarifying the rule.

7.6.4 S32 Considerations

195. The change to the drafting of the rule retains the intent of the rule as notified, but improves the clarity and therefore results in a more efficient provision. This increased certainty minimises the transaction cost for Plan users, and should avoid unnecessary resource consents being required as a result of misinterpretation.

7.6.5 Conclusions

196. Amend the Plan Change as requested by the submitter.

7.7 Industrial Zone – Relocated Buildings

7.7.1 Submitters

197. No submissions were received.

7.7.2 Issues in Contention

198. None.

7.7.3 Assessment and Reasons

199. Ms Gray sets out a summary of the change and the reasons for it. I agree with her assessment.

7.7.4 S32 Considerations

200. There are no changes to the provisions as notified.

7.7.5 Conclusions

201. The provisions are approved as notified.

7.8 Transportation – tracking curves and green strip

7.8.1 Submitters

Submitter	Relief sought	Further submissions
008 Robert Snijders	Tracking curve does not appear correct. Should be an example for a milk tanker and trailer.	

7.8.2 Issues in Contention

202. Mr Snijders seeks that the tracking curves should be checked and corrected. Ms Gray considers that this relief is not 'on' the Plan Change.

7.8.3 Assessment and Reasons

203. The submission point by Mr Snijders relates to a provision in the Plan that was not the subject of the Plan Change. I agree with Ms Gray's assessment of this submission point³³. The relief sought is not 'on' the Plan Change.
204. There were no submissions received on the change to Rule B9.12-6, which inserts a requirement for a 'green strip' to be placed between any parking area in the Retail Shopping Core and a road or footpath. There is no description or definition of what a 'green strip' is and could simply be a painted green strip on the ground surface. I expect that a painted strip was not what the Council intended when it proposed the provision, and instead anticipated a grassed or planted strip. I have therefore amended the provision to be more specific and refer to a 'vegetated strip'.

7.8.4 S32 Considerations

205. The changes I have made to Rule B9.12-6 are to improve the certainty and therefore the effectiveness on the provision to better achieve the objectives of the Plan. I do not consider that there are any additional costs associated with the change, as a reasonable person reading the provision as notified would have anticipated that the term 'green strip' referred to a vegetated strip. The change simply removes ambiguity and the potential for an interpretation argument.

7.8.5 Conclusions

206. The submission by Mr Snijders in relation to turning circles is not 'on' the Plan Change and is therefore not accepted. Rule B9.12-6 is approved as notified subject to replacing 'green strip' with 'vegetated strip'.

7.9 Definitions – Buildings

7.9.1 Submitters

Submitter	Relief sought	Further submissions
017 Federated Farmers of New Zealand	Farm sheds be re-instated in the definition of buildings.	

³³ Para 13.3 of Ms Gray's s42A Report

7.9.2 Issues in Contention

207. The Plan Change proposes to remove 'farm sheds' from the list of structures that are excluded from the definition of 'building' in the Plan. The change has been proposed to ensure that setback rules, natural hazard rules, and height in relation to boundary rules apply to farm sheds as well as other buildings.
208. Federated Farmers of New Zealand is concerned that by removing the exemption, significant constraints will be placed on their members who would otherwise have been able to erect a shed without needing to comply with setback rules or apply for resource consent.
209. Ms Gray is of the view that the effects of some farm sheds can be significant and that the rules of the Plan need to apply to them as they do to other structures to ensure that those adverse effects are avoided, remedied or mitigated, either by meeting permitted activity standards or resource consent conditions.
210. The differences between the Council and the submitter were not resolved at pre-hearing meetings.

7.9.3 Assessment and Reasons

211. The current exclusion of 'farm sheds' from the definition of 'building' in the Plan has the effect of excluding those types of buildings from having to meet the rules that control the actual and potential adverse effects of buildings. This is particularly relevant when considering the effectiveness of rules that are designed to manage the effects of natural hazards and effects on amenity. The term 'farm shed' is not defined in the Plan and the normal meaning would suggest that it could include anything from a small pump shed through to a large woolshed or covered yards. In the case of the former, the potential adverse effects are unlikely to be more than minor on the likes of flood flows or the amenity of neighbouring property owners. However, a large structure such as a woolshed or an implement shed located across a flood flow path or up against a property boundary has significant potential to cause adverse effects. For the Council to not manage such adverse effects through the District Plan would not be consistent with achieving the Purpose of the Resource Management Act 1991.

212. Mr Matthews who spoke at the hearing on behalf of Federated Farmers of New Zealand expressed the opinion that farmers would always consult with their neighbours before establishing a building on their property that might affect their neighbour. In his opinion, because of this 'unwritten code' between farmers, regulation of farm buildings in the District Plan is unnecessary. While I agree that many farmers, like any other members of the community, would be proactive in discussing a new building with their neighbours and seek to address any concerns that their neighbour may have, the reality is that this does not always happen for a wide variety of reasons.
213. The proposed removal of the 'farm shed' from the definition does not prohibited farm sheds from being established on farms as a permitted activity. It simply establishes some limited parameters that such sheds must meet. In the case of boundary setbacks, that means that a new farm shed would need to be located only 5 metres from a property boundary to meet the permitted activity standards. Even if a lesser boundary setback was required, the shed would require resource consent but that would be granted where any adverse effects were able to be avoided, remedied or mitigated. If there were actual and potential adverse effects on a neighbour of a shed being erected close to a boundary, if Mr Matthews' assumption is correct, the person proposing to building the shed would have already engaged with the potentially affected neighbour and either obtained their approval or moved the shed beyond the 5m setback (in which case consent would not actually be required). If a neighbour considers that they *would* be significantly adversely affected by a shed within 5 metres of their boundary and does not provide written approval to the proposal, and the shed builder wishes to proceed with a resource consent application anyway, it would seem to undermine the veracity of the 'unwritten code' between farmers that Mr Matthews referred to.
214. Having considered the rules of the Plan that relate to buildings in the Rural Zone, I consider that there are very few constraints on people being able to establish buildings on production land. The primary situations where there are permitted activity standards affecting farm sheds is in close proximity to property boundaries, in areas affected by flooding, within 15 metres of a river, lake edge or wetland, and if the building is a relocated building. In most other cases, the establishment of a farm shed would be a permitted activity. I do not consider that the requirement for consideration of actual and potential adverse effects on a case-by-case basis through a resource consent process imposes an undue or unnecessary cost on land owners, particularly when taking into account the

potential costs on neighbours and others in the community if the potential adverse effects are not appropriately managed.

215. I agree with the recommended exclusion of farm sheds with floor areas up to 10m². However, I have changed the reference from 'plumbing' to 'sanitary fixture' based on an observation that Mr Matthews for Federated Farmers made at the hearing that a pump shed could contain plumbing but should still fall within the exclusion. I agree with Mr Matthews on that point. While 'sanitary fixture' is not defined in the Plan, it is defined in the Plumbers, Gasfitters, and Drainlayers Act 2006 as:

sanitary fixture—

- (a) means a fixture that is used, or intended to be used, for sanitation; and
- (b) includes a bath, a shower, a sink, a basin, a toilet pan, a bidet, a urinal, and a laundry tub

216. This definition is sufficiently narrow to exclude plumbing associated with farm infrastructure but would capture a building that contains a toilet or kitchen facilities.
217. I acknowledge the request from Federated Farmers of New Zealand to provide for streamlined and efficient resource consenting processes to be developed by the Council to minimise time and cost delays to resource users. There are significant opportunities for streamlining consent application and assessment processes and the Council officer's comment in the pre-hearing minutes that the Council is already progressing such improvement, is encouraging.

7.9.4 S32 Considerations

218. The only amendment that has been made to the Plan Change is the inclusion of the additional bullet point that excludes buildings on production land that have a floor area of no more than 10m². This addition allows for small buildings that are unlikely to have adverse effects on the environment and the proposed amendment therefore reduces the potential costs that would have otherwise been incurred for small buildings within boundary setbacks. While the number of farm buildings that are to be built within the boundary setbacks is unlikely to be significant (and therefore the potential cost saving resulting from the amendment are minimal), it nonetheless improves the efficiency of the Plan. The change, as proposed by the Plan Change and taking into account the modification

I have made in this decision, provides for the rules of the Plan to better achieve the Plan's objectives compared with the status quo.

7.9.5 Conclusions

219. The Plan Change is accepted as notified, subject to the following exclusion being added to the definition of 'building'”

For the purpose of building setbacks – a building on production land that has a maximum floor area of 10m² and does not contain any sanitary fixtures (as defined in the Plumbers, Gasfitters, and Drainlayers Act 2006).

7.10 Grammatical Errors and Cross References

7.10.1 Submitters

Submitter	Relief sought	Further submissions
008 Robert Snijders	<p>There are a number of spelling and grammatical errors that need to be addressed.</p> <p>Substitute Heritage New Zealand in all relevant locations.</p> <p>Avoid using words such as 'may' as this leads to misinterpretation – 'shall' and 'must' should be used.</p>	
015 Horizons Regional Council	<p>Amendments are required to the introduction section to remove references to 'discretionary' activities being the highest class of activity and to ensure non-complying is an</p>	

Submitter	Relief sought	Further submissions
	activity class defined in the District Plan	
019 Heritage New Zealand	<p>Update references to the Heritage New Zealand Pouhere Act 2014 and to specific sections within that Act as per the updated Ngati Apa (North Island) Claims Settlement Act 2010.</p> <p>Replace all references to Historic Places Trust with Heritage New Zealand Pouhere Taonga, which can be abbreviated to Heritage New Zealand following the first mention.</p>	F004 NZIA Western Branch: Support

7.10.2 Issues in Contention

220. The requested amendments to update references to new legislation, new entities, spelling corrections and corrections to the introductory text to reflect changes to activity status derived from the Plan Change are agreed by the Council.
221. Ms Gray does not support Mr Snijders' request to replace the word 'may' with 'must' or 'shall' in the Plan. As Ms Gray points out, Mr Snijders has not identified the provisions that he would like this change made to.

7.10.3 Assessment and Reasons

222. I agree that the reference and spelling errors should be resolved in the Plan Change, and the recommendations made by Ms Gray address these concerns. The Council is also able to

correct minor errors such as spelling at any time without having to notify the changes pursuant to Clause 20A of Schedule 1 of the Resource Management Act 1991.

223. In relation to Mr Snijders' request to replace 'may' with 'must' or 'shall', I agree with the sentiment that I believe Mr Snijders is expressing; which is to use words that are certain and avoid the use of discretion when drafting rules and, in some cases, policies. In considering the provisions that form part of the Plan Change, I have taken into account the effect of the wording of the provisions and have amended them where I consider ambiguity exists. I do not however consider that there is sufficient scope in the Plan Change to address any other provisions in the Plan that Mr Snijders may identify as needing more certain wording applied. That is a matter for a future review of those provisions.

7.10.4 S32 Considerations

224. The changes made to the provisions are minor and no additional evaluation under s32AA is necessary.

7.10.5 Conclusions

225. The requested amendments to the Plan to address minor errors and referencing changes are appropriate and are approved as shown in Ms Gray's s42A Report.

8 Section 32AA Overall Summary

226. In considering and making decisions on provisions and matters raised in submissions, I have undertaken an evaluation of changes as required by s32AA of the Act. That evaluation has been summarised within the assessment and reasons recorded for each topic section in this decision report.
227. Overall, the changes that are made as part of this decision assist in the objectives better achieving the Purpose of the Act, and assist in the policies and rules to better achieve the objectives of the Plan compared with the status quo.

9 Consideration of Part 2 of the Act

228. Having considered the evidence and other material provided prior to and at the hearing, matters raised in submissions, and the relevant statutory and planning documents that inform and guide the District Plan, I consider that the changes to the provisions as proposed

in the Plan Change, and as amended by this decision, are consistent with achieving the Purpose of the Act.

229. Specifically, in relation to the historic heritage changes proposed, I consider that the new approach of 'heritage offsetting' and the framework that is set out in the amended policies of the Plan, are consistent with meeting the obligation set out in Section 6(f) of the Act to protect historic heritage from inappropriate subdivision, use and development. The opportunities that offsetting provides to support increased protection and enhancement of the heritage values of Marton town centre are likely to better enable people and the wider community to provide for their economic and cultural wellbeing.
230. While some of the amendments to other parts of the Plan impose some additional controls on activities that were previously unconstrained, the underlying reason for these changes is consistent with avoiding, remedying and mitigating adverse effects on the environment, and also provides better certainty that peoples' wellbeing is not significantly impacted by new development. The increased economic implications of these changes for some individuals is not an insignificant matter, but, based on the information available to me at the hearing, it is not an imposition that will impact on the Section 5 outcome of enabling people to provide for their economic wellbeing.

10 Conclusions and Decision

231. Based on the assessment and evaluation that I have summarised in this decision report, evidence and other material provided prior to and at the hearing, matters raised in submissions, and the relevant statutory and planning documents that inform and guide the District Plan, **the Plan Change, as modified as a result of consideration of matters raised in submissions, is approved.**
232. A summary of the decision on individual submission points and further submissions is included in Appendix 1. A copy of the District Plan showing all changes resulting from this decision³⁴ is included as Appendix 2.



Phillip Percy
Independent Hearing Commissioner

18 August 2016

³⁴ Amended planning maps are not included due to size but are available for inspection on request.

11 Appendix 1 – Decisions on individual submission points

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
General Rules and Standards						
008 Robert Snijders	All policies for signage should be in a single section	Rejected				
008 Robert Snijders	Diagrams should be added for signage on page 58.	Rejected				
008 Robert Snijders	Premises should not be allowed an unlimited number of signs.	Accepted in part				
008 Robert Snijders	The height of buildings should be restricted to those surrounding it. The dwelling at 8 Pukepapa Road is a good example where a building has affected neighbouring dwellings.	Rejected				
008 Robert Snijders	Substitute Heritage New Zealand where appropriate.	Accepted				
018 New Zealand Transport Agency	Retain Policy A2-7.8 as notified	Accepted in part				
018 New Zealand Transport Agency	Retain Rule B1.11-4 as notified	Accepted				
018 New Zealand Transport Agency	Retain Rule B1.11-5 as notified	Accepted				
018 New Zealand Transport Agency	Retain Rule B1.11-6 as notified	Accepted				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
018 New Zealand Transport Agency	Amend B1.11-1 as follows: Commercial Zone – unlimited number where signs are attached to, and not protruding outside of the building. Excluding commercial properties that adjoin the residential zone <u>or where the sign is visible from the State Highway network.</u> Industrial Zone - unlimited number where signs are attached to, and not protruding outside of the building. Excluding commercial properties that adjoin the residential zone <u>or where the sign is visible from the State Highway network.</u>	Accepted in part				
018 New Zealand Transport Agency	Amend advice note as follows: Note: The New Zealand Transport Agency controls signs on state highway corridors <u>Legal Road</u> by means of a bylaw.	Accepted				
019 Heritage New Zealand	Amend Rule B1.11 with a further restriction as follows: <u>*Signage cannot cover identified Physical Values (as listed in schedule C3B) except on fascia boards and existing unscheduled signs.</u>	Accepted in part	F004 NZIA Western Branch	Support	Assume amendment is sought. Support proposed amendment.	Accepted in part
007 New Zealand Institute of Architects Western Branch	Add an advice note under Rule B1.17 as follows: <u>Advice Note: Consent under the Building Act may be required for the demolition or removal of buildings. Please refer to Schedule 1 of the Building Act 2004 or contact a Council Building Officer for advice.</u>	Accepted				
019 Heritage New Zealand	Amend reference to Heritage New Zealand Pouhere Taonga Act 2014 and to specific sections as per the updated Ngati Apa (North Island) Claims Settlement Act 2010.	Accepted	F004 NZIA Western Branch	Support	Reflects wording in current legislation	Accepted

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
019 Heritage New Zealand	Replace the term "modify, damage or destroy" with "modify or destroy"	Accepted	F004 NZIA Western Branch	Support	Reflects wording in current legislation	Accepted
Residential Zone						
008 Robert Snijders	Rule B2.1-1 should be amended to start at 2.4 metres	Rejected				
008 Robert Snijders	All buildings should be included in daylight setback rules	Accepted				
008 Robert Snijders	Rule B2.1-1 should include sunlight	Accepted				
008 Robert Snijders	Rule B2.2-1c) should consider ROW's.	Rejected				
008 Robert Snijders	Clarify definition of habitable room.	Rejected	F003 Federated Farmers of New Zealand	Support	Definition of habitable room should be clarified.	Rejected
008 Robert Snijders	Include diagrams for Rule B2.1.	Accepted				
013 GV Calkin	Rule B2.2-1c) should be reduced.	Rejected				
015 Horizons Regional Council	Retain clause k) of B2 as notified.	Accepted in part				
018 New Zealand Transport Agency	Retain B2.11-3h) bullet point two as notified.	Accepted				
Commercial Zone						
008 Robert Snijders	Allow for screening under B4.2 for manufacturing activities to be clear glass.	Accepted in part				
010 Lyn Watson	That the subdivision provides for Section 67 Township of Mangaweka as Commercial.	Rejected				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
015 Horizons Regional Council	Support clause h) of B4.	Accepted				
017 Federated Farmers	Amend B4.4 as follows: All permanent buildings set back from the road in the case of retail activities within the retail shopping core which may be set back from the road frontage shall provide a veranda a veranda must be provided along the main frontage of the building, where pedestrians gain entry. To the building, or where practicable, in any other case.	Accepted				
020 Carolyn Bates	Support people being able to live above businesses.	Accepted				
021 JP Baker	Rezone Section 8 Onslow Street West Lot 55 DP 556 of Ohingaiti to commercial.	Rejected				
022 Paul Hoyle	Rezone Section 8 Onslow Street West Lot 55 DP 556 of Ohingaiti to commercial.	Rejected				
023 Michael Maher	Rezone Part Section 119 Township of Mangaweka WN442/1 and Lot 2 DP 63262 WN 33A/409 (6 and 8 Raumaewa Road) to commercial.	Rejected				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
Rural and Rural Living Zones						
006 Powerco Limited	<p>Amend the exemption statement in Rules B6.1 and B7.1 to clarify that the building setback provisions do not apply to network utilities as follows. Rule B6.1 does not apply to network utilities on sites of less than 200 square metres, as no building setback applies. B7.1-1 – This rule does not apply to network utilities on sites less than 200 square metres in size. OR Amend provisions to increase clarity that setback requirements do not apply to electricity or telecommunication support structures as follows: B6.1-2 - Rule B6.1 does not apply to network utilities on sites of less than 200 square metres, <u>or to electricity or telecommunication lines, including support structures,</u> as no building setback applies. B7.1-1 – This rule does not apply to network utilities on sites less than 200 square metres in size, <u>or to electricity or telecommunication lines, including support structures.</u></p>	Accepted in part	F003 Federated Farmers of New Zealand	Support in part	Support the need to remove conflicting rule frameworks	Accepted

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
008 Robert Snijders	Mutual consent to waive setbacks could be more appropriate.	Rejected	F003 Federated Farmers of New Zealand	Support in part	Where neighbours agree on setback distances this should be sufficient and should only apply to distances smaller than those specified in the Plan	Rejected
014 GV Calkin	Reduce the 20 metre setback to 5 metres for dwellings	Rejected	F003 Federated Farmers of New Zealand	Support	Support the 20 metre dwelling setback to only apply to new dwellings.	Rejected
015 Horizons Regional Council	That an advice note be added beneath permitted activity standard B6.3 and B7 as follows: <u>Note: Plan users are encouraged to consult with the Regional Council regarding any additional regional rules and standards that may apply, including requirements for onsite wastewater discharges.</u>	Accepted				
017 Federated Farmers of New Zealand	Policy A2-7.9 - Amend the policy as follows: Avoid signage in the Rural and Rural Living zones where it is not related to a business, service or activity that is located within the Rangitikei District.	Accepted				
017 Federated Farmers of New Zealand	Amend B6.1-1 as follows: On sites that contain 5,000m ² or more all buildings must not be located any closer than:	Accepted	F003 Federated Farmers of New Zealand	Support	Delete clause b) and f) of B6.1-1 and B6.1-2.	Accepted in part
017 Federated Farmers of New Zealand	Amend B6.2-1 as follows: On sites that contain less than 5,000m ² or more all dwellings must not be located any closer than:	Accepted				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
017 Federated Farmers of New Zealand	Amend B6.2-2 as follows: On sites that contain 5,000m2 or more all dwellings must not be located any closer than:	Accepted				
017 Federated Farmers of New Zealand	Amend Rule B6.4 and B7.4 as follows:a) 300 metres from any residential boundary dwelling, marae or place of assembly <u>located on a property under separate ownership. b) 55 metres from any road boundary c) 50 metres from any river, lake, or wetland, and d) 80 metres from any other boundary</u>	Accepted in part	F002 Horizons Regional Council	Support in part	The One Plan addresses water quality issues with regard to water bodies and odour. If the purpose of the rule is for visual or amenity effects, then not inconsistent with the One Plan.	Rejected
017 Federated Farmers of New Zealand	Adopt B7.1-1 as notified.	Accepted in part	F003 Federated Farmers of New Zealand	Support	Delete clause b) and f) of B7.1	Accepted in part
017 Federated Farmers of New Zealand	Adopt B7.2-1 as notified.	Accepted				
017 Federated Farmers of New Zealand	Adopt B7.5-1 as notified.	Accepted				
018 New Zealand Transport Agency	11.28 Amend B6.2-1, B6.2-2 and B7.2-1 – Rural and Rural Living Zone Dwelling Setback – to minimise potential for reverse sensitivity effects to occur from new dwellings constructed adjacent to state highways. Two key methods – setbacks and acoustic treatment of buildings.	Withdrawn	F003 Federated Farmers of New Zealand	Oppose	Relief sought will place a significant cost burden on land owners and is out of scope.	
Transportation						

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
008 Robert Snijders	Tracking curve does not appear correct. Should include an example for a milk tanker and trailer.	Rejected				
Definitions						
017 Federated Farmers of New Zealand	Farm sheds are re-instated in the definition of buildings.	Accepted in part				
Other issues						
008 Robert Snijders	Spelling and grammar issues	Accepted				
008 Robert Snijders	Substitute Heritage New Zealand	Accepted				
008 Robert Snijders	Avoid using 'may' and use 'shall' and 'must'	Accepted in part				
008 Robert Snijders	Discourage large vehicles from travelling through shopping precincts.	Rejected				
009 Irene Loder	Put in a public toilet and bus shelter.	Withdrawn				
009 Irene Loder	Change signs at the entry of Mangaweka to Mangaweka Village.	Withdrawn				
010 Lyn Watson	Public toilet in Mangaweka.	Withdrawn				
011 Lyn Watson	Rename Mangaweka Mangaweka Village	Withdrawn				
015 Horizons Regional Council	Amend introduction to reference non-complying activities as the highest activity class.	Accepted				
019 Heritage New Zealand	Update references to the Heritage New Zealand Pouhere Act 2014 and to specific sections within that Act as per the updated Ngati Apa (North Island) Claims Settlement Act 2010.	Accepted				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
019 Heritage New Zealand	Replace all references to Historic Places Trust with Heritage New Zealand	Accepted				
020 Carolyn Bates	Mapping is unclear.	Accepted	F003 Federated Farmers of New Zealand	Support	Clarity is important. The maps are difficult to read	Accepted
020 Carolyn Bates	Support the reduction in setbacks to allow buildings to be positioned closer to boundaries	Accepted				
Flooding						
006 Powerco Limited	Retain Rule B8.1 as notified.	Accepted in part	F003 Federated Farmers	Support/oppose	Support amendments to B8.1-1. The inclusion of farm buildings and structures for rule B8.1-2 will place unnecessary burden on rural landowners	Accepted in part
007 New Zealand Institute of Architects	Clarify the key for the flood maps.	Accepted	F003 Federated Farmers	Support/oppose	Clarity is important. The maps are difficult to read	Accepted
015 Horizons Regional Council	Retain Rule B8.1-2 as notified	Accepted in part				
015 Horizons Regional Council	Retain the removal of the overland stormwater flow path as notified.	Accepted				
015 Horizons Regional Council	Tutaenui stream through Bulls	Accepted				
015 Horizons Regional Council	Amend Rule B8.1-1 to refer to major extensions.	Accepted		Support in part		Accepted in part

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
015 Horizons Regional Council	Add a new definition of major extension as follows: <u>Major extension means an extension that includes habitable rooms such as a bedroom, study or office, but does not include a new or extended living area.</u>	Accepted in part	F003 Federated Farmers		B8.1-1 does not need to be more restrictive than the one plan.	
015 Horizons Regional Council	Amend the definition of habitable room to refer to Rule B8.1-1.	Rejected				
015 Horizons Regional Council	Add an additional permitted activity standard to refer to commercial buildings as follows: <u>In Natural Hazard Area 2 (flooding), any new commercial building, or extension to an existing building that involves occupied work space, must meet the minimum floor height levels to avoid any inundation during a 0.5% AEP (1 in 200 year) flood event, including 300mm freeboard.</u>	Accepted in part	F003 Federated Farmers	Oppose	Could be interpreted to include farm buildings. Seek clarification on the definition of commercial building.	Accepted in part
015 Horizons Regional Council	Refine the flood mapping along the Rangitikei River near Bulls in accordance with specific measurements produced by Horizons Regional Council.	Rejected				
015 Horizons Regional Council	Provide more information on the methodology used for the refinement of the Hunterville flooding area.	Accepted				
016 MJL and MS Roberts	Remove the indicative flood layer from Lot 2 DP 421066, 40 Pukepapa Road, Marton.	Accepted	F002 Horizons Regional Council	Support	There are suitable building sites within the property boundaries that are outside of the modelled flood extent	Accepted
017 Federated Farmers of New Zealand	Adopt Rule B8.1-1 as drafted.	Rejected				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
017 Federated Farmers of New Zealand	Amend Rule B8.1-2 to exempt farm related buildings, structures, fencing and earthworks.	Accepted in part	F002 Horizons Regional Council	Support in part	The amendments to rule B8.1-2 sought by the submitted are rejected, except riparian fences, which should not be captured by this rule.	Accepted in part
Taihape West Slip zone						
002 Fred Hammer	Council should be actively investigating water leaks in the Slip Zone. Council has been a leading cause in of the Slip Zone.	Withdrawn				
003 Henare Paranihi	Would like property at 40 Kaka Road to be purchased.	Rejected				
004 W&M Thorburn Trust	Taihape West Slip zone is replaced with an advisory note of the natural hazard.	Rejected	F002 Horizons Regional Council	Reject	Given the known slip risk, the identification and management of the area is appropriate. Advisory notes are not enforceable. The avoidance or mitigation of the natural hazard is consistent with the One Plan	Accepted
007 New Zealand Institute of Architects	Note that the Taihape West Slip zone layer is proposed to be removed	Rejected				
007 New Zealand Institute of Architects	Refer to the section 32 report that notes the Taihape West Slip Zone provisions are preventing new development.	Accepted in part				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
012 Gary Thomas	The area should be referred to as West Taihape and the zone is actively reduced where possible.	Rejected				
012 Gary Thomas	Commitment to maintain clear drains and waterways.	Withdrawn				
012 Gary Thomas	Repair water leaks.	Withdrawn				
012 Gary Thomas	Clear positive announcements of the current position of the zone.	Withdrawn				
015 Horizons Regional Council	Policy A4-17.8 is retained as drafted	Accepted				
015 Horizons Regional Council	Rule B8.7-6 is retained as drafted	Accepted				
015 Horizons Regional Council	That assurance be given that a condition of granting a building consent for an extension within the Taihape West Slip Area will be a notice on the Certificate of Title, restricting any future building works	Rejected				
015 Horizons Regional Council	Rule B8.7-5 – Taihape West Slip Zone - be retained subject to amendment as follows: <u>In the Taihape West Slip Zone, additions to habitable buildings that involve habitable rooms, or non-habitable extensions that exceed 40 square metres.</u>	Accepted in part				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
Liquefaction, ground shaking, active fault, landslide						
007 New Zealand Institute of Architects	District Plan map layers remain as part of the District Plan as a non-statutory layer. OR If the layers are removed, that they are made easily and freely available through another method.	Accepted in part	F001 Powerco Limited	Support in part	It is preferred that the alternative relief of making the information easily and freely available through another method is accepted.	Accepted
			F002 Horizons Regional Council	Support in part	Reject the request to retain the hazard map layers as non-statutory layers in the District Plan. Accept the request to make this hazard information easily accessible.	Accepted
			F003 Federated Farmers	Support	Support the educational role that maps and information provides for those wishing to undertake a development and believe the information should be available upon request	Accepted
015 Horizons Regional Council	That the liquefaction, ground shaking, landslide and active fault hazard zoned be removed from the Planning Maps, providing this information is still made available to place uses in Land Information	Accepted	F001 Powerco Limited	Support	Accept the submission to remove the hazard layer from the Planning Maps due to the low accuracy of the information.	Accepted

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
	Memorandum (LIM) Reports and in response to other information requests.					
017 Federated Farmers of New Zealand	Adopt Rule B8.3-1, as notified (deleted).	Accepted				
017 Federated Farmers of New Zealand	Adopt Rule B8.4-1 as notified (deleted)	Accepted				
017 Federated Farmers of New Zealand	Adopt Rule B8.5 as notified (deleted)	Accepted				
020 Carolyn Bates	All known hazards should be easily available so that residents are informed about the area/ location of their interest.	Accepted	F002 Horizons Regional Council	Support	Support the submitters request to make hazard information readily available	Accepted
020 Carolyn Bates	If further information is provided it should be available via LIMs	Accepted	F002 Horizons Regional Council	Support	Support the request that the information should be available via LIMS	Accepted
Advice Notes						

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
007 New Zealand Institute of Architects	Amend the first guidance note under section B8 as follows: <u>Rangitikei District holds information on natural hazards (liquefaction, ground shaking, active fault lines, landslide and the Taihape Slip Zone) which are not shown on District Plan Maps, but are available (insert location here). Plan users should consult these maps to advise of any known hazards on a particular site. The presence of such hazards may not necessarily preclude development on a site, but may indicate that geotechnical and/or other engineering reports may be required in support of any building consent application.</u>	Accepted in part	F001 Powerco Limited	Support	Accept the submission and include the advice note as sought.	Accepted in part
	-		F002 Horizons Regional Council	Support in part	The information has not been verified to a property scale, therefore the reference to 'known hazards' is misleading and 'potential hazards' would be more appropriate. The Taihape West Slip zone is not being deleted from the Planning Maps, so should not be included in the advice note. Horizons also hold information, therefore, should be referenced in the advice note.	Accepted in part

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
015 Horizons Regional Council	That the first advice note in Section B8 – Natural Hazards is amended as follows: Note: there may be natural hazards affecting properties that are not included in the District Plan. Please consult Rangitikei District Council <u>and the Regional Council for additional hazard information.</u>	Accepted in part	F003 Federated Farmers	Support	Support adding the reference to Horizons Regional Council.	Accepted in part
015 Horizons Regional Council	That the second advice note in Section B8 be retained as drafted	Accepted				
Heritage						
001 Progressive Enterprises Limited	Adoption of policies 16.4-16.8 provided the submitter can be reassured that its future expansion plans will not be hindered.	Accepted in part				
007 NZIA Western Branch	The heritage precinct is removed and Schedule C3B is deleted.	Rejected				
007 NZIA Western Branch	The reference to social, cultural, and economic well-being in Objective 16 and Policy A3-16.1 remains.	Accepted	F003 Federated Farmers of New Zealand	Support	Support NZIA comments regarding the elevation of heritage considerations above RMA matters of	Accepted in part

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
007 NZIA Western Branch	If the precinct is retained in the Plan, that Policy A3-16.3 be further modified as follows: Enable the protection, conservation, or adaptive reuse of historic heritage and heritage values listed in Schedule C3A and C3B of the Plan <u>where it can be demonstrated that such works are economically viable.</u>	Accepted in part			importance, particularly where economic feasibility is uncertain, earthquake strengthening requirements are not covered by external heritage "assessment" and the "market" no longer sees the building as having economic value. Similar comments could be made for farm homesteads and buildings that are or could be included in the District Plan.	
007 NZIA Western Branch	The following points are included as additional matters for discretion under Rule B10.1-5: <u>d) Market conditions affecting feasibility of adaptive reuse; e) The economics of a range of reasonably practical options f) The contribution that any replacement building might make to the vitality and vibrancy of the town centre.</u>	Accepted in part				
008 Robert Snijders	Council is trying to change rules to facilitate their own development.	Rejected				
008 Robert Snijders	Concern about adhoc development and the need for a height policy for frontage/streetscapes.	Rejected				
008 Robert Snijders	Objective 16B identifies for the protection of heritage, however, the amendments call for the demolition to suit Council's needs.	Rejected				
008 Robert Snijders	There is no text on how offsetting will work, if not correctly implemented heritage will be lost	Accepted in part				
008 Robert Snijders	Any demolition of heritage buildings should include the replacement of the facade so the street scene is protected.	Rejected				
008 Robert Snijders	Wording of policies A3-16.1 to A3-16.8 need to be strengthened.	Accepted in part				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
008 Robert Snijders	Schedule should be expanded to what is protected e.g. elevations and should be created by a third party to ensure it is not influenced by the Council to gain advantage.	Accepted in part				
017 Federated Farmers of New Zealand	Schedule 3CB — Support the acknowledgement of heritage values, but impacts on resource users must be addressed. Owner consent should be sought. Resource consent costs that result from the reasonable use of the buildings should be borne by Rangitikei District Council and Heritage New Zealand.	Accepted in part				
017 Federated Farmers of New Zealand	Policy A3-16.1 - Retain the policy as per the operative Plan as follows: Evaluate in any application for the destruction or modification of heritage, the extent to which the replacement activities provide for the economic, social and cultural well-being of the affected community.	Rejected				
019 Heritage New Zealand	Include objective 16B as a primary objective for the Design Panel.	Accepted in part				
019 Heritage New Zealand	Amend — Policy A3-16.7 — provide a definition for overall heritage gain.	Rejected	F004 NZIA Western Branch	Oppose	Oppose – Assessment criteria for 'overall heritage gain' would be more appropriate than a definition.	Accepted

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
019 Heritage New Zealand	Amend — Policy A3-16.8 — add (e) and (f) as shown below. A3-16.8(e) heritage offsets must be achieved before any work is started on the heritage site. A3-16.8(f) monetary contributions, conservation plans, and any non-physical heritage offsets will only be measured by the physical heritage offset they have achieved.	Rejected	F004 NZIA Western Branch	Oppose	Oppose — subject to clarification on Policy A3-16.7 offsets and A3-16.6 Design Panel	Accepted
019 Heritage New Zealand	Amend — Provide clear references to the intended schedule by stating C3A or C3B or both.	Accepted				
019 Heritage New Zealand	Amend — Rename New Zealand Historic Places Trust with Heritage New Zealand Pouhere Taonga, abbreviated to Heritage New Zealand after the first mention in the introduction .	Accepted	F004 NZIA Western Branch	Support	Reflects current legislation	Accepted
019 Heritage New Zealand	A3 Cultural Heritage and Character - Retain the follow provisions as notified in the Proposed Rangitikei District Plan 2016: Objective 16B; Policy A3-16.2	Accepted	F004 NZIA Western Branch	Support/oppose in part	Support in relation to building where the owners agree with the building's inclusion. Oppose additional buildings being added without support from building owners.	Rejected
019 Heritage New Zealand	Amend — Schedule C3B — to include Ian Bowman's assessment of Historical and Cultural values for each building.	Accepted				

Submitter	Submission point/decision requested	Decision on submission point	Further submission	Support/oppose	Submission point/decision requested	Decision on further submission points
019 Heritage New Zealand	Amend — Policy A3-16.5 — by either amending the policy as below, or if the heritage precinct concept remains, develop objectives and policies for the precinct and show the extent on planning maps. A3-16.5 Proposals to redevelop heritage buildings in the Marton heritage precinct (as listed in Schedule C3B) shall assess the impacts on overall precinct Marton heritage values	Accepted in part	F004 NZIA Western Branch	Oppose	Subject to clarification. Unclear whether the precinct preclude the inclusion of examples of contemporary buildings juxtaposed with heritage buildings.	Accepted
019 Heritage New Zealand	Amend — Policy A3-16.6 — include clear objectives and policies for the Design Panel which are tied to B10 Historic Heritage Discretionary rules.	Accepted in part	F004 NZIA Western Branch	Support/oppose in part	Oppose Objective 16B as the primary objective for the design panel. Seek confirmation eligible members for the panel will include: a. structural engineers; b. building owners; c. local architects/urban designers; d. HNZ representative; e. RDC representative.	Accepted in part

Attachment 4



Rangitikei
UNAPOLOGETICALLY...

REPORT

SUBJECT: **Administrative matters – August 2016**

TO: Council

FROM: Ross McNeil, Chief Executive

DATE: 18 August 2016

FILE: S-EX-4

1 Tutaenui rural water scheme pre-feasibility study – appointment of consultants

- 1.1 Officials from the Ministry for Primary Industries (which administers the Irrigation Acceleration Fund) visited Marton on 1 August 2016. This provided an opportunity for them to see some of the elements which will be considered as part of the pre-feasibility study, including the Marton 'A' dam. As a *pre-feasibility* study, the officials suggested looking for potentially comparable ventures elsewhere in the country before examining the specific circumstances to be addressed by the proposed scheme. A more detailed examination of those circumstances would more properly be a feasibility study, and they were willing to consider further funding for that if the pre-feasibility work demonstrated significant potential to improve productivity through more effective delivery of water, whether for stock purposes or crop irrigation.
- 1.2 This redefinition is best achieved by engaging a consultant with that broader view as well as a good knowledge of the current Hunterville rural water scheme, and discussions are proceeding to make such an engagement. Rule 13 of the Council's procurement policy permits this targeted approach up to a value of \$250,000 provided at least three potential suppliers have been included in the process, otherwise the contract value is limited to \$50,000 without prior authorisation from Council. There are not three such suppliers. While the contract value has yet to be determined, a recommendation is included to extend this limit to \$75,000. The award of the contract will be made known to the Assets/Infrastructure Committee's next meeting, on 15 September 2016.

2 Historic elm trees at Marton School

- 2.1 The School was made aware of the decision reached by Council at its meeting on 28 July 2016 the following day. However, the School's intended response is not yet known.

3 Town centres

- 3.1 Following the public meeting on the proposed new Bulls multi-purpose community centre, the architects are reviewing the design to allow for a larger auditorium and to secure cost-estimates for that.
- 3.2 The sale and purchase agreement has been signed for the Cobbler/Davenport/Abraham and Williams Buildings in High Street/Broadway, Marton. Council will be in possession of the site on 31 August 2016. A scoping document is being prepared to consider options for using the site (including the heritage features in the facades) and the wider implications for the surrounding buildings.

4 Submission to the Local Government Act 2002 Amendment Bill (No. 2)

- 4.1 At Council's last meeting, on 28 July 2016, it was decided to support the submission prepared by Local Government (LGNZ) on the Bill on the basis that a sector-wide approach was essential. Subsequently, LGNZ has met with the Minister and officials from the Department of Internal Affairs, the Prime Minister and officials from his Department, Government support parties and liaised with Opposition parties. LGNZ is provisionally scheduled to make its submission on Thursday 1 September 2016.
- 4.2 The key concern for LGNZ is that the Bill allows the Local Government Commission to *impose* the formation of Council Controlled Organisations (CCOs) without a poll being conducted. Establishing (or disestablishing CCOs) is defined as a reorganisation proposal and polls are required for these, as well as for proposed major transfers of functions between councils. Given the highly complex drafting of the Bill, it is uncertain whether the different treatment for CCOs is a deliberate anomaly.
- 4.3 LGNZ also opposes the introduction of further mandatory measures in addition to those now in place for roading, water, wastewater, stormwater and flood protection. There is nothing intrinsically wrong in extending the reach of such measures, but the Government is promoting this despite being fully aware of the initiative being taken by LGNZ in the Local Government Excellence Programme to provide an independently assessed set of measures covering the full spectrum of local council activities.
- 4.4 The Mayor presented Council's submission to the Committee (by teleconference) on 18 August 2016.

5 Submissions to proposed Fire and Emergency New Zealand legislation

- 5.1 At its meeting on 28 July 2016, Council delegated to the Policy/Planning Committee authority to approve (for the Mayor's signature) Council's submissions (to the Government Administration Committee) on the Fire Emergency New Zealand Bill and (to the Department of Internal Affairs) on the

discussion paper 'Proposed regulations to support Fire and Emergency New Zealand.

- 5.2 The Committee considered the draft submissions at its meeting on 11 August 2016. They looked for a stronger focus on volunteers (suggesting a requirement to develop a Code of Practice), greater clarity on the establishment of local committees (including allowing the local authority to have representation) and the transparency of their deliberations, and a commitment to a fair treatment of "response assets" (i.e. assets owned, leased or licensed by, or on behalf of an affected local authority which FENZ for its work) since some of these assets had been funded by the community.
- 5.3 The Committee made changes to strengthen the attention given to volunteers (including the question of payment to them or their employers).
- 5.4 The submissions as sent are attached as Appendix 1a and Appendix 1b.

6 Review of Class 4 gambling – discussion document from Internal Affairs

- 6.1 The Policy/Planning Committee also had delegation from Council to approve a Council submission (for the Mayor's signature) to the Department of Internal Affairs on its discussion document 'Review of class 4 gambling'. This provided an opportunity to comment on the lack of evidence to know whether Council's policy has an impact on problem gambling and to express a preference for distribution back to communities be on the basis of their spending on the gaming machines.
- 6.2 The submission as sent is attached as Appendix 2.

7 The 2050 challenge – discussion paper from Local Government New Zealand

- 7.1 During the recent Local Government New Zealand conference, a discussion paper was launched: *The 2050 challenge: future proofing our communities*. The emphasis is on 'enduring questions' – i.e. the shifts which will persist during the next four decades and are likely to have significant impact on New Zealand's communities. LGNZ has requested feedback by 23 September 2016.
- 7.2 This paper was considered by the Policy/Planning Committee's meeting on 11 August 2016. The short presentation provided to that meeting is attached as Appendix 3a.
- 7.3 The proposed response is attached as Appendix 3b. While in broad agreement with the paper, the Committee considered that there were a few additional 'shifts' which warranted inclusion:
 - the comparative isolation of New Zealand,
 - the changing nature of 'connected' communities, and

- the increasing speed of change.

7.4 The Committee thought an effective approach to developing the 2050 Challenge work stream would be for each local authority to select a facet which it identified with and to consider it in the light of the big picture and what local changes might result or be encouraged.

7.5 Instead of finalising the submission now, Council may prefer that the Committee consider the discussion paper further, given that there is time to do that, taking into account views expressed at the meeting. Alternate recommendations are provided.

8 MW LASS update

8.1 The Archives Central newsletter for July 2016 is attached as [Appendix 4](#). It notes the interest taken by the Rangitikei Catchment Board in aerial topdressing.

8.2 Progress continues with the joint information systems strategy and co-ordinating (with other regional local authority shared services) over insurance.

8.3 Work through the shared health and safety programme is noted elsewhere in this report.

9 Glyphosate

9.1 Earlier this month the Environmental Protection Authority (EPA) wrote to all local authorities drawing attention to a new report it had commissioned on glyphosate. A copy of this letter is attached as [Appendix 5](#).

9.2 The Parks & Reserves Team Leader has been reducing the use of glyphosate on Council parks and reserves and it is intended that he provides a briefing to the next meeting of the Assets/Infrastructure Committee, which will also be provided with a copy of the report commissioned by the EPA.

10 Taihape pool

10.1 Over the past six weeks the scope of the upgrade to the Taihape Pool – notably the filtration and heating – has been fully investigated and subject to peer review. However, the nature of the filtration/heating work is expected to trigger the need for a major upgrade of the electrical system in the facility. An assessment of what electrical upgrade is needed and the cost of that is currently underway and likely to be known by the end of this month.

10.2 This raises two issues:

- The budget available for this upgrade is expected to significantly exceed the funds currently available, i.e. \$150,000 from Council and around \$100,000 from the Taihape Community Development Trust, which had previously been noted as available to support such an upgrade. The gap in funding is something both Council and the Trust will need to consider.
- Even if funding is confirmed promptly to enable tenders for the upgrade work to be called, the extent of work means that it will not be able to be undertaken prior to the start of the next swim season.

10.3 The Taihape Community Development Trust is aware of these issues. Once the costs are finalised a meeting with the Trustees will be arranged.

11 Proposed road closures

11.1 The notice advising the intended road closure during 14-15 October 2016 for the Targa Rally attracted two objections, one (from Bruce Gordon) over the Waimutu Road section, the other (from Debbie Hurley) on the Turakina Valley Road/Ongo Road at Papanui Junction. A report is attached (as [Appendix 6](#)) outlining how these objections have been addressed. On this basis, it is recommended that the route proposed be confirmed.

11.2 The Marton Market Day will run on 26 November 2016; organisers are looking for the same road closure as last year – i.e. 7.00 am to 7.00 pm: Broadway from High Street to Hopping Electrical and Follett Street from Broadway to Stewart Street. The road closure will be advertised on 22 September 2016.

12 Remission of rates on the grounds of financial hardship, disproportionate rates compared to the value of the property or other extenuating circumstances

12.1 An application has been received requesting a remission under this policy for 128 Warrens Road, Marton. The assessment is attached as [Appendix 7a](#), an extract from the Council's mapping system as [Appendix 7b](#), and the policy is attached as [Appendix 7c](#).

12.2 This parcel had previously been treated as contiguous to that jointly owned by William and Linda Welch. The Valuer-General has required such situations to be merged as one valuation, provided ownership is the same. However, there is a small parcel owned by William Welch alone, meaning it had to be treated as a separate (and non-contiguous) rateable property, attracting the full extent of uniform charges. The current rates assessment is \$947 on a land value assessed by Quotable Value as \$50, so the rates are disproportionate to the value of the property.

12.3 A full remission is recommended, so long as the property value is less than \$10,000.

13 Request for waiver of all fees

- 13.1 No request has been received in the past month for waiving fees beyond that delegated to the Chief Executive.

14 Service request reporting

- 14.1 The summary reports for first response and feedback (requests received in July 2016) and resolution (requests received in June 2016) are attached for information, as Appendix 8.

15 Health and Safety update

- 15.1 Currently staff are gathering evidence for the ACC audit. Focus groups of staff and management are being organised to validate current hazard management systems and procedures.
- 15.2 The required process is for Council to issue an invitation to ACC. The audit itself will probably take place early October.

16 Staffing

- 16.1 Helen Shailer started as Office Assistant on 17 August 2016. Her employment is partly funded by Work & Income.
- 16.2 Linda Holman will start as part-time Administrator, complementing the hours worked by Samantha Kett.
- 16.3 Sue O'Connor has resigned from her role as on-call Librarian, providing support during weekends and staff absences. This role will be advertised shortly.
- 16.4 Two recent appointments to the shared services Infrastructure Group are Elysia Butler, Trade Waste Officer and Philippa Nidd, Compliance Monitoring Officer.

17 Recommendations

- 17.1 That the report 'Administrative matters – August 2016' be received.
- 17.2 That, having regard to rule 13 of the procurement policy, Council authorises the Chief Executive to award a contract for up to \$75,000 (GST exclusive) to a nominated consultant to provide specialised advice for the Tutaenui rural water scheme pre-feasibility study, with the award of that contract to be advised to the meeting of the Assets/Infrastructure Committee's meeting on 15 September 2016.
- 17.3 That Council endorses the submissions to
- a. the Government Administration Committee on the Fire and Emergency New Zealand Bill and

- b. the Department of Internal Affairs on the discussion document on proposed regulations to be made under the Fire and Emergency New Zealand Bill.
- c. the Department of Internal Affairs on the discussion paper on community funding from class 4 gambling.

EITHER

- 17.4 That His Worship the Mayor be authorised to sign (and send on behalf of the Council) the proposed feedback [without amendment/as amended] to Local Government New Zealand's discussion paper '2050 – the challenge'.

OR

- 17.5 That further consideration be given to Local Government New Zealand's discussion paper '2050 – the challenge' by the Policy/Planning Committee at its meeting on 15 September 2016, bearing in mind the views expressed at Council's meeting on 25 August 2016, with delegated authority being given to that Committee to authorise the finalised feedback being sent under the Mayor's signature to Local Government New Zealand.
- 17.6 That under Council's rates remission policy providing for remission of rates on the grounds of disproportionate rates compared to the value of the property, a full remission of rates from 1 July 2016 be granted to William Stuart Welch in respect of the 1257 m² land parcel at Warrens Road (valuation 13440 05201), so long as the capital value of the property does not exceed \$10,000.
- 17.7 That the approach taken by Club Targa New Zealand to address the two objections to the proposed road closures during 14-16 October 2016 be accepted, that the proposed route be confirmed, and that the rally organisers be informed accordingly.

Ross McNeil
Chief Executive

Appendix 1a



18 August 2016

File No: 3-OR-3-5

Hon Ruth Dyson
Chair
Government Administration Committee
Parliament Buildings
Molesworth Street
WELLINGTON 6160

government.administration@parliament.govt.nz

Dear Ruth

Fire and Emergency New Zealand Bill

The Rangitikei District Council thanks the Committee for the opportunity to comment on this highly important Bill.

The Council is supportive of the statement of the priority functions of FENZ and the recognition given to the wide span of work to be done. We accept the reality made very clear in the Bill that FENZ may not invariably be able to assist in matters like medical emergencies or severe weather related events. This will prompt other agencies with potential involvement in such incidents (including local authorities) to consider (and have access to) alternative resources. However, the over-riding provisions of the Civil Defence and Emergency Act still apply, and this has been acknowledged in the amendments (in Schedule 2, part 2) to the National Civil Defence Emergency Management Plan Order 2015.

The Council's key concern with this Bill is the successful integration of volunteers into this new unified organisation. Rangitikei's rural fire volunteers have identified closely with this District (where they live) and may be less willing to serve if this relationship is diminished. Clause 33 is very general and does not contain any accountability provisions. Perhaps there should be a requirement within the Bill (as there is for fire-fighting water supplies) for FENZ to develop, consult on and publish a Code of Practice for volunteers so that there is a more specific acknowledgement of this critical relationship.

This Code could address two issues which we think are significant. The first is the question of payment, a gratuity to both those who volunteer their time and to their employers who release them. We think this form of recognition would be an important contributor for sustaining the volunteer commitment. The second is ensuring there is an adequate number of volunteers in the more isolated parts of the country. Typically, when emergencies arise the community in such areas rally around. The question is how to bring such groups within the scope of FENZ

without requiring a commitment much outside their local areas, and whether it is feasible to allow (and support) community fire brigades in such areas.

Clause 15 includes among the functions of the local committees 'to consider and promote the interests of the local area's FENZ volunteers'; clause 18 outlines the expected interaction between local committees and the FENZ board; and clause 19 contains an obligation of the board to have regard for their advice. These are important safeguards for local communities.

However, clause 14 gives discretion to the FENZ board to determine where local committees are to be established. We are uncertain whether this simply refers to boundaries or whether it means FENZ can decide which parts of the country are to have local communities. We suggest that this ambiguity is resolved. We also suggest that the local authority in the area covered by the local committee be entitled to nominate a representative. We note that the Minister is suggesting that the process for establishing and running local committees is dealt with by regulation – Council is comfortable with approach provided the question of local authority representation is addressed there.

Clause 17 requires local planning for each local area – which is the area within the boundary of a local committee – to take into account the national strategy, emergency services required within the local area, advice from engagement with civil defence emergency management groups, advice from the relevant local committee and operational agreements with Conservation, Defence etc. This should prove significant in gaining local support, as well as being a sound basis for operations and developing capacity and capability. We agree with the requirement for demonstrable fit with the national plan. Given the apparent discretion given to FENZ on establishing a local committee (the basis for local planning), it might prove useful for there to be a requirement for the FENZ board to consider a recommendation from a local authority to establish one or more such committees within its boundaries.

Clause 21 provides that certain provisions of the Crown Entities Act 2004 will apply to members of local committees. This includes payment of remuneration and expenses, protections and immunity from liability and a duty not to disclose information. However, one consequence of this is that the meetings of local committees will not necessarily be open to the public, and any disclosure of proceedings will be at the discretion of FENZ. That is a potential weakening of the relationship with local communities (and accountability with them). Council asks the Committee to consider including local committees in Schedule 1 of the Local Government Official Information and Meetings Act 1989. Such an approach would ensure that meetings would be publicly advertised and proceedings normally open.

One of the consequences of the change is that local bylaw making on having fires (including in rural areas) will no longer occur. That carries the risk that the restrictions will not be sufficiently sensitive to local conditions. One potential solution to this is to allow/require the FENZ board to consult with the relevant local committee(s) before taking action to declare a prohibited or restricted fire season in an area (and include this specifically within the functions of the committee). This may be a detail more suitable for regulation, so we have also included it in the comment to the Minister's discussion paper on regulations to be made under the Bill.

Council will be required (Schedule 1, clause 7) to provide copies of all relevant records in its role as a rural fire authority. We think there should be some provision for costs in doing this to be

recovered, aligned with the charging guidelines recently issued by the Ombudsman for the Official Information Act and the Local Government Official Information and Meetings Act.

By contrast, Schedule 1, clause 7 reserves to regulations to give effect to transfer arrangements for “response assets”- i.e. assets owned, leased or licensed by, or on behalf of, an affected rural fire authority which are needed to carry out FENZ’s objectives and functions. Council is concerned about this, because we see it is essential to give (i) recognition of fair value of such assets, particularly where the community has funded part or all of the purchase and subsequent maintenance and (ii) consideration of the asset’s applicability to local civil defence or other emergency response, especially in locations which are distant from fire brigade bases. We have included this in our comment to the Minister’s discussion paper on regulations to be made under the Bill, but we think this is a significant matter better included in the Bill.

I hope that there is an opportunity for me to talk with the Committee. Please contact Carol Downs (Executive Officer) (06) 327-0099 or carol.downs@rangitikei.govt.nz to arrange this.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andy Watson', with a stylized, cursive script.

Andy Watson
Mayor of Rangitikei

Appendix 1b



18 August 2016

File No: 3-OR-3-5

Hon Peter Dunne
Minister of Internal Affairs
Parliament Buildings
Molesworth Street
WELLINGTON 6160

fireservicestransition@dia.govt.nz

Dear Peter

Proposed regulations to support Fire and Emergency New Zealand

Thank you for providing for the opportunity to comment on this discussion paper.

The Rangitikei District Council has made a separate submission on the Bill to the Government Administration Committee. At this stage, we accept that there is some overlap so some topics have been mentioned to the Committee as well as in the remarks which follow.

The document asks for suggestions on what would be appropriate regulations for local committees. It notes that 'the success of FENZ is dependent on retaining and enhancing the strong community support base already present in the fire services'. Local committees are a critical part of that. So it is preferable that the process for establishing and running local committees is dealt with by regulation – i.e. how nominations are to be made, public advertising of vacancies, timeframe of appointments (and maximum term), the size of the committees, and frequency of meetings. Council considers that the local authority in the area covered by the local committee is entitled to nominate a representative. If not in the Bill, the ability for a local authority to nominate a representative should be included in regulation.

Having boundaries set by regulation is also desirable because it addresses the uncertainty about the coverage of the country by local committees. A formal, timed review of boundaries seems unnecessary, but there should be provision for a local committee to propose a division of its area, or for two or more local committees to propose adjusted boundaries.

We think it would be appropriate for the regulations to specify reporting requirements (at least annually) and give greater specificity on what matters local committees must provide advice on. If the Council's suggestion to the Government Administration Committee to have local committees subject to the Local Government Official Meetings and Information Act 1989 is not accepted, it is all the more important that such requirements are included in regulations.

A second significant topic in this discussion document is the extent to which local planning is to be regulated. The options range from no more than is in the Bill ("higher flexibility, lower consistency") to prescribing in detail ("higher consistency, lower flexibility"). Given that the Bill specifically provides for local committees to provide advice of the national strategy, local issues and local planning, it is preferable to not have further requirements specified in regulations.

The discussion document does not raise the question of transfer of "response assets", although the Bill provided that this is to be managed through regulations. Council will want to see some protections included here, particularly (i) recognition of fair value of such assets, particularly where the community has funded part or all of the purchase and subsequent maintenance and (ii) consideration of the asset's applicability to local civil defence or other emergency response, especially in locations which are distant from fire brigade bases – Koitiata and Mangaweka could be instances of that. We have indicated to the Committee that our preference is to see such protections include in the Bill.

I hope these comments are useful.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andy Watson', with a stylized, cursive script.

Andy Watson
Mayor of Rangitikei

Appendix 2



12 August 2016

Safer Communities Team
Policy Group
Department of Internal Affairs
PO Box 805
WELLINGTON 6140

by email: gamblingreview@dia.govt.nz

Dear Safer Communities Team

Submission on the Review of Class 4 Gambling

Thank you for providing an opportunity for Rangitikei District Council to submit on the Review of Class 4 gambling. Our views follow.

How have local venue policies impacted on both problem gambling and the sustainability of community grants from class 4 gambling?

Council has recently completed a review of its Gambling (Class 4) Policy. It was evident during this review that there was insufficient evidence to determine whether Council's policy had an impact on problem gambling and minimising gambling harm. The number of Rangitikei residents accessing gambling harm services, including telephone services, has reduced since 2012. This may be due to the effectiveness of other counter-gambling harm efforts from the likes of health promotion agencies than to suggest that only the undetermined ability of Council's policy has led to a reduction in gambling harm. The recent amendments to Council's policy mirrored the natural attrition faced by local gambling venues as set caps on EGMs were reduced in line with the total EGM at the time of the review.

It is clear, however, that the sustainability of community grants from class 4 gambling depends on venues operating. The Charity Gaming Association currently has two member trusts operating within the Rangitikei – the Lion Foundation, and Pub Charity, of which use differing reporting timeframes causing it to be difficult in assessing the community grants over a 12 month period. With regard to Council's policy impact on the sustainability of community grants, Council officers found difficulty in accessing data from the trusts on total grant amounts and the period over which grants were approved.

The following recommendations are proposed for the Department:

- to provide further guidance to Territorial Authorities when assessing the impact of their gambling policies. Ideally it would be developed by a working party which included includes a representative from the Ministry of Health, the Gambling Foundation and at least one of the gaming trusts.
- to require gaming trusts to provide grant figures transparently on their organisation's website, to report grant figures over a 12 month period and on the request of a territorial authority.
- to require gaming trusts to make allocations within each district pro rata to the takings from the machines in that district.

Is requiring councils to review their venue policies every three years a good policy? Should there be more or less time between reviews?

We consider that this is too frequent, and suggest that the period before a review is carried out is extended to five years. Overly frequent reviews run the risk that the scrutiny is less robust.

If there is an opportunity to review the Act, we recommend that the community funding which results from class 4 venues is a specified factor to be taken into account for the review. That depends on having this information more readily accessible.

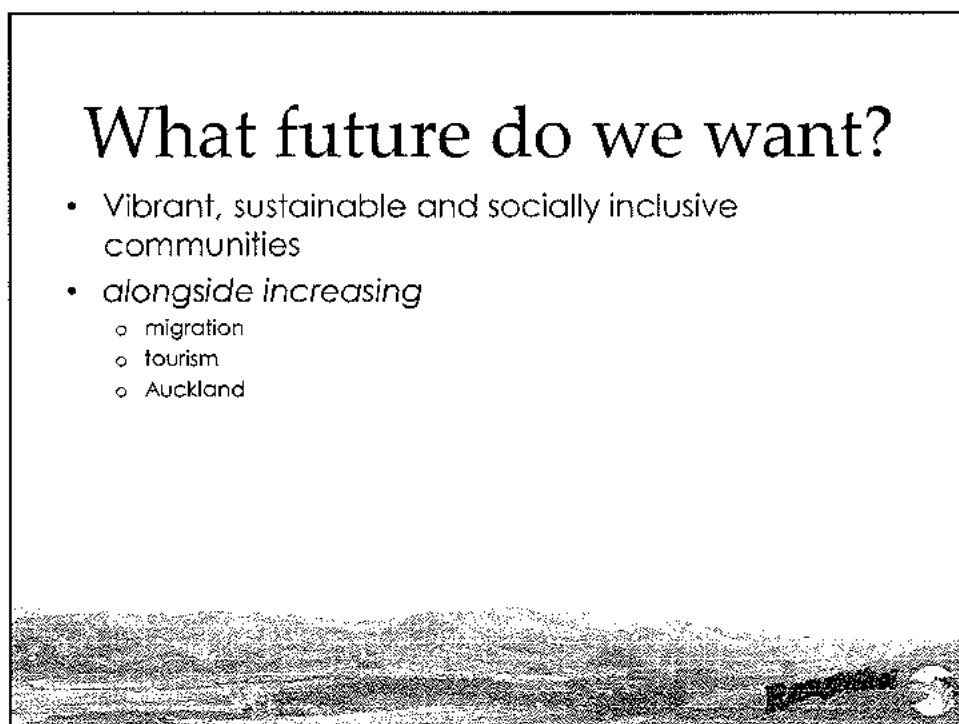
I hope these comments are useful.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andy Watson', with a stylized, cursive script.

Andy Watson
Mayor of Rangitikei

Appendix 3a



A shared vision for our communities

- Social prosperity
 - Freedom from prejudice
 - Inter-generational equity
- Cultural prosperity
 - Celebrating diverse cultural heritages
 - Recognising Maori as tangata whenua
- Economic prosperity
 - World-leading productivity
 - Supporting New Zealanders to live happy, healthy lives
- Environmental prosperity
 - Nurturing natural resources and ecosystems
 - Embodying the concept of kaitiakitanga

The key shifts we expect to face

1. Urbanisation and changing demographics
 - different rates of growth/expansion and decline/contraction
 - ageing and declining population
2. Stewardship of the natural environment
 - impact of human activity
 - understanding environmental limits
3. Responding to climate change — rising sea, higher temperatures, altered rainfall, intense storms
 - mitigation (lower emissions) and adaptation (relocation from coastal towns)
 - different impacts on different communities
 - uncertainty, especially of global impacts and 'threshold' effects
4. The future of work — automation and technology developments
 - employment opportunities and skill needs change;
 - flexibility v. destabilisation of work force
5. Equality and social cohesion
 - equality of outcomes v equality of opportunities
 - concentration of wealth
 - increasing size of ethnic groups

Impacts on decision-making

1. 'Whole of systems' approach
 - o Understanding interactions of shifts
 - o Developing cross-sectoral and inter-government co-ordination
2. Responding to unequal impacts
 - o Accepting unequal impacts is the norm
 - o Defining 'vision for equality' as basis for new mechanisms
3. Responding to uncertain and dynamic shifts
 - o Recognising uncertainty, incorporating dynamism
 - o Understanding and responding to behavioural preferences
4. Creating buy-in & increasing civic participation
 - o Neighbourhood level engagement
 - o Co-governance with Iwi
5. Defining communities and avoiding division

Feedback questions

- a) Are there any additional changes/shifts not discussed in the paper that should be incorporated in the discussion?
- b) Do you have additional perspectives to share on the shifts discussed in the paper? Does the paper identify the right enduring questions from those shifts? Are there other enduring questions you think those shifts will raise for our communities?
- c) Is there additional useful evidence to consider for the shifts discussed in the paper?
- d) What other challenges do the shifts raise for the decisions made for our communities?
- e) What do these shifts mean for the roles of different decision-makers, including local government?
- f) How should the 2050 Challenge workstream be developed?

Appendix 3b

The 2050 challenge – future =proofing our communities

Suggested feedback

The Rangitikei District Council congratulates Local Government New Zealand on this initiative. The discussion paper sets out, clearly and succinctly, five key shifts (and associated enduring problems) which will be significant in decision-making over the next four decades. We think it is useful that, before considering those topics, the paper suggests a shared vision as a key reference point. By highlighting social, cultural, economic and environmental prosperity, the crucial understanding of achieving a balancing of considerations has already been made.

We agree that the five shifts are key matters. However, we wonder whether there are three others which warrant inclusion:

- the comparative isolation of New Zealand,
- the changing nature of 'connected' communities, and
- the increasing speed of change.

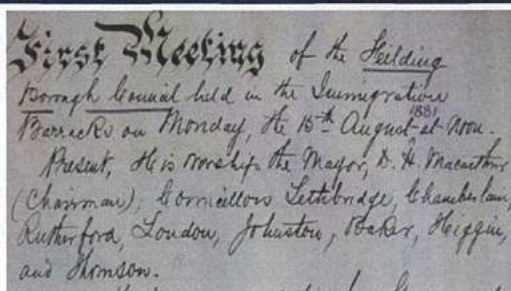
The discussion paper recognises the global context mostly in discussing climate change, and as creating uncertainty about the impacts from what is done in New Zealand. However, the sharply rising numbers of international tourists, political instability in other parts of the world, and increasing pressure of water supplies could see increasing pressure from people who want to live here. This would be likely to impact particularly on urbanisation, environmental stewardship and social cohesion.

We think the speed of change warrants inclusion – this is what lies behind the changing future of work with automation and technology developments. But it has a broader and more pervasive impact on how individuals relate to each other and how things get done. We aren't able to foresee the specific changes four decades out, so need factor in constant reflection about such impacts and opportunities.

We also wondered whether there should be more attention to the impact of legislation on our lives. Perhaps, as a Council, we are overly sensitive to the impact that new requirements have on individuals, communities and businesses, but we are uncertain whether future changes by legislators will be driven by the key-shifts and achieving the best balance between them.

The Council thinks an effective approach to developing the 2050 Challenge work stream would be for each local authority to select a facet which it identified with and to consider it in the light of the big picture and what local changes might result or be encouraged. Of course, that will require co-ordination, but it would foster meaningful engagement with these questions without requiring a local authority to address all of these matters and bring into the discussion the full range of local situations.

Appendix 4



WELCOME

Welcome to the Archives Central newsletter. This is a monthly update that lets you know what we are up to, the sorts of archives we hold in the stacks and a bit about the history held.

HIGHLIGHTS OF THE MONTH

Over June we had:

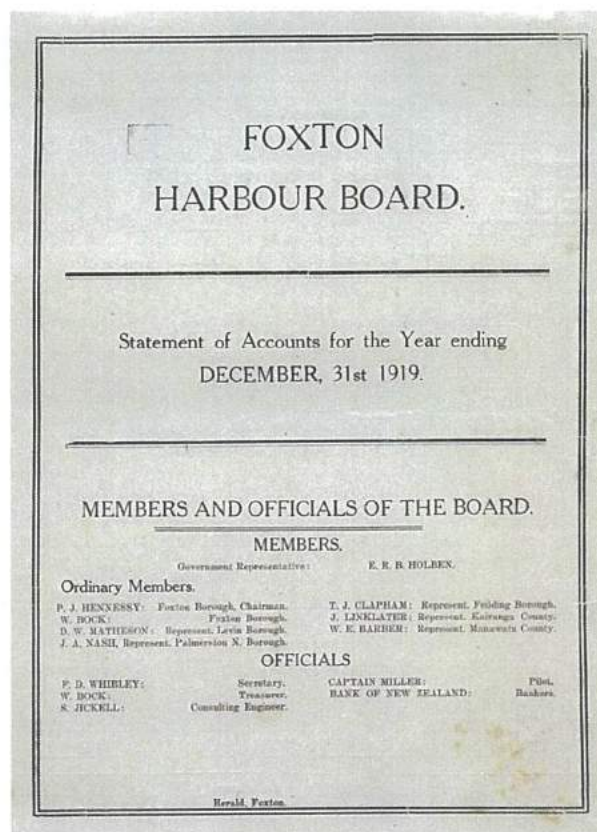
- 57 requests lodged with archives staff
- 1,676 unique visitors to the Archives Central website

FOXTON HARBOUR BOARD RECORDS TRANSFERRED

Archives Central has just taken custody of 17 boxes of records created by the Foxton Harbour Board. These had previously been held at the Ian Matheson City Archives, but as the Harbour Board is a predecessor authority for the Horowhenua District Council they agreed to transfer them to us.

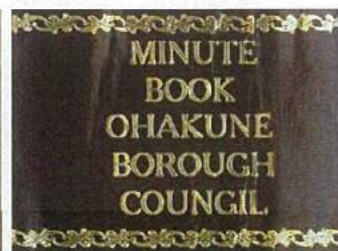
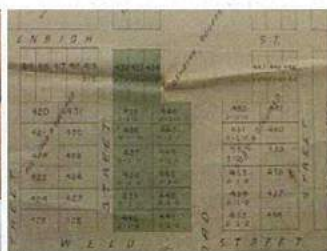
The records complement the minutes and ledgers that we already hold for the Harbour Board. They include annual reports, bound volumes and a large collection of files. They document the operation of the port and the development of the Foxton Beach endowment lands.

The archives are being catalogued and will be added to the database later in the year.



STAFF ONSITE
8.00am - 5.00pm Monday - Friday
for enquiries

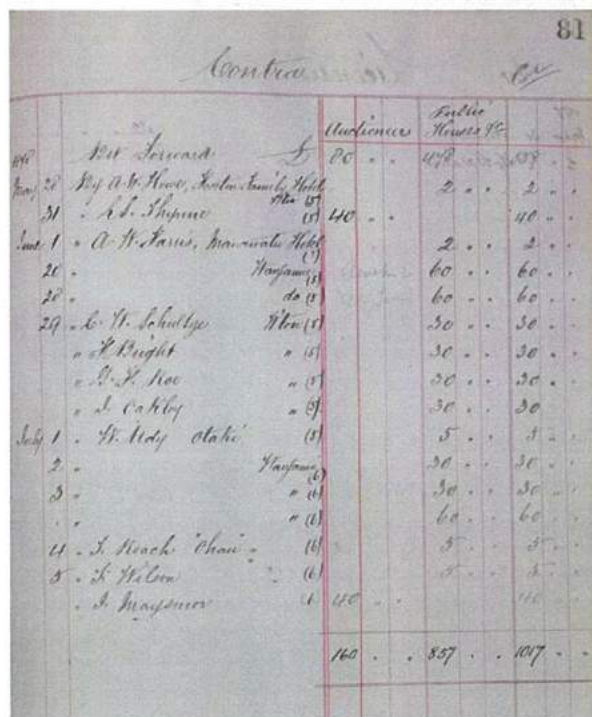
READING ROOM
Open to Public 1.00pm - 5.00pm
Tuesday to Friday



- Email: enquiries@archivescentral.org.nz
- Phone: (06) 952 2819
- Find us on Facebook. Search: Archives Central



MWLASS
breaking boundaries, building opportunities



■ FROM THE STACKS – MANAWATU COUNTY
LEDGER 1877-1881

This ledger records the financial transactions of the Manawatu County for the first four years that it operated.

The book is organised and indexed by account and records payments made to and received from organisations and members of the public. Some of these are under general headings, but many record individual names.

Records like this are not used very often by researchers, but they do help fill gaps where other records are missing.

For example, anyone interested in finding out who operated the early pubs in the county can check the Licences Account in the Ledger. This provides a record of all those that paid for a licence to operate a Public House - useful as no separate register of these has survived.

■ DID YOU KNOW?
-Aerial Topdressing

Topdressing is the aerial application of fertilisers over farmland using aircraft and was first developed in New Zealand in the 1940s.

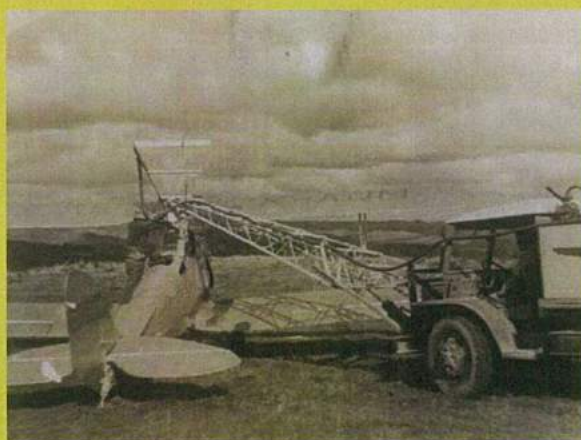
The first experiments were carried out in the late 1930s. These continued through the Second World War and in 1947 a co-ordinating and advisory committee on aerial topdressing was formed with representatives from major government departments.

The Soil Conservation Council promoted this work to Catchment authorities. In 1949 aerial topdressing came to the attention of the Rangitikei Catchment Board. They were immediately interested as they felt it had the potential to solve many of the erosion problems that the Board had in steep and rugged country.

Demonstrations were held around New Zealand and in April 1950 work was carried out at Vinegar Hill (see photo on the right).

In 1950 the Catchment Board received a £1000 grant from the Soil Conservation Council for trials. But one Board member declared that it should be given back as "there was so much aerial topdressing being done by private firms that the experimental stage was over".

The motion to return the grant was not successful, but does illustrate how quickly aerial topdressing was adopted by farmers. Ultimately no widespread government subsidies were implemented.



- Email: enquiries@archivescentral.org.nz
- Phone: (06) 952 2819
- Find us on Facebook. Search: Archives Central

Appendix 5



12 August 2016

Ross McNeil
Chief Executive, Rangitikei District Council
Ross.McNeil@rangitikei.govt.nz

Dear Ross

The use of glyphosate as a broad-spectrum herbicide by councils and others in New Zealand has been the subject of ongoing public discussion both here and internationally, attracting the attention of communities concerned about its impact on people and the environment.

This has been exacerbated by contradictory reports from different arms of the World Health Organisation. In March last year, the International Agency for Research on Cancer (IARC) reported that glyphosate was 'probably carcinogenic to humans'.

In May this year, a second WHO assessment group – the Joint Meeting on Pesticide Residues (JMPR) – determined that glyphosate did not pose a cancer risk to humans. The European Food Safety Authority has agreed with this assessment.

It is easy to see the potential for confusion.

At the EPA, we continue to approve its use in New Zealand. As with any chemical, glyphosate remains subject to our approval process, which considers any likely impacts on human health and the environment. Based on the information currently available, we consider glyphosate is safe to use with controls in place. These include labelling rules and safety data sheets that set out how, when and where it should be used, and by whom.

Extensive information about the regulation, application and safety of glyphosate is available on our website: www.epa.govt.nz/glyphosate and I encourage you to share this information with your staff and interested parties.

Among the information is a new report, commissioned by the EPA and written by toxicologists Dr Wayne Temple with contributions from Michael Beasley of the New Zealand National Poisons Centre. It has been peer reviewed by toxicology staff at the Ministry of Primary Industries.

The report takes into account the IARC report, as well as additional studies that were not reviewed by IARC, but have been assessed by overseas regulators including the European Food Safety Authority, US Environmental Protection Agency and the Joint FAO/WHO JMPR.

The overall conclusion of the review is that glyphosate is unlikely to be genotoxic or carcinogenic to humans and does not require classification under the Hazardous Substances and New Organisms Act as a carcinogen or mutagen.

The EPA will continue to actively monitor new scientific findings or developments that become available. We would be happy to visit your council to talk about the ways we do this, and to help outline how the application of controls around all chemicals reduces the risk to your community and New Zealand. Please feel free to contact Asela Atapattu (asela.atapattu@epa.govt.nz) and arrange a time.

Yours sincerely

Ray McMillan
General Manager (Acting)
Hazardous Substances and New Organisms

Appendix 6

Report



Subject: Club Targa NZ Road Closure October 2016
To: Elected Members
From: Reuben Pokiha, Roding Operations Manager
Date: 1 August 2016
File: 6-RT-4

- 1 As previously advised, we have received application for a Road Closure from Club Targa NZ for 14 – 15 October 2016.
- 2 We have run the necessary public advertisements advising of the intended Road Closure and calling for objections from the public. Two objections were received, one from Mr Bruce Gordon and one from Mrs Debbie Hurley. Both documents attached.
- 3 These objections were passed on to the event organisers to liaise with the concerned parties. Keith Williams, Targa Event Manager has contacted Mr Gordon and clarified that the route for Waimutu Road section will not impact on access to his rural contracting business, of which Mr Gordon is happy with the outcome.
- 4 In response to Mrs Hurley's concerns which were raised slightly prior to last year's event, extra signage was placed advising of the road closure on Turakina Valley Road/Ongo Road at Papanui Junction. Standard practice is to advise nearby affected residents within a 2km radius via letter drop. Club Targa will be conducting the first letter drop in July followed by a second closer to the event. Although this may not capture all road users it does cover a significant amount and along with newspaper advertising, road signage, website advertising and word of mouth, the bulk of people will be aware prior to the event. To date, Mr Williams has not been able to contact Mrs Hurley to discuss her concerns for this event, however he will keep trying. In addition Club Targa also liaise with all emergency services.
- 5 It is not considered necessary to alter the current route in regards to Onga Road as sufficient notice has been provided and the closure time this year differs to that of last year.



Reuben Pokiha

Roding Operations Manager

Charlotte Jeffery

From: Bruce Gordon <bruce@brucegordoncontracting.co.nz>
Sent: Wednesday, 29 June 2016 12:17 PM
To: RDC Information
Subject: Taga Rally

To who it may concern.

I am wishing submit my concerns over the proposed road closure of Waimutu Road from the intersection of Howie road for the purposes of the Taga rally. In past years the closure has been directly past our entrance at 265 Waimutu Road. Bruce Gordon Contracting operates from this address and the closure of our road will stop all work from this sight. Our work involves up to eight staff operating machinery as well as trucks form this site for the purposes of carrying out out agricultural contracting business all over the Marton Bulls districts.

We are comfortable with the restriction of the road being closed to the west but not the east of out entry to Waimutu road.

Your help in this area would be much appreciated.

Regards Bruce

Sent from my iPad

4977 Turakina Valley Road

RD 2

Hunterville 4782

14 October 2015

Ross McNeil

Chief Executive

Rangitikei District Council

RECEIVED

15 Oct 2015

To: RM, RD, CJ
File: 6-RT-4-4
Doc: 15-0766

Dear Ross

I am writing to express my disappointment and frustration at the closure of Ongo Road on October 29th for four hours to enable the Targa Rally to pass through. The first we have known of this was the notices placed on sign posts at the turn off to both Aldworth Road and Mangahoe Road.

I believe this closure was advertised in the newspaper and therefore we can make no objection if we didn't happen to notice it! Clever.

My question for you is why were those affected by this closure not sent a notice? Surely if the Council can send multiple envelopes containing rates to my address four times a year, then one letter notifying that this closure is proposed would not be too much to ask.

Perhaps going forward you could pop our rates demands in the paper and if we notice it, we will pay?

I am by no means being a "fun sponge" and have no issue with the Rally being held, I do however have an issue with the length of the closure and the time of day. The Turakina Valley community employs many labourers who will be trying to get home e.g. docking and shearing labourers. Children from the community have after school activities – how are they going to be collected? The majority of the wives in our community also work out of the Valley. Are we expected to wait an extra three hours to get home?

I quote: "During the period of closure provision will be made for ordinary vehicular traffic that would otherwise use the road if and when appropriate". Would you be kind enough to explain exactly what this statement means?

Please note that I would like to make an objection to Ongo Road being closed for the Targa Rally in 2016. Date to be confirmed.

Yours sincerely

Debbie Hurley

Appendix 7a



Rangitikei District Council

Private Bag 1102, MARTON

Rates Assessment 2016/17

Valuation Number: 13440-05201
Property Location: Warrens Road
Area: 1257 sq m
Legal Description: Sec 520 Rangitikei Dist

William Steuart Welch
128 Warrens Road
RD 2
Marton 4788

Land Value: \$50
Capital Value: \$50

PLEASE DO NOT PAY ON THIS NOTICE THIS NOTICE IS ISSUED FOR YOUR INFORMATION ONLY

Description of Rate	Category	Factor/Unit	Value of Factor	Rate	Amount
Uniform Annual General	-	Separately Used/Inhabited	1	\$645.37	645.40
Roading District		Capital Value	50	\$0.001970	0.10
Solid Waste	District	Separately Used/Inhabited	1	\$73.77	73.80
Wastewater	Public Good	Separately Used/Inhabited	1	\$74.32	74.30
Water	Public Good	Separately Used/Inhabited	1	\$125.49	125.50
Stormwater	Public Good	Separately Used/Inhabited	1	\$27.85	27.90
Remissions					0.00
TOTAL RATES					\$947.00

Where water meters apply water rates will be separately invoiced based on the consumption recorded by the meter.

DUE DATES AND PENALTIES ON RATES

Four rate invoices will be issued during this financial year (1 July 2016 - 30 June 2017). The due dates are:

22 August 2016 21 November 2016 20 February 2017 22 May 2017

Council may charge a 10% penalty on any rates not paid by the due dates below.

23 August 2016 22 November 2016 21 February 2017 23 May 2017

A further penalty of 10% will be charged on all rates owing for prior years rates on the 8 July 2016 and 9 January 2017.

PAYMENT OPTIONS

Weekly, fortnightly, monthly and quarterly periodic payments can be made towards your rates using Councils' Direct Debit payment system. Contact the Council for further details on 0800 422 522 or 06 327 0099.

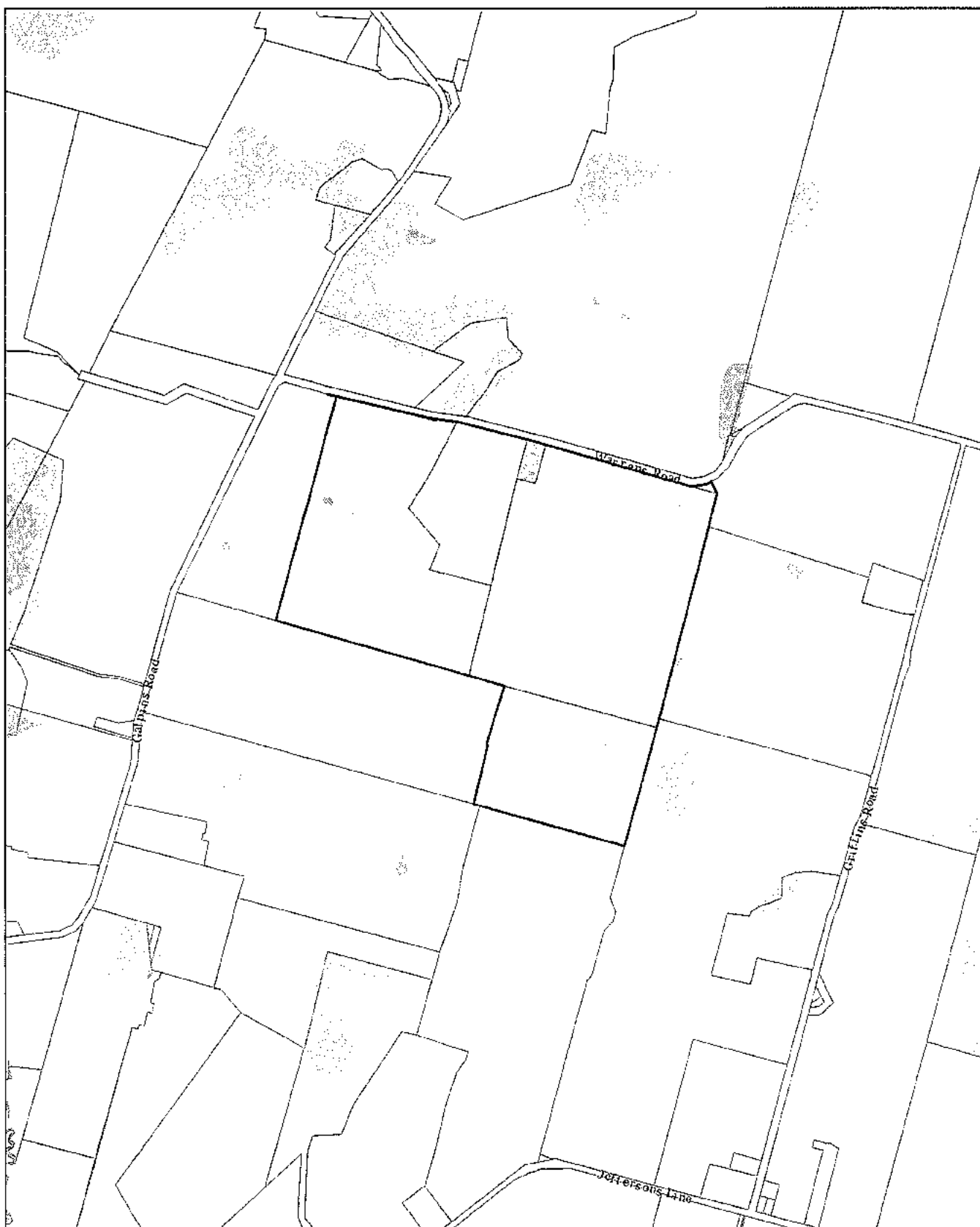
Payment may be made by Cheque, Cash or Eftpos (where available) at the following offices:

Marton	Public Office, High Street, Marton	Mon to Fri	8.00am to 5.00pm
Taihape	Library/Service Centre	Mon to Sun	9.00am to 5.00pm
Bulls	Library/Service Centre	Tues to Sat	
Hunterville	Hunterville Trading Company	Mon to Fri	9.00am to 4.00pm
	Bruce Street, Hunterville		
Ratana	J N Taiaroa's Store, Ratana	Mon to Fri	8.00am to 1.30pm 4.00pm to 6.00pm

Appendix 7b

Warrens Road - Welch property

Print Date: 19/08/2016
Print Time: 9:33 AM



Scale: 1:15871
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1804427.97708935, 5568426.67847683
1807363.24495125, 5572063.21920417

Original map data sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED.
The information displayed in the GIS has been taken from Rangitikei District Council's databases and maps.
It is made available in good faith but its accuracy or completeness is not guaranteed.
All users must read the disclaimer on the back of the map. Rangitikei District Council is not liable for damages.
If the information is relied on in support of Resource Consent it should be verified by independent survey.

Appendix 7c

10. Financial hardship, disproportionate rates compared to the value of the property or other extenuating circumstances

Council may, on application of a ratepayer, remit all or part of a rates assessment for one or more years if satisfied there are sufficient grounds of financial hardship by the ratepayer, or where the size of the annual rates assessment compared with the rateable value of the property is deemed disproportionately high, or where there are other extenuating circumstances to do so.

Council's threshold for 'disproportionately high' is where the annual rates assessment exceeds 10% of the rateable value of the property.

Council is also able to reduce or waive rates only in those circumstances which it has identified in policies. This addition allows Council to consider individual circumstances, but it does not compel Council to reduce or waive rates

Appendix 8

Service Request Breakdown for July 2016 - First Response

Service Requests	Compliance				Grand Total
Department	Current	Overdue	Responded in time	Responded late	
Animal Control	5	14	77	22	118
Animal Control Bylaw matter			1		1
Animal welfare			8	1	9
Attacks on animal			1		1
Barking dog			5		5
Dog Property Inspection (for Good Owner status)	4	12	15	10	41
Found dog			7	3	10
Lost animal	1		15		16
Microchip dog		1			1
Property Investigation - animal control problem			2	1	3
Rushing at human			3	1	4
Wandering stock			7	3	10
Wandering/stray dog		1	13	3	17
Building Control				1	1
Dangerous or unsanitary building				1	1
Council Housing/Property	3	3	13	6	25
Council housing/property maintenance	3	3	13	6	25
Culverts, Drainage and Non-CBD Sumps		1	4	1	6
Maintenance (culverts/drainage)		1	4	1	6
Environmental Health		1	17	1	19
Abandoned vehicle			1		1
Dead animal			1		1
Dumped Rubbish (outside town boundary)			2		2
Noise - day and night		1	13	1	15
Footpaths		1	1		2
Maintenance (footpaths)		1	1		2
General enquiry			2		2
General Enquiry			2		2
Halls			1		1
Maintenance (halls)			1		1
Public Toilets		1		1	2
Maintenance (public toilets)		1		1	2
Road Signs			2		2
Maintenance (road signs)			2		2
Roads		1	20	3	24
Maintenance (roads - not potholes)		1	17	3	21
Maintenance (roads - potholes only)			3		3
Roadside Weeds/Vegetation/Trees		1	7		8
Maintenance (roadside weeds, vegetation and trees)		1	7		8
Stormwater			12		12
New installation - stormwater			1		1
Stormwater blocked drain (non urgent)			2		2
Stormwater blocked drain (urgent)			1		1
Stormwater road surface flooding (non urgent)			3		3
Stormwater road surface flooding (urgent)			5		5
Street Cleaning and Litter Bins			1		1
Street Cleaning - non CBD			1		1
Street Lighting	1		3		4
Maintenance (street lighting)	1		3		4
Vehicle Crossings			1		1
Maintenance (roads - not potholes)			1		1
Wastewater			3		3
Wastewater blocked drain			2		2
Wastewater leak			1		1
Water			25		25
Dirty drinking water			2		2
HRWS Maintenance required			1		1
HRWS No water supply			1		1
Location of meter/toby/other utility			2		2
Replace lid (non urgent)			1		1
Replace toby or meter			5		5
Water leak - council-owned network, not parks or cemeteries			9		9

Water leak at meter/toby			4		4
Grand Total	9	23	189	35	256

Feedback Required (Multiple Items)

Service Requests	Feedback						Grand Total
	After hours	Email	In Person	Not able to contact	Telephone	Not Provided	
Animal Control			17			11	60
Building Control						1	1
Council Housing/Property						1	1
Culverts, Drainage and Non-CBD Sumps			1			1	2
Environmental Health	2				2	2	6
Footpaths						1	1
General enquiry			1	1			2
Roads				1	3	1	5
Roadside Weeds/Vegetation/Trees		6	1				7
Stormwater					1	1	2
Street Lighting		1					1
Vehicle Crossings					1		1
Wastewater				1			1
Water			3	1	2		6
Grand Total	2	7	23	6	18	40	96

Service Request Breakdown for June 2016 - Resolution

Service Requests	Compliance		
Department	Completed in time	Completed late	Grand Total
Animal Control	87	14	101
Animal welfare	4		4
Attacks on animal	5		5
Attacks on humans	2		2
Barking dog	14	4	18
Dog Property Inspection (for Good Owner status)	14	1	15
Found dog	4		4
Lost animal	11	1	12
Property Investigation - animal control problem	3	1	4
Rushing at human		1	1
Stock worrying		2	2
Wandering stock	14	3	17
Wandering/stray dog	16	1	17
Council Housing/Property	13	4	17
Council housing/property maintenance	13	4	17
Culverts, Drainage and Non-CBD Sumps	5	3	8
Maintenance (culverts/drainage)	5	3	8
Environmental Health	26	6	32
Abandoned vehicle	2	1	3
Dead animal	2		2
Dumped Rubbish (outside town boundary)	1		1
Noise - day and night	18	2	20
Untidy/overgrown section	3	3	6
General enquiry	4	2	6
General Enquiry	4	2	6
Halls	1		1
Maintenance (halls)	1		1
Parks and Reserves	2	1	3
Maintenance (parks and reserves)	2		2
Water leak - Parks and Reserves only		1	1
Public Toilets	6	1	7
Cleaning (public toilets)	1		1
Maintenance (public toilets)	5	1	6
Road Signs	1		1
Maintenance (road signs)	1		1
Roads	9	4	13
Maintenance (roads - not potholes)	8	3	11
Maintenance (roads - potholes only)	1	1	2
Roadside Weeds/Vegetation/Trees		1	1
Maintenance (roadside weeds, vegetation and trees)		1	1
Stormwater		1	1
Stormwater blocked drain (non urgent)		1	1
Street Cleaning and Litter Bins	2	1	3
Empty rubbish bins - Bulls		1	1
Street Cleaning - non CBD	2		2
Vehicle Crossings	1	1	2
Maintenance (vehicle crossings)	1	1	2
Wastewater	6	2	8
Caravan effluent dump station	2		2

Maintenance (wastewater)	1		1
Wastewater blocked drain	1		1
Wastewater leak		1	1
Wastewater odour	1		1
Wastewater overflow (dry weather)	1	1	2
Water	17	5	22
HRWS Maintenance required	2	1	3
Location of meter/toby/other utility	1	1	2
Replace lid (non urgent)	1		1
Replace toby or meter	9	1	10
Water leak - council-owned network, not parks or cemeteries	2	2	4
Water leak at meter/toby	2		2
Grand Total	180	46	226

Attachment 5

Memorandum

To: Council

From: Ross McNeil

Date: 19 August 2016

Subject: Top Ten Projects – status, August 2016

File: 5-EX-4

This memorandum is an update from the initial statement provided to the Council's meeting on 28 July 2016.

1. Reinstatement of the roading network after the June 2015 floods

The programme for 2016/17 has been mapped out and is being implemented, continuing to use the bundling approach for engaging contractors. This project is expected to be complete by December 2017.

2. Upgrade of the Bulls wastewater treatment plant to meet new consent conditions

The consent application remains under consideration by Horizons, which effectively puts the project on hold. Surprisingly, in its recent compliance report, Horizons found the plant to be non-compliant because the discharge volume exceeded that specified in the consent (although it is within the range sought in the current consent application). There has been no further discussion with Riverlands about a collaborative approach to the upgrade of the Bulls wastewater treatment plant. One obvious consequence of such collaboration would be further delay in securing a new consent. However, Horizons had previously been keen to see the discharges merged.

3. Upgrade of the Marton wastewater treatment plant to meet new consent conditions

The initial focus until December 2017 is on acceptable management of the leachate from the Bonny Glen landfill. The Heads of Agreement has been signed between Midwest and Council; the management plan to define the arrangements for transporting the leachate to Marton, storing it, and releasing it into the waste water treatment plant has been finalised. It was seen by the Assets/Infrastructure Committee at its meeting on 11 August 2016.

Council has been specific that the application for the new consent will not allow leachate.

4. Upgrade of the Ratana wastewater treatment plant to meet the demands from the anticipated housing development

There is now a provisional date set for construction on the 60 lot subdivision at Ratana. External funding support for the wastewater treatment plant upgrade has yet to be confirmed. However, Te Puni Kokiri, as the social housing funder for this development, is aware of the funding shortfall and discussions with staff from that organisation are under way.

5. Sustainable provision of stock and irrigation water within the area now serviced by the Hunterville Rural Water Scheme, extended south to Marton, and provision of a safe, potable and affordable supply to Hunterville town

The Ministry for Primary Industries (MPI) has approved the Tutaenui pre-feasibility study, and officials visited on 1 August 2016 to view the area and discuss their views on what a pre-feasibility study should achieve. As noted elsewhere, a specialist consultant is being engaged to start the investigation. The project will be due for completion by September 2017. Depending on the outcome, a feasibility study may follow, again with funding support from MPI

6. Future management of community housing

Council has committed to examine other options for managing its community housing stock, using one or more specialist organisations with the ability to tap into government financial assistance.

Consideration of the Expressions of Interest received is an item on this meeting agenda.

7. Upgrade of Taihape Pool

Major work is required in filtration and heating to get this pool to a satisfactory standard. An expert assessment was obtained and peer reviewed, but this has been associated with an assessment that the existing electricity supply to the pool will need upgrading. The costs for that have yet to be estimated, but they will take the project beyond the funds committed by Council and the Trust and also extend the timeframe for completion beyond the time when the new swimming season would start.

The Trust is aware of these developments. A meeting will be arranged to determine the most viable approach.

8. Bulls multi-purpose community centre

As expected, a costed design was available for a public launch of the project on 8 August 2016. However, there is strong public interest in seeing the auditorium enlarged, but this will come at additional cost. The architects are currently working through the design and cost implications of this enlarged space. Agreement (in principle) has now been reached with the JV partners in regard to the site to be purchased by Council – the essential first stage in securing title, and a very important issue for Lotteries in reconsidering the Council's application – which is due on 31 August 2016. The legal saleability of surplus properties is

currently being reviewed. The information centre/bus stop at 113 Bridge Street has no impediment to sale and will shortly be offered for sale through an open tender process.

9. Development of Cobbler/Davenport/Abraham & Williams site in Marton for Council's administration centre and the town library

A sale and purchase agreement has been signed, with possession by 31 August 2016. A scoping document is being prepared to include a heritage assessment and concept development, not just for the Council's site, but more generally within the Broadway precinct between High Street and Follett Street.

10. Taihape civic and community centre

As noted in last month's commentary, this is the least conceptualised town centre complex – but its location, on the Town Hall site as previously found strong support. Early in 2017, Taihape will be asked to say where their preferred site is for the new amenity block on Memorial Park. That facility will have provision for a second storey, which may be part of finding a long-term solution for those organisations currently using the former Taihape College buildings. That discussion will provide an opportunity to think in more detail the nature of the facility on the town hall site and the extent to which the current building can be an integral part of that.

Recommendation

That the memorandum 'Top ten projects – status, August 2016' be received

Ross McNeil
Chief Executive

Attachment 6



Rangitikei
DISTRICT COUNCIL

Rangitikei District Council

Finance/ Performance Committee Meeting

Minutes – Thursday 28 July 2016 – 9:30 a.m.

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10	List of abandoned land and progress with rating sales.....	5
12	Assessing appropriate support for recurring high profile and high profile/community events through the Events Sponsorship Scheme.....	6
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15	Late items.....	6
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Present: Cr Nigel Belsham (Chair)
His Worship the Mayor, Andy Watson
Cr Cath Ash
Cr Tim Harris
Cr Rebecca McNeil
Cr Ruth Rainey
Cr Lynne Sheridan

In attendance: Mr Ross McNeil, Chief Executive
Mr Michael Hodder, Community & Regulatory Services Group Manager
Mr George McIrvine, Finance & Business Support Group Manager
Ms Samantha Whitcombe, Governance Administrator

Tabled documents: Item 7 Chair's Report – Chair's Report
Item 8 Strategic financial overview for 2015/16 – presentation

1 Welcome

The Chair welcomed everyone to the meeting.

2 Council Prayer

The Chair read the Council Prayer.

3 Apologies/leave of absence

That the apology for absence from Cr McManaway and the apologies for lateness from Cr Harris and Cr Sheridan be received.

Cr Ash / Cr Rainey. Carried

4 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.

5 Confirmation of order of business

The Chair informed the Committee that there would be no change to the order of business from that set out in the agenda.

6 Confirmation of Minutes

Resolved minute number	16/FPE/031	File Ref
------------------------	------------	----------

That the Minutes of the Finance/Performance Committee meeting held on 30 June 2016 be taken as read and verified as an accurate and correct record of the meeting.

His Worship the Mayor / Cr Ash. Carried

7 Chair's report

The Chair spoke briefly to his report providing a brief overview of the recent LGNZ Annual Conference in Dunedin. He would provide a more detailed report to the August meeting of Council.

Resolved minute number	16/FPE/032	File Ref
------------------------	------------	----------

That the Chair's report to the Finance/Performance Committee meeting on 28 July 2016 be received.

Cr Belsham / Cr McNeil. Carried

8 Strategic financial overview for 2015/16

Mr McIrvine narrated a brief presentation on the progress with the year-end financial reporting for the 2015/16 year. He highlighted the fact that all results were dependent on the final sign-off through the audit process.

- End-of-year had a favourable cash position;
- Roading revenue was up by \$4.8 million; roading expenditure up by \$4.9 million;
- Savings against budget from other areas totalled \$0.9 million;
- Rates were up \$0.5 million from budget, potentially a combination of recovery of arrears

The Committee requested that the presentation be made available to all members.

Cr Sheridan arrived 9.42am

Cr Harris arrived 10.14am

9 Overhead Allocations

Mr McIrvine spoke briefly to the memorandum, providing a brief overview of how overheads are allocated.

Resolved minute number	16/FPE/033	File Ref	5-FM-16
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That the memorandum 'Overhead Allocations' be received.

Cr Rainey / Cr Ash. Carried

Cr Harris 10.16am / 10.20am

Cr Ash 10.20am / 10.23am

14 Presentation from Quotable Value

Simon Willicks, Rating Manager with QV provided the Committee with a brief overview of the process of revaluing the properties within the District. He informed the Committee that the process has been the same for many years and that there is a process for property owners to object to the valuation provided by QV (further detail on the objection process was provided). The next revaluation of the District would be September 2017. It had to be done at least once every three years. Doing it more frequently came at a substantial cost.

The following points were discussed:

- QV was a 'trend follower', relying on market evidence – if there was a marked recent change in the market (up or down), then the data selected would be concentrated in that period;
- Surveys sent to all rural property owners and a selection of commercial property owners;

- Low dairy pay-outs would eventually translate into lower prices for dairy property- but that had not been evident yet;
- Earthquake-prone buildings typically resulting in a reduction in market price – QV does not take into account the risk such buildings may present;
- Land-locked land similarly considered;
- Valuer-General currently considering whether manuka (for honey) will be included in the valuation – or excluded, as forestry is now;
- Rating Central Government owned land

The Chair thanked Mr Willicks for attending the meeting and addressing the Committee.

11 Provisional full-year Statement of Service Performance 2015/16

Mr Hodder spoke briefly to the provisional full-year Statement of Service Performance, highlighting the results of the calculation for water loss in each of the supplies (although the reasons for the variance had yet to be included in the report). There were other measures where the results were not yet available:

- formal compliance reports from Horizons were not expected until the end of August;
- the customer satisfaction measures for resolution of complaints (as distinct from initial response/attendance) would be calculated in mid August.

Resolved minute number **16/FPE/034** File Ref **5-FR-1**

That the 'Provisional full-year Statement of Service Performance 2015/16' be received

Cr Sheridan / Cr Rainey. Carried

Cr McNeil 10.59am / 11.03am

10 List of abandoned land and progress with rating sales

Mr McIrvine spoke briefly to the report. The Committee suggested that applying local knowledge to this process would be beneficial and could mitigate any issues that may arise.

Elected Members agreed to pass to Mr McIrvine the knowledge they had of these properties, which he would take into account before committing to formal investigation

Resolved minute number **16/FPE/035** File Ref **5-RA-1-2**

1. That the report 'Abandoned Land' be received.
2. That the Finance/Performance Committee note that expenditure on legal fees will be required before any property can be sold to recoup overdue rates.
3. That the Finance/Performance Committee endorse the concept of prioritising the order of legal effort to sell abandoned land and packaging this work with Council's

property portfolio work in order to achieve early cashflow and costs savings.

His Worship the Mayor / Cr Rainey. Carried

12 Assessing appropriate support for recurring high profile and high profile/community events through the Events Sponsorship Scheme

Resolved minute number 16/FPE/036 File Ref 3-GF-11

That the report 'Assessing appropriate support for recurring high profile and high profile/community events through the Events Sponsorship Scheme' be received.

His Worship the Mayor / Cr Sheridan. Carried

13 Charging under LGOIMA – Ombudsman's guidance

The Committee noted the guidance provided by the Ombudsman. It had been included in the Order paper because of its recent publication, not in response to any issue at the Council.

15 Late items

Nil

16 Future items on the Agenda

Nil

17 Next meeting

25 August 2016, 9.30 am

18 Meeting closed – 11.12am

Confirmed/Chair: _____

Date: _____



Rangitikei District Council

Taihape Community Board Meeting

Minutes – Wednesday 3 August 2016 – 5:30 p.m.

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15	Implementation of Place-making initiatives in Rangitikei 2016/17 and 2017/18 – Council adopted process	5
16	Update on place-making initiatives	5
17	Swim-for-All – basis of charges.....	5
18	Parks Upgrade Partnership Programme	5
19	Update on proposed changes to the District Plan	6
20	View on number and location of public rubbish bins in Taihape and Mangaweka	6
21	Earthquake-prone buildings	6
22	Matters arising not elsewhere on the agenda – progress update.....	6
23	Late items	7
24	Future items for the agenda	Error! Bookmark not defined.
25	Date of next meeting	7
26	Meeting closed	7

Present: Mrs Michelle Fannin
Ms Gail Larsen
Dr Peter Oliver
Cr Richard Aslett
Mrs Yvonne Sicely
Cr Ruth Rainey

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

1 Welcome

The Chair welcomed everyone to the meeting.

2 Minute's silence

A minute's silence was held for Mr Gordon Riach, Mr Brendon Mickleson and Mr Colin Wright.

3 Public Forum

There were no members of the public present.

4 Apologies

There were no apologies.

5 Elections 2016

A briefing for candidates to be held in the Taihape Council Chamber, on 4 August 2016, starting at 4.00 pm.

The Board noted that nominations closed at noon on Friday 12 August 2016.

6 Members' conflict of interest

The Chair declared a conflict of interest in respect of item 17 of the agenda, Swim-for-All – basis of charges.

7 Confirmation of Order of business

The Chair agreed to take the following as a late item on the basis that it had arisen after the Order Paper had been compiled and a decision was required at this meeting.

Mangaweka Postal Boxes

8 Minutes of previous meeting

Resolved minute number 16/TCB/036 File Ref

That the Minutes of the Taihape Community Board meeting held on 1 June 2016, be taken as read and verified as an accurate and correct record of the meeting.

Dr Oliver/Cr Aslett. Carried

9 Chair's report

The Chair spoke to her tabled report, outlining the various projects/meetings that she had been involved with.

Items noted included the missing pedestrian light at the Gretna corner and a request for further information on the proposed changes to LED street lighting.

There was further discussion on heating the Taihape town hall.

The Community & Regulatory Services Group Manager said it was important that Council had advance notice of any events that were to be held in the town hall in order some form of heating to be arranged.

The Chair advised that funding of \$10,000 had been received for the Taihape Memorial Park irrigation system.

The Chair advised that she would be standing for the Taihape Community Board and offered her views on the values of having a Community Board rather than a Community Committee.

Resolved minute number 16/TCB/037 File Ref

That the Chair's report to the 3 August 2016 meeting of the Taihape Community Board, as presented, be received.

Mrs Fannin/Cr Rainey. Carried

10 Council decisions on recommendations from the Taihape Community Board and consideration of other matters affecting Taihape

Resolved minute number 16/TCB/038 File Ref

That the memorandum 'Council decisions on recommendations from the Taihape Community Board and consideration of other matters affecting Taihape' be received.

Mrs Fannin/Ms Larsen. Carried

11 Update on the Small Projects Fund

Resolved minute number 16/TCB/039 **File Ref**

That the memorandum 'Update on the Small Projects Fund' be received.

Cr Rainey/Dr Oliver. Carried

12 Requests for Service concerning Taihape

The Board noted the number of Animal control issues that seemed to be consistent each month.

Resolved minute number 16/TCB/040 **File Ref**

That the report "Requests for service in the Taihape Ward, May/June 2016" be received.

Mrs Fannin/Dr Oliver. Carried

13 Youth Hutt report

There was some discussion on the proposal to establish a "Youth One Stop Shop" in Taihape. Members did not want the Youth Hutt to disappear in the provision of a broader scope of services to young people, and looked for assurance that the youth voice was being heard in planning this broader scope.

Resolved minute number 16/TCB/041 **File Ref**

That the Youth Hutt report to the meeting of the Taihape Community Board on 3 August 2016 be received.

Mrs Fannin/Cr Rainey. Carried

14 Current infrastructure projects/upgrades and other Council activities within the Ward

This report to be circulated to members on 8 August 2016.

15 Implementation of Place-making initiatives in Rangitikei 2016/17 and 2017/18 – Council adopted process

The Chair was pleased with the Place-making Project Plan Template, but questioned how the retailers were to be informed of the guides. The Community & Regulatory Services Group Manager suggested that they be referred to Council's website.

Resolved minute number **16/TCB/042** File Ref

That the memorandum 'Implementation of Place-making initiatives in Rangitikei 2016/17 and 2017/18' be received.

Mrs Fannin/Cr Aslett. Carried

Resolved minute number **16/TCB/043** File Ref

That the Taihape Community Board notes the process agreed to be followed to access Council funding and/or undertake place-making on Council owned properties contained in the memorandum "Implementation of Place-making Initiatives in Rangitikei 2016/17 and 2017/18".

Dr Oliver/Mrs Sicely. Carried

16 Update on place-making initiatives

Notes from the Board's workshop were tabled.

There was further discussion on place-making initiatives. The Parks & Reserves Team Leader had provided a list of suitable plants in front of the photo board and by the Gumboot.

Mr Fleury had advised that he would be undertaking work on the Alex Wong fence in the following two weeks

The Board to do a walkabout prior to their workshop next month in order to determine where to place the directional signage on the existing rubbish bins.

17 Swim-for-All – basis of charges

There was some discussion on this item. The Community & Regulatory Services Group Manager advised that Council would be seeking further advice in order to clarify some remaining issues.

18 Parks Upgrade Partnership Programme

The Chair thought that the Taihape skate park upgrade would be a suitable project to make use of this programme. It was suggested that a meeting take place with the Community & Leisure Services Team Leader in order to get the process started.

19 Update on proposed changes to the District Plan

This was for the Board's information only.

20 View on number and location of public rubbish bins in Taihape and Mangaweka

The Board to undertake a town walk around at their next workshop in order to provide feedback on the number and location of public rubbish bins in Taihape.

Cr Aslett to provide information on those located in Mangaweka.

21 Earthquake-prone buildings

The Community & Regulatory Services Group Manager spoke to this item. He said it was essential that the public were aware that this issue had not gone away.

The Board suggested that Council could adopt the approach of informing building owners of their requirements, but any enforcement be left up to Government.

The Board to submit on the Earthquake-prone Building Policy.

22 Matters arising not elsewhere on the agenda – progress update

The Chair wished to acknowledge all the work and support that the Parks & Reserves Team Leader had provided in regards to Taihape projects.

There was some discussion on the recent main street water pressure-blasting. The Board felt that this had not been very satisfactory as it had not removed moss and tyre marks. There had been further reports of people slipping outside of Taihape Honda. The Community & Regulatory Services Group Manager to pass these concerns onto the Roading Manager.

There was further discussion on the walkway from Dixon Way to the CBD. The Community & Regulatory Services Group Manager advised that once NZTA released their new Speed limit guidelines, Council could put forward a case for lowering the speed limit in this area.

Resolved minute number

16/TCB/044

File Ref

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

Mrs Fannin/Ms Larsen. Carried

23 Late items

Cr Rainey advised that the new owner of the Mangaweka garage was not keen to take over the NZ post boxes so an alternative site was being investigated. She would provide the Board with further information.

The Board to discuss the location of defibrillators at their next workshop.

24 Future items for the agenda

There were no items suggested.

25 Date of next meeting

The next meeting to be held 5 October 2016. (This will be the Board's last meeting for the triennium.)

The Board to hold a workshop 7 September 2016 at 5.30pm.

26 Meeting closed

The meeting closed at 7.30pm.

Confirmed/Chair: _____

Date: _____

Rangitikei District Council

Turakina Reserve Management Committee Meeting

Minutes – Thursday 4 August 2016 – 7:00 p.m.

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8	Elections 2016: disestablishment and re-establishment of the Committee	3
9	General Business	3
10	Next meeting	3
11	Meeting closed – 7.21pm	3

Present:

Mr Steve Fouhy (Chair)
Mr Durry Benton
Mr Alastair Campbell
Ms Laurel Mauchline-Campbell
Ms Denise Wallen
Cr Lynne Sheridan

1 Welcome

The Chair welcomed everyone to the meeting.

2 Apologies

That the apology for absence from Cr Peke-Mason be received.

Ms D Wallen / Mr D Benton. Carried

3 Confirmation of order of business

No late items were identified at the meeting.

4 Confirmation of minutes

Resolved minute number

16/TRMC/005

File Ref

That the Minutes of the Turakina Reserve Management Committee meeting held on 2 June 2016 be taken as read and verified as an accurate and correct record of the meeting.

Mr D Benton / Ms D Wallen. Carried

5 Council decisions on recommendations from the Committee

The Committee noted Council's decision on the recommendation around the electoral qualification for the Turakina Reserve Management Committee.

6 Council responses to queries raised at previous meetings

The Committee noted that there were no queries raised at the previous meeting that required a response from Council.

7 Issues from previous meeting

Tree planting

- The weather has not been conducive to this project lately.

Downpipes

- Ms Gaylene Prince is yet to advise the contractors of Ms L Mauchline-Campbell's contact details.

8 Elections 2016: disestablishment and re-establishment of the Committee

The Committee noted the process for disestablishment and re-establishment of the Committee after the 2016 Local Elections.

9 General Business

Mr D Benton spoke to a proposal that has been put forward by Mr Shane Gribben of the Scottish Official Board of Dancing. The SOBC would like to level the area of the Reserve where their stage is placed for the annual games; rather than digging down, they would like to build up one side to level it. The Reserve Management Committee has already given approval for placing pole holders in the ground around this area.

The suggested requirements that the Board would need to meet could include any possible cabling, the ability for the area to be mown easily, etc. The Dance Board would need to ensure these are met.

Resolved minute number	16/TRMC/006	File Ref
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That subject to compliance with any Council requirements being met, the Turakina Reserve Management Committee approve the proposal by the Scottish Official Board of Dancing to level the area of the Reserve that is used for their staging area.

Mr D Benton / Ms L Mauchline-Campbell. Carried

10 Next meeting

Thursday 6 October 2016, 7.00 pm

11 Meeting closed – 7.21pm

Confirmed/Chair: _____

Date: _____



Rangitikei District Council

Turakina Community Committee Meeting

Minutes – Thursday 4 August 2016 – 7:30 p.m.

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15	View on number and location of public rubbish bins in Turakina	4
16	Earthquake-prone buildings	4
17	Elections 2016: dis-establishment and re-establishment of the Committee	4
18	General Business	4
19	Next Meeting	5
20	Meeting closed – 8.10pm	5

Present:

Mr Steve Fouhy (Chair)
Mr Alastair Campbell
Ms Laurel Mauchline-Campbell
Mr Nicholas Eagland
Ms Carol Neilson
Ms Denise Wallen
Ms Shona Welsh
Cr Lynne Sheridan

1 Welcome

The Chair welcomed everyone to the meeting.

2 Apologies

That the apology for absence from Cr Peke-Mason be received.

Ms D Wallen / Ms S Welsh. Carried

3 Confirmation of order of business

There were no late items identified for this meeting.

4 Confirmation of minutes

Resolved minute number 16/TCC/017 File Ref

That the Minutes of the Turakina Community Committee meeting held on 2 June 2016 be taken as read and verified as an accurate and correct record of the meeting.

Ms L Mauchline-Campbell / Ms D Wallen. Carried

5 Council decisions on recommendations from the Committee

At its meeting on 30 June 2016, Council confirmed the Committee's recommendation to carry-forward the unspent balance of the Small Projects Fund.

6 Council responses to queries at previous meetings

The Committee noted that there were no queries raised at the previous meeting that required a response from Council.

7 Issues from previous meeting

The Committee noted that there were no issues identified for further discussion at the previous meeting.

8 Matters Arising

Ms D Wallen will make contact with Mrs K Glasgow, regarding the invoicing for the \$400 approved for the Playgroup from the Small Projects Grant Scheme.

9 Small Projects Grant Scheme Update - August 2016

Resolved minute number 16/TCC/018 File Ref 3-CC-1-5

That the memorandum 'Small Projects Grant Scheme Update - June 2016' be received.

Ms D Wallen / Ms C Neilson. Carried

10 Current infrastructure projects/upgrades and other Council activities within the ward

The Committee noted that the report 'Current Infrastructure Projects/Upgrades and other Council Activities within the Turakina Ward' would be circulated to members after 5 August 2016.

11 Implementation of place-making initiatives in Rangitikei 2016/17-2017/18 – Council adopted process

Resolved minute number 16/TCC/019 File Ref 1-CP-7-5

1. That the memorandum 'Implementation of Place-making initiatives in Rangitikei 2016/17 and 2017/18' be received.
2. That the Turakina Community Committee notes the process agreed to be followed to access Council funding and/or undertake place-making on Council owned properties contained in the memorandum "Implementation of Place-making Initiatives in Rangitikei 2016/17 and 2017/18".

Mr A Campbell / Ms S Welsh

12 Parks Upgrade Partnership Programme

The Caledonian Society, as major users of the Turakina Reserve, has been alerted to this programme.

It is noted that the Reserve Management Committee can also apply under this programme if necessary. The Chair undertook to check with the Department of Conservation regarding the ownership/management of the Turakina Reserve (believed to be fully under the management of Rangitikei District Council).

13 Update on the proposed District Plan change

The Committee noted the update on the proposed District Plan Change as provided in the agenda.

14 Proposed upgrade of parking area at the corner of Wanganui Road and SH3

The Turakina Community Committee has no knowledge of this work, and it is unclear what area is under consideration. Both sides of this intersection are privately owned, therefore there would be no reason for the Committee to make any recommendation.

15 View on number and location of public rubbish bins in Turakina

A map was not included with the Order Paper; however copies were tabled at the meeting.

Following discussion, the suggestion to Council is to relocate the bin from the boundary fence between the Service Station parking area and Mrs Neilson's house, to the newly levelled grass area across the road. The other bins are fine.

16 Earthquake-prone buildings

The Committee noted the consultation period for the Earthquake-Prone Buildings Policy.

17 Elections 2016: dis-establishment and re-establishment of the Committee

The Committee noted the process for disestablishment and re-establishment of the Committee following the 2016 Local Elections.

18 General Business

- Cr Peke-Mason had emailed that she had attended a meeting at Whangaehu, regarding flooding. There was discussion around the possibility of moving the Church and the Hall.
- Commercial Zoning - this was the subject of a public meeting recently, as part of the District Plan. Information should be available at the end of August.
- Update on Gordy the Rooster - now named "Romeo" and living happily in Feilding residential zone.
- Cr Sheridan advised that with the elections looming, the Council is winding down. Currently consulting on the Marton Park Management Plan and Earthquake-Prone Buildings Policy.

19 Next Meeting

Thursday 6 October 2016, 7.30 pm. (This is the last meeting for the triennium.)

20 Meeting closed – 8.10 pm

Confirmed/Chair: _____

Date: _____

UNCONFIRMED

Appendix 1

Proposed New Location of Rubbish Bin in Turakina Village



Rangitikei District Council

Huntermville Rural Water Supply Sub-Committee Meeting

Minutes – Monday 8 August 2016 – 3:00 p.m.

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9	Updating the constitution	4
10	General Business	4
11	Late Items	4
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13	Meeting Closed	4

Present:

Mr Bob Crawford
Mr Brett Journeaux
Mr Paul Peterson
Mr Sam Weston
His Worship the Mayor, Andy Watson

In attendance:

Mr Ross McNeil, Chief Executive
Mr George McIrvine, Finance & Business Support Group Manager
Ms Joanna Saywell, Asset Manager - Utilities
Mr Andrew van Bussel, Operations Manager - Utilities
Mr Ivan O'Reilly, Reticulation Serviceman
Ms Katrina Gray, Policy Analyst/Planner

1 Welcome

The Chair welcomed everyone to the meeting.

2 Apologies

That the apologies for absence from Mr M Dawson, Mr J McManaway and Cr McManaway be received.

Mr S Weston / Mr P Peterson. Carried

3 Confirmation of order of business

The Chair informed the Committee that there would be no change to the order of business from that set out in the agenda.

4 Confirmation of minutes

Resolved minute number	16/HRWS/018	File Ref
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That the Minutes of the Hunterville Rural Water Supply Sub-Committee meeting held on 13 June 2016 be taken as read and verified as an accurate and correct record of the meeting.

Mr B Journeaux / Mr S Weston. Carried

5 Chair's Report

The Chair reported that the Scheme was running smoothly, but was looking forward to an update on the new pump as part of the operations report.

Resolved minute number	16/HRWS/019	File Ref
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That the Chair's Report to the Hunterville Rural Water Supply Sub-Committee meeting on 8 August 2016 be received.

Mr B Crawford / Mr B Journeaux. Carried

6 Hunterville Rural Water Supply – Operations Report

Ms Saywell requested the report was taken as read. The Committee discussed the new pump. Both the pump and motor are being sent back to the supplier in Christchurch. The motor failed and the shaft was bent during transportation. It is unclear at this stage whether the shaft bent due to the transportation or if there was a manufacturing fault. The pump is relatively new, so once the cause of the faults is found then further action may be taken. The pump is not having an effect on the operation of the Scheme.

His Worship the Mayor asked whether there are spare units in the Ohingaiti area. Mr O'Reilly confirmed there are no spare units in the area. The Committee agreed that the only way for a property to gain extra units in the area would be to purchase units off another property owner.

Resolved minute number **16/HRWS/020** **File Ref** **6-WS-3-4**

That the 'Hunterville Rural Water Supply – Operations report' dated 1 August 2016 be received.

Mr S Weston / Mr P Peterson. Carried

7 Financial Report – August 2016

Mr McIrvine spoke to the report. Figures have not been confirmed yet for year-end and will be provided at the next meeting. Power costs are over-budget (\$179,000 compared to a budget of \$140,000). Discussion was held about the need to have a list of the number of units being pumped to be able to quantify the power use. Mr McIrvine noted that cash flow was positive to the end of May. However, further bills in June could have an impact.

Resolved minute number **16/HRWS/021** **File Ref**

That the Financial Report to the Hunterville Rural Water Supply Sub-Committee's meeting on 8 August 2016 be received.

Mr B. Journeaux / Mr S Weston. Carried

8 Tutaenui Community Irrigation/Stock Water Scheme – update on pre-feasibility study

Mr McNeil provided an update on the pre-feasibility study. David Miller will be the project manager for the study; the Project Plan is being finalised over the next two weeks, with the governance group due to meet at the end of August. A meeting was held recently with representatives from the Ministry for Primary Industries. Key messages from this meeting were that there is work occurring throughout New Zealand which could be useful for the project, (however the work will not be available until it is published) and to make sure the study is constrained to pre-feasibility, with further funding possibly available for further work if the pre-feasibility study shows merit.

Discussion was held about potential costs associated with assets that need to cross Kiwirail assets. Mr O'Reilly confirmed that the viaduct was starting to leak. Options for a potential replacement were discussed. Mr McNeil noted that Selwyn District Council is challenging Kiwirail costs, which could prove a test case for the rest of New Zealand.

9 Updating the constitution

The Committee decided that they would compare the Policy with the 'red book' to ensure all issues are covered. The members would feed back their thoughts to a subsequent meeting.

The Committee discussed the use of the water from the Scheme for drinking and possible ways of ensuring people are aware the water is being provided as stock water only. Mr McNeil noted that either the Policy or Bylaw could be amended if required.

The Committee decided that a newsletter would be produced and sent to all parties on the Scheme. The newsletter would note that the water provided as part of the Scheme is for stock only, contact details to ring in the event of a leak, and any other relevant news.

10 General Business

Nil

11 Late Items

Nil

12 Next Meeting

Monday 17 October 2016, 3.00 pm

13 Meeting Closed – 3.55 pm

Confirmed/Chair: _____

Date: _____

Rangitikei District Council

Te Roopu Ahi Kaa Komiti Meeting

Minutes – Tuesday 9 August 2016 – 11:10 a.m.

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8	Update from Council (June July 2016)	4
9	Update on landlocked land	5
10	Induction process for new Council following 2016 elections	5
11	Process for nomination of Te Roopu Ahi Kaa Members following the October 2016 elections	5
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15	Meeting closed/Karakia – 12.27pm.....	6

Present: Mr Pahia Turia (Chair)
Ms Barbara Ball
Mr Hone Albert
Mr Thomas Curtis
Ms Tracey Hiroa
Mr Peter Richardson
Mr Chris Shenton
Mr Terry Steedman
Cr Cath Ash
His Worship the Mayor, Andy Watson

Also in attendance: Cr Soraya Peke-Mason

In attendance: Mr Ross McNeil, Chief Executive
Mr Michael Hodder, Community & Regulatory Services Group Manager
Ms Katrina Gray, Policy Analyst/Planner
Ms Janette O'Leary, Administrator

1 Karakia/Welcome

The Chair welcomed everyone to the meeting.

2 Public forum

Nil

3 Apologies

That the apologies for absence from Ms H Benevides, Mr P Maraku and Mr R Steedman be received.

Mr T Curtis / Mr P Turia. Carried

4 Whakatau Nga Tuhinga Korero/Confirmation of minutes

Resolved minute number 16/IWI/019 File Ref

That the Minutes of the Te Roopu Ahi Kaa Komiti meeting held on 14 June 2016 be taken as read and verified as an accurate and correct record of the meeting.

Mr T Steedman / Mr T Curtis. Carried

5 Chair's report

A verbal report was given at the meeting.

The Regional Action Plan launch is occurring on 12 August in Whanganui. Ministers Guy, Flavell and Joyce will be there and several announcements will be made at the meeting. Ministry for Primary Industries minister Guy will visit the Glasgow property.

The Chair expressed a desire to hold a 1 hour hui before all Komiti meetings in future.

Resolved minute number 16/IWI/020 File Ref

That the Chair's report to the Te Roopu Ahi Kaa Komiti meeting on 9 August 2016 be received.

Mr P Turia / Mr C Shenton. Carried

6 Council decisions on recommendations from the Komiti

The Komiti noted that there were no recommendations from the Komiti to Council's meeting of 28 July 2016.

7 Feedback from Komiti's workshop

The following points from the Komiti's workshop were further discussed:

- Strong focus between TRAKK/Council and Council/Iwi/Hapu/Whanau.
- Opportunities for input from Tangata Whenua during the induction process.
- Aspirational position statements.
- Strategic priorities for the Komiti
- Potential for Komiti representative on each Council Committee with full voting rights.
- Permanence of the Komiti.

8 Update from Council (June July 2016)

Mr McNeil spoke briefly to the report.

The pre-feasibility study for a Tutaenui Community Water Scheme is progressing with the Governance Group membership being decided by the end of August. The Chief Executive and Mr D Miller recently met with representatives from the Ministry for Primary Industries. The Chair suggested that Ngati Hauiti needed to be involved in discussions on this project.

Mr McNeil informed the Komiti that a report on the future of Community Housing was due at the end of the month.

A public meeting was held relating to the Bulls Multi-Purpose Community Centre with the proposed design being presented for feedback. The capacity of the hall is being investigated. The fundraising programme in place, with 70% of the local and external funding needing to be in place before building will start.

Mr McNeil also spoke briefly on the item on Council's Earthquake-Prone Buildings Policy. The Heritage Minister I scheduled to make an announcement on Friday around incentives for earthquake strengthening of buildings. The Chair reinforced the need for there to be incentive for building owners to strengthen their buildings and enquired about the possibility of rates remissions. His Worship the Mayor informed that Komiti that there would be an avenue for building owners to seek a rates remission while completing the works and that there is also a mechanism to request a reduction or waiver of the internal consenting costs associated with strengthening work. He also suggested that there needed to be economic benefits to the community from these works.

Mr McNeil also spoke to the Komiti about the Resilience Fund Project, providing a brief update. This will be a 12 month project to improve resilience or move residents out of harm's way. \$29,000 has been received from the Ministry of Civil Defence and Emergency Management. The project could also cover the Lower Whangaehu Valley and possibly Kauangaroa as well; a questionnaire will be distributed to affected residents. The learnings from this project will be used to decide the outcomes and could be used across the country. There could be an impact on ratepayers depending on the outcome/recommendations of the project, but these are not known at this stage.

Resolved minute number**16/IWI/021****File Ref****3-CT-8-1**

That the report 'Update from Council's meetings in June and July be received.

Mr C Shenton / Ms T Hiroa. Carried

9 Update on landlocked land

The Chair provided a brief update to the Komiti.

\$30,000 has been pledged by Te Puni Kokiri with five sites selected as part of the study. He informed the Komiti that Mokai Patea had been selected as one of these sites.

10 Induction process for new Council following 2016 elections

His Worship the Mayor informed the Komiti that he would meet with staff to look at the induction process for the new Council, which will include members of the Komiti. He expressed a desire to see the creation of a resource folder about staff and who does what, as well as information on the individual wards, and the Kaumatua and council facilities within those wards.

11 Process for nomination of Te Roopu Ahi Kaa Members following the October 2016 elections

Resolved minute number**16/IWI/022****File Ref****3-CT-8-1**

That the report 'Process for nomination of Te Roopu Ahi Kaa members following the October 2016 elections' be received.

TC/ TH

Resolved minute number**16/IWI/023****File Ref****3-CT-8-1**

That Te Roopu Ahi Kaa agrees that the preferred processes for selecting the Iwi members of the Komiti is via a letter to the Chair of the respective Marae Komiti or appropriate governance body to seek nominations for representation.

Ms T Hiroa / Mr P Turia. Carried

Resolved minute number **16/IWI/024** **File Ref** **3-CT-8-1**

That Te Roopu Ahi Kaa accepts the practice of electing the Rātana member of the Komiti from the community at large during the inaugural meeting of the elected members of the Rātana Community Board

Mr P Turia / Mr C Shenton. Carried

12 Update on Path to Well-being Initiative

The Komiti discussed the need for input from the Northern part of the District, specifically around the Youth Awards, successes need to be shared across the District. Planning for future events should be inclusive of those in the Northern part of the District. It was identified that there are Iwi-based leadership awards and mentoring happening in the North already. His Worship the Mayor informed the Komiti that the Youth Awards were open to anyone across the District, but suggested that the next Youth Forum could be held in Taihape.

Resolved minute number **16/IWI/025** **File Ref** **1-CO-4**

That the report 'Update on the Path to Well-being initiative and other community development programmes June/July 2016' be received.

Mr T Steedman / Mr C Shenton. Carried

13 Late items

His Worship the Mayor spoke to the Komiti on a recent meeting he had in Palmerston North with members of the agricultural sector in China to discuss their desire to have direct relationships with agricultural producers in New Zealand.

14 Next meeting

Date and venue TBC

15 Meeting closed/Karakia – 12.27pm

Confirmed/Chair: _____

Date: _____

Rangitikei District Council

Bulls Community Committee Meeting

Minutes – Tuesday 9 August 2016 – 5:30 p.m.

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13	Parks Upgrade Partnership Programme	3
14	Current infrastructure projects/upgrades and other Council activities within the ward	4
15	View on number and location of public rubbish bins in Bulls.....	4
16	Earthquake-prone buildings	4
17	Elections 2016: dis-establishment and re-establishment of the Committee	4
18	General Business.....	4
19	Next meeting	5
20	Meeting closed – 7.25pm	5

Present:

- Mr Hew Dalrymple (Chair)
- Ms Jane Dunn
- Mr Braden Hammond
- Ms Jodi Jamieson
- Mr Keith Scott
- Ms Heather Thorby
- Cr Tim Harris

In attendance:

- Ms Jan Harris
- Ms H Scully

1 Welcome

The Chair welcomed everyone to the meeting.

2 Apologies

That the apologies for absence from Ms S Boxall, Mr J Guinan, Mr A Walker and Cr McNeil be received.

Ms J Dunn / Mr B Hammond. Carried

3 Confirmation of order of business

No late items were identified for this meeting.

4 Confirmation of minutes

Resolved minute number 16/BCC/ File Ref

That the Minutes of the Bulls Community Committee meeting held on 12 July 2016 be taken as read and verified as an accurate and correct record of the meeting.

Ms J Dunn / Mr K Scott. Carried

5 Council decisions on recommendations from the Committee

The Committee noted that there were no recommendations from the Committee presented to the Council meeting on 28 July 2016.

6 Update on Bulls Town Centre Plan

The Committee briefly discussed the update provided in the agenda and the recent meeting to launch the proposed design of the Bulls Multi-Purpose Community Centre. They identified a need for better communication with members around the notification of public meetings, a phone call follow-up to emails would be appreciated.

The Committee also discussed various aspects of the design that needed further consideration and suggested that at future public meetings a sound system be used, and appointed Ms J Jamieson and Mr K Scott as representatives on the smaller working design group.

7 Update on Bulls Wastewater Upgrade Project Focus Group

The Committee noted the update on progress from the Bulls Wastewater Upgrade Project Focus Group.

8 Council responses to queries at previous meetings

- Roaming dogs in Bulls
 - The Committee briefly discussed the issue of roaming dogs in the Town. Animal Control Officers to be notified as situations occur.
- Sign at bus shelter at Walker Park to toilets [in Rangitikei Junction]
 - This will be actioned by Mr Sanson.
- Signage issues raised at May meeting
 - The Committee noted that Council's roading team is looking into this.

9 Issues raised at previous meeting for further consideration

No further discussion was held on these issues.

10 Receipt of Committee minutes

The Committee noted the due date for the receipt of minutes for inclusion in Council's order paper for the meeting on 25 August 2016.

11 Small Projects Grant Scheme – update August 2016

The Committee noted the approval of funding for the shade sail, and the contribution from Council to complete this project. Other potential uses for the Scheme were identified for discussion at the September meeting.

Resolved minute number	16/BCC/	File Ref	3-CC-1-1
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That the memorandum 'Small Projects Grant Scheme – update August 2016' be received,

Mr K Scott / Ms H Thorby. Carried

12 Proposed District Plan Change – Update August 2016

The Committee noted the update provided.

13 Parks Upgrade Partnership Programme

The Committee noted the process for accessing funding through the Fund and identified a need to advertise this programme through the Bill-E-Tin.

14 Current infrastructure projects/upgrades and other Council activities within the ward

The Committee briefly discussed the tabled document, specifically roading issues within the Ward and invited the Asset Manager – Roading to attend the next meeting.

Resolved minute number **16/BCC/** **File Ref** **3-CC-1-5**

That the memorandum 'Current Infrastructure projects/upgrades and other Council activities within the Bulls Ward' be received.

Mr K Scott / Mr B Hammond. Carried

15 View on number and location of public rubbish bins in Bulls

One of the submissions to "What's new, what's changed...?", the consultation document on the 2016/17 Annual Plan, Council decided to ask Community Boards and Community Committees (at their August meetings) to consider the number and location of public rubbish bins in their respective communities and make recommendations for change.

A map is attached showing present locations of bins in Bulls and a loose copy is also provided for the Committee to annotate as its feedback to Council.

16 Earthquake-prone buildings

The Committee noted the consultation period for the Policy.

17 Elections 2016: dis-establishment and re-establishment of the Committee

The Committee noted the process for dis-establishment and re-establishment of the Committee prior to the 2016 Local Elections.

The Committee discussed the process if there are more than 10 nominations received for the Committee. Potential for candidate profile statements to be circulated.

18 General Business

Ms H Thorby

- Positive Community vibe at present.
- Bulls Ward Councillors to undertake more follow-up on issues within the Town.

Mr K Scott

- Suggested Council obtain a portable sound system for public meetings.

Cr Harris

- The feedback forms from the recent public meeting on the design of the proposed Bulls Multi-Purpose Community Centre are important for the consultation portion of the project and need to be returned.

Mr H Dalrymple

- Increase seating capacity in the proposed hall design, this would provide an incentive for more conferences to be held in the Town.

Ms Jan Harris

- A meeting to begin the planning process for the Christmas Parade will be advertised shortly. The Committee discussed the possibility of some variation to the current programme for the parade (e.g. time, provision of food and music, etc.).

19 Next meeting

Tuesday 13 September 2016, 5.30 pm. (This will be the Committee's last meeting for the triennium.)

20 Meeting closed – 7.25 pm

Confirmed/Chair: _____

Date: _____

Rangitikei District Council

Omatane Rural Water Supply Sub-Committee Meeting

Minutes – Wednesday 10 August 2016 – 3:00 p.m.

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5	Water Managers Report	2
6	Scheme Overseers Report	3
7	Financial Report	3
8	Members/Questions	3
9	Date of next meeting	4
10	Meeting Closed	4
1	Apologies	2
2	Confirmation of Minutes	2
3	Matters Arising	2
4	Water Managers Report	

Present:

Mr A McKay, Chairperson
 Mr N Gregory
 Mr L Bird
 Mr L Kelly
 Mr A Ramsay
 Mr M Thomas
 Mr C White
 Mr D Tweeddale

In Attendance:

Mr D Miller, Asset Engineer-Road
 Mr A van Bussel, Operations Manager
 Cr R Rainey
 His Worship the Mayor, Mr A Watson
 Mrs S Srhoj, Administration

1 Welcome

Mr McKay welcomed everyone to the meeting and introduced Mr Don Tweeddale who has purchased Taylors property.

2 Apologies

Resolved minute number **16/ORWS/010** **File Ref**

That the apologies from Mr G McIrvine and Cr Gordon for absence be received.

Mr McKay/Mr Kelly. Carried

3 Confirmation of Minutes

Resolved minute number **16/ORWS/011** **File Ref**

That the minutes of the Omatane Rural Water Supply Sub-Committee meeting held on Wednesday 12 August 2015, be taken as read and verified as an accurate and correct record of the meeting.

Mr Kelly/Mr Gregory. Carried

4 Matters Arising

Mr van Bussel advised that he had arranged to meet onsite with a staff member from Alf Downes in order to fix the issue with the flow meter.

Mr Miller to confirm what budget this work would come out of.

5 Water Manager's Report

The Water Managers' Report was tabled and discussed.

Mr Miller reported that Council had received a draft consent compliance report from Horizons Regional Council which indicated that the scheme was fully compliant.

A copy of the final report to be forwarded to the Committee once received.

Resolved minute number **16/ORWS/012** **File Ref**

That the Water Manager's Report, be received.

Mr McKay/Mr Kelly. Carried

6 Scheme Overseer's Report

Mr Bird gave a verbal report, noting there had been very few issues with the scheme. He had fixed a pipe on the main line so in total his hours had amounted to nine.

Mr White was unsure of his hours, but suspected that they would be a few more than Mr Birds. He had cleaned the intake once and had attended to a break on the line above Worsfalds which he reported was often a trouble spot.

Resolved minute number **16/ORWS/013** **File Ref**

That the Scheme Overseer's Report, as presented be received.

Mr McKay/Mr Gregory. Carried

7 Financial Report

Mr Miller advised that the final Annual Report was still to be finalised so the attached statements were to 31 May 2016 only.

Mr Kelly gave a brief outline of how the water rates had been set in the past. He said that in recent years Council had included a capital expenditure which the committee had been against; however following recent discussions with the Financial & Support Business Group Manager he had agreed to remove it. Mr Kelly now felt that this was the wrong decision and it would be better for it to remain in order to create a reserve.

His Worship the Mayor advised that, as the rate had already been set, he suggested that the Committee consider having two meetings a year meetings or hold their annual one around April/May. This would enable the Committee to put forward a recommendation to Council.

His Worship the Mayor to ask Council's Chief Executive and the Finance & Business Support Group Manager for their recommendations.

The Committee were happy with the present water rate.

Resolved minute number **16/ORWS/014** **File Ref**

That the Statement of Operations for period ending 31 May 2016, be received.

Mr McKay/Mr Gregory. Carried

8 Members/Questions

A letter from Dean Hammond confirming his withdrawal from the Omatane Rural Water Supply Scheme was tabled.

Given Mr Hammond's knowledge and contribution to the scheme over the past years, the Committee were all in favour of the four troughs on his property to continue to be serviced from the branch line.

Council staff to source and email copies of farm maps to Mr Bird and Mr Tweeddale.

Mr Tweeddale was keen to continue with the Omatane Rural Water Supply Scheme. He said that, although his land was currently being leased out for three years, it was important to have a water source in the event that there was a fire as there was a lot of Manuka on the property. He said that there were currently three houses on the property that needed to be serviced.

Mr White advised that while he was working on the Taylors property he often undertook work on the main line and these hours were put down to "farm time". Now that the property was being grazed by Mr Alabaster he queried who was responsible.

Mr Kelly advised that any work done on the main line as well as cleaning the intake needed to be charged back to the scheme.

Mr Tweeddale asked that the Committee notify him if there was any maintenance that needed to be done on the pipes given that it was the land owner's responsibility.

Once the weather had improved, Mr Gregory to show Mr Tweeddale where the pipe lines were located.

There was a brief discussion on offering someone else to link into the scheme since Mr Hammond and Mr Taylor had withdrawn; however the Committee felt that they may run into big costs.

Resolved minute number **16/ORWS/015** **File Ref**

That the Omatane Rural Water Supply Sub-Committee accept Dean Hammond's withdrawal from the Omatane Rural Water Supply Scheme.

Mr McKay/Mr Gregory. Carried

Resolved minute number **16/ORWS/016** **File Ref**

That the Omatane Rural Water Supply Sub-Committee agree that Dean Hammond is not to be rated for the four troughs that remain on his property following his withdrawal from the water scheme.

Mr Gregory/Mr Bird. Carried

9 Date of next meeting

The date of the next meeting to be deferred.

10 Meeting Closed

The meeting closed at 3.45 pm.

Rangitikei District Council

Erewhon Rural Water Supply Sub-Committee Meeting

Minutes – Wednesday 10 August 2016 – 4:00 p.m.

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5	Financial Report	3
6	Members/Questions Report	3
7	Date of Next Meeting	3

Present:

Mr J Gilbert (Chair)
Mr P Batley
Mr B Thomas

In attendance:

Mr D Smith, Taihape Plumbing
Mr D Miller, Asset Engineer
Mr A van Bussel, Operations Manager
His Worship the Mayor, Mr A Watson
Mrs S Srhoj, Administration

1 Apologies

Resolved minute number 16/ERWS/027 File Ref

That the apologies from Mr G Duncan, Mr G Melville, Mr O Dickson, Cr Gordon and Mr McIrvine for absence be accepted.

Mr J Gilbert/Mr P Batley. Carried

2 Confirmation of Minutes

Resolved minute number 16/ERWS/028 File Ref

That the minutes of the Erewhon Rural Water Scheme Sub-Committee meeting held on 11 May 2016 be taken as read and verified as an accurate record of the meeting.

Mr P Batley/Mr D Smith. Carried

3 Matters Arising

There was some discussion on whether work on the river crossing at Gilberts could be done in sections. Mr van Bussel replied that at present there were no issues with this line; however there would be this option if need be.

There was further discussion on the condition of the bridge. Mr van Bussel and Mr Smith to undertake an inspection as there may be a need to install a non-slip material onto the planks.

Mr van Bussel advised that in the near future he was to attend a conference where piping systems etc. would be on display. His intention was to view the various options that were available for a jointing system that would take high pressure and be easy to install.

4 Operations Report

Mr van Bussel spoke to the Operations Report.

He advised that following a site visit with Mr Smith it was determined that the following jobs be considered for future work.

- Thompson T to be tidied up. Mr Smith and Mr van Bussel to work on a design. They would discuss the positioning with Mr Thompson. It was thought that the scheme would be down for one day while the work was carried out. The Committee would be advised.
- Work to be done on the line from Durant's to Hiwera.

- Kaiangaroa- tidy up.
- Replacing the tank at Rob Stratton's due the cracks around the base and it being on a lean.

Mr Miller advised that Council had received a draft consent compliance report from Horizons Regional Council for the period 1 April 2015 to 31 March 2016 which indicated that the scheme was fully compliant. A copy of the final report to be sent to the Committee once received.

Resolved minute number **16/ERWS/029** **File Ref**

That the Operations Report – July 2016 be received.

Mr P Batley/Mr J Gilbert. Carried

5 Financial Report

As Council's financial staff were unable to attend the meeting, Mr Miller advised that last years financial report was yet to be finalised but would be available for the November meeting.

The Committee felt that there needed to be more clarification on some of the terms. They asked that these concerns be passed on Council's Financial team.

These included:

MDC Charges – PSU Retic

Notional bank account

Erewhon W/Board Lease – not well documented-need to change heading

Mr Smith to provide quotes for the four proposed jobs before November. If there was the possibility that prices were to increase, the Committee agreed that it would be to their advantage to provide Mr Smith with a progress payment in order to purchase the pipe.

Resolved minute number **16/ERWS/030** **File Ref**

That the Statement of Financial Position at 31st May 2016, be received.

Mr B Thomas/Mr P Batley. Carried

6 Members/Questions Report

There was no further discussion.

7 Date of Next Meeting

The next meeting to be held Wednesday 9 November 2016

8 Meeting closed

The meeting closed at 4.35pm.

WEDNESDAY 10 AUGUST 2016

Rangitikei District Council

Marton Community Committee Meeting

Minutes – Wednesday 10 August 2016 – 7:00 p.m.

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17	View on number and location of rubbish bins in Marton	4
18	Earthquake-prone buildings	4
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23	Meeting Closed – 8.45pm	5

The quorum for the Marton Community Committee is 4.

At its meeting of 28 October 2010, Council resolved that "The quorum at any meeting of a standing committee or sub-committee of the Council (including Te Roopu Ahi Kaa, the Community Committees, the Reserve Management Committees and the Rural Water Supply Management Sub-committees) is that required for a meeting of the local authority in SO 2.4.3 and 3.4.3.

1 Welcome

The Chair welcomed everyone to the meeting.

2 Apologies

That the apologies for absence from Ms L Duncan, Ms J Greener, Ms L Peacock and Cr Belsham be received.

Ms L Pearson / Mr N Kane. Carried

3 Confirmation of order of business

There were no late items identified at this meeting.

4 Confirmation of minutes

Recommendation

Resolved minute number 16/MCC/031 File Ref

That the Minutes of the Marton Community Committee meeting held on 13 July 2016 be taken as read and verified as an accurate and correct record of the meeting.

Ms L Pearson / Mr R Snijders. Carried

5 Chair's Report

No report was provided to the meeting.

6 Council decisions on recommendations from the Committee

The Committee noted the planned policy development relating to feral cats in the District will be discussed at the next Policy/Planning Committee meeting.

7 Update from the Project Marton Co-ordinator

Cr Ash provided a verbal report at the meeting.

8 Update on the Town Centre Plan Projects

The Chair gave an update on the projects currently planned for the town centre; the Post Office pillars had been prepared for painting, the door panels are ready to be installed.

Cr Sheridan queried the status of the painting of the Library mural. His Worship the Mayor advised that the building exterior would be done when the weather improves. The mural would be attached after that was completed.

9 Council responses to queries raised at previous meetings

The Committee noted the opening hours of the Wilson Park toilets.

10 Issues raised at previous meeting for further consideration

- Promotional signage for and within Marton (Mr Robert Snijders): an update was provided by Mr Snijders, he had met with Project Marton and is currently awaiting a response to information provided, he also has a survey planned and this will be prepared jointly with Project Marton. Mrs George proposed using the District Monitor to canvas views.
- Help for the Community Garden (Cr Cath Ash): an update was provided by Cr Ash.

11 Receipt of Committee minutes

Mrs Bates noted the dates minutes are required by the council.

12 Small Projects Grant Scheme Updated

Resolved minute number	16/MCC/032	File Ref	3-CC-1-1
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That the memorandum 'Small Projects Grant Scheme – update August 2016' be received.

Mr N Kane / Ms C Bates. Carried

13 Marton Youth Club Report

Mr N Kane provided a verbal update to the meeting, including speaking to the tabled report.

Resolved minute number	16/MCC/033	File Ref
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That the Marton Youth Club Report to the Marton Community Committee meeting on 10 August 2016 be received.

Ms L Pearson / Ms C Bates. Carried

14 Proposed District Plan Change – Update August 2016

The Committee noted that the Commissioner's decisions on Proposed District Plan Changes should be known before the end of August.

15 Parks Upgrade Partnership Programme

The Committee noted application forms were now available for projects to upgrade Parks in the District.

16 Current infrastructure projects/upgrades and other Council activities within the ward

His Worship the Mayor addressed queries on Seismic strengthening of an item of infrastructure at the Marton Water Treatment Plant, Broadway duplication (an additional water line).

Resolved minute number **16/MCC/034** **File Ref** **3-CC-1-5**

That the memorandum 'Current Infrastructure projects/upgrades and other Council activities within the Marton Ward' be received.

Ms A George / Ms C Bates. Carried

17 View on number and location of rubbish bins in Marton

The Committee noted no additional loose copy/copies of the map were provided.

The Committee generally felt the present number of Rubbish Bins is adequate, although the following additional locations are suggested:

- One by the end of Humphrey Street, towards the Youth Centre.
- One (or more) bin(s) in the area of Gordon Crescent / Mill Street / Barton Street, e.g. on corner of the walkway by Mill Street School.
- One by the Rira Street entrance to Wilson Park, by the Velodrome.

The Committee felt input from the Parks Team might also be useful.

It was raised that any park bookings for areas should automatically initiate a notification to the people who clear the rubbish bins, to prompt additional clearing of bins in that location(s) for the duration of event(s).

18 Earthquake-prone buildings

The Committee noted the closing date for written submissions on the Earthquake—prone Building Policy.

His Worship the Mayor identified changes of use and how legislation affects any proposed changes.

19 Elections 2016

The Committee noted the requirements for both Council and Community Committee involvement.

As the October meeting of the Committee would normally be scheduled for 12 October, it was decided to delay the next meeting until 21 September.

20 General Business

Wilson Park Playground

The Chair suggested the addition of a balance beam; Mr N Kane will investigate options.

Wanganui Road

Ms L Pearson queried whether manholes will be levelled. His Worship the Mayor advised the final seal will be laid when the weather warms up, at that time the road should be level.

21 Late Items

Nil

22 Next Meeting

Wednesday 21 September 2016, 7.00pm. (This will be the Committee's last meeting for the triennium.)

23 Meeting Closed – 8.45pm

Confirmed/Chair: _____

Date: _____

Rangitikei District Council

Assets/Infrastructure Committee Meeting

Minutes – Thursday 11 August 2016 – 9:30 a.m.

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9	VDAM Rule – formal proposal for change	5
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11	Outcome of liaison with NZTA on improvement to Mokai Road, Taihape	5
12	Koitiata Campground and adjacent reserve – upgrading facilities	5
13	Initial Seismic Assessment (ISA) of Water Assets	6
14	Consent compliance – July 2016 update	6
15	Marton Wastewater Treatment Plant as at 4 August 2016	6
16	Update on Bulls effluent disposal site	7
17	Late items	7
18	Future items for the agenda	7
19	Next meeting	7
20	Meeting closed – 12.03pm	7

Present:

- Cr Mike Jones (Chair)
- Cr Cath Ash
- 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 Ross McNeil, Chief Executive
- Mr Hamish Waugh, General Manager - Infrastructure
- Mr Michael Hodder, Community & Regulatory Services Group Manager
- Mr George McIrvine, Finance & Business Support Group Manager
- Ms Joanna Saywell, Asset Manager - Utilities
- Mr John Jones, Asset Manager - Roading
- Mr Glenn Young, Utility Projects Manager
- Mr Reuben Pokiha, Operations Manager - Roading
- Mr Andrew van Bussel, Operations Manager - Utilities
- Ms Samantha Kett, Governance Administrator

1 Welcome

The Chair welcomed everyone to the meeting

2 Council Prayer

Cr Jones read the Council Prayer.

3 Apologies/Leave of absence

That the apologies for absence from Cr McManaway and Cr Rainey and the apologies for lateness from Cr Gordon, Cr Harris, and Cr Sheridan be received.

Cr Ash / Cr Belsham. Carried

4 Confirmation of order of business

Resolved minute number 16/AIN/088 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, Pre-Feasibility Study for a Tutaenui Rural Water Scheme Update be dealt with as a late item at this meeting.

His Worship the Mayor / Cr Belsham. Carried

5 Confirmation of minutes

Resolved minute number 16/AIN/089 File Ref

That the Minutes of the Assets/Infrastructure Committee meeting held on 14 July 2016 be taken as read and verified as an accurate and correct record of the meeting.

Cr Belsham / His Worship the Mayor. Carried

6 Chair's Report

Resolved minute number 16/AIN/090 File Ref 3-CT-13-1

That the Chair's Report to the Assets/Infrastructure Committee meeting on 11 August 2016 be received.

Cr Jones / Cr Sheridan. Carried

Cr Sheridan arrived 9.36am

7 Queries raised at previous meetings

The Committee considered the responses in the memorandum.

Further information was requested:

- the hourly rate for works identified within the current contract for the management of Council's Waste Transfer Stations;
- the cost/benefit analysis for bringing Waste Transfer Station services in-house.
- the cost of dumping the sludge from the Hunterville and Bulls Wastewater Treatment Plants in Feilding vs Bonny Glen Landfill.

A meeting has been arranged to discuss alternations to the entrance of SH-3 to Whangaehu Village, which will include staff, His Worship the Mayor, Cr Peke-Mason, Mr David Bebarfald (the author of the petition) and staff from the New Zealand Transport Agency.

8 Activity management

Mr Jones and Mr Pokiha spoke briefly to the activity management templates for the Roding and Footpaths Group of activities. They highlighted that the works along Wanganui Road, Marton, will be completed once the weather improves and that the footpath programme for 201/17 has not been completely finalised. The Committee asked that updates on progress with the emergency works resulting from the June 2015 flood event be brought to the Committee periodically until all sites are complete. The Committee also identified that the agreed sealing of the final piece of the Turakina Valley Road needed to be added as a project to be reported on each month.

Ms Saywell and Mr Young spoke briefly to the activity management templates for the Water Supply, Sewerage and the treatment and disposal of Sewage, and Stormwater Groups of activities. July was mostly focussed on administration and planning for the projects for the new financial year. A newsletter will go out to Ratana residents with an update on progress with the upgrade of the water treatment plant. No further information has been received from Riverlands after their expression of interest to discharge to the Bulls Wastewater Treatment Plant. A consent renewal application has been submitted to Horizons Regional Council and it is unclear how adding the discharge from the Riverlands plant would affect this application. The Committee requested further information on stormwater at: Harris Street, Marton and asked for a full presentation on the slip-lining process currently being used in the District. Cr Gordon suggested that once works are completed in Paradise Terrace, Taihape, a news article should be published to publicise that.

Mr Waugh, Mr Hodder and Mr McNeil spoke to the activity management template for the Community and Leisure Assets Group of activities. A peer review of the proposed upgrades to the Taihape Pool is underway; this has identified a need to upgrade the electrical systems within the facility. The current budgets for works at the pool will not cover this work so Council will need to approve an additional budget and potentially the level of service provided by the facility. The Committee asked that the painting of the Marton Library be included in future templates for update.

Resolved minute number **16/AIN/091** **File Ref** **5-EX-4**

That the activity management templates for July 2016 for Roothing, Water (including rural water supplies), Sewerage and the treatment and disposal of sewage, Stormwater drainage, Community and leisure assets, and Rubbish and recycling be received.

Cr Jones / Cr Gordon. Carried

Cr Gordon arrived 9.48am;

Cr Harris arrived at 10.15am;

Cr Harris 10.57am / 10.57am;

Cr Peke-Mason 11.01am / 11.05am

9 VDAM Rule – formal proposal for change

Mr Waugh and His Worship the Mayor spoke briefly to the item.

The consensus was not to make further comment on the Rule change.

10 Bridge Maintenance Professional Services Contract

Mr Jones spoke briefly to the report.

The Committee queried whether or not there was capacity to do this design work in-house. Mr Jones considered the work was highly technical and it would not be feasible to employ someone to do this work; an external contractor was Council's best option.

Resolved minute number **16/AIN/092** **File Ref** **6-RT-1-69**

That the report 'Bridge Maintenance Professional Services Contract' to the Assets/Infrastructure Committee meeting on 11 August 2016 be received.

Cr Gordon / Cr Harris. Carried

Cr Ash 11.16am / 11.19am

11 Outcome of liaison with NZTA on improvement to Mokai Road, Taihape

His Worship the Mayor spoke briefly to the item, informing the Committee that the business 'Mokai Gravity Canyon' is currently out for tender, along with the 'Taupo Bungy' business, and there was considerable interest in re-opening the business.

12 Koitiata Campground and adjacent reserve – upgrading facilities

Mr Hodder spoke briefly to the report.

Resolved minute number **16/AIN/093** **File Ref** **6-CF-4-16**

That the report 'Koitiata Campground and adjacent Reserve – upgrading facilities' be received.

Cr Belsham / Cr Gordon. Carried

Resolved minute number **16/AIN/094** **File Ref** **6-CF-4-16**

1. That the water supply and electrical work at the Koitiata Campground be actioned, funded from the Operational Budget.
2. That the wood-fired BBQ at the adjacent Koitiata Reserve be replaced with a coin-operated gas BBQ, funded from the DISP Reserve account.

Hs Worship the Mayor / Cr Peke-Mason. Carried

13 Initial Seismic Assessment (ISA) of Water Assets

Ms Saywell spoke briefly to the report, providing the Committee with an explanation around why this work was undertaken.

Resolved minute number **16/AIN/095** **File Ref** **6-WS-1-4**

That the report 'Initial Seismic Assessment (ISA) of Water Assets' be received.

Cr Jones / Cr Peke-Mason. Carried

14 Consent compliance – July 2016 update

Ms Saywell spoke briefly to the report, providing details on the impact of the current compliance levels on the renewal of various consents within the District.

Resolved minute number **16/AIN/096** **File Ref** **5-EX-3-2**

That the report 'Consent compliance – July 2016 update' be received.

Cr Belsham / Cr Harris. Carried

Cr Harris 11.40am / 11.42am

15 Marton Wastewater Treatment Plant as at 4 August 2016

Ms Saywell spoke briefly to the report.

She gave the Committee an update on the recent meeting with Midwest Disposals Ltd regarding their pre-treatment of leachate from the Bonny Glen Landfill. The outcome of the

discussions is that the process seems to be going well. Tanks have also been installed at the Marton Wastewater Treatment Plant to allow for a constant flow of the pre-treated leachate to be accepted into the Plant.

Resolved minute number

16/AIN/097

File Ref

6-WW-1-4

That the report 'Marton Wastewater Treatment Plant as at 4 August 2016' be received.

Cr Sheridan / Cr Harris. Carried

16 Update on Bulls effluent disposal site

Mr Waugh spoke briefly to the item, highlighting the fact that the project is effectively on-hold pending placement at the Bulls Multi-purpose Community Centre.

17 Late items

Tutaenui Rural Water Scheme

Mr McNeil gave a brief update on progress with the pre-feasibility study for a Tutaenui Rural Water Scheme.

Both he and Mr Miller met recently with representatives from the Ministry for Primary Industries who cautioned that inviting expressions of interest from external contractors to complete the study might signal this to be a feasibility study rather than pre-feasibility study. They suggested a more direct approach instead.

An item will be included in the Administrative Matters report to Council at the end of the month on potential costs and consultants for this work.

18 Future items for the agenda

Nil

19 Next meeting

Thursday 15 September 2016, 9.30 am (this will be the Committee's last meeting for the triennium)

20 Meeting closed – 12.03pm

Confirmed/Chair: _____

Date: _____

Rangitikei District Council

Policy/Planning Committee Meeting

Minutes – Thursday 11 August 2016 – 1:10 p.m.

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Present: Cr Richard Aslett (Chair)
Cr Lynne Sheridan
Cr Cath Ash
Cr Angus Gordon
Cr Rebecca McNeil
Cr Soraya Peke-Mason
His Worship the Mayor, Andy Watson

In attendance: Mr Michael Hodder, Community & Regulatory Services Group Manager
Mr Johan Cullis, Environmental Services Team Leader
Ms Katrina Gray, Policy Analyst
Ms Samantha Whitcombe, Governance Administrator

1 Welcome

Cr Aslett chaired to meeting.

The Chair welcomed everyone to the meeting

2 Apologies/Leave of absence

That the apologies for lateness from Cr Sheridan and the apologies for leaving early from Cr Peke-Mason and Cr McNeil be received.

His Worship the Mayor / Cr Gordon. Carried

3 Confirmation of order of business

The Chair informed the Committee that there would be no change to the order of business from that set out in the agenda.

4 Confirmation of minutes

Resolved minute number	16/PPL/064	File Ref
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That the Minutes of the Policy/Planning Committee meeting held on 14 July 2016 be taken as read and verified as an accurate and correct record of the meeting.

His Worship the Mayor / Cr Ash. carried

5 Chair's Report

Resolved minute number	16/PPL/065	File Ref	3-CT-15-1
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That the Chair's Report to the Policy/Planning Committee meeting on 11 August 2016 be received.

His Worship the Mayor / Cr Ash. Carried

Cr Sheridan arrived 1.19pm, but did not take over as Chair.

6 Queries raised at previous meetings

The Committee noted the response from Council's Solid Waste Officer.

7 Council-initiated District Plan Change – Update

The Committee noted the update on progress with the Council-initiated District Plan change.

8 The 2050 Challenge – future proofing our communities (LGNZ discussion paper)

MR Hodder spoke briefly to the discussion paper and narrated a presentation on The 2050 Challenge. The Committee discussed the following points:

- The positive and negative aspects of isolation.
- Whether or not New Zealand is considered a desirable place to live.
- What parts of Government should be responsible for what aspects of future-proofing our communities (bringing people into New Zealand vs keeping them here).
- The influence of Central Government on Local Government.
- The speed of change.

The Committee was invited to provide further feedback to Mr Hodder in time for a submission to be drafted for Council to consider at its meeting.

9 Activity Management

Mr Hodder and Mr Cullis spoke briefly to the activity management templates for Community leadership, Environmental services and Community well-being.

The Committee briefly discussed the transition period for the provision of Youth Services within the District. Concerns were raised around the ability to secure the necessary services to establish a Youth One Stop Shop in Marton and Taihape.

Resolved minute number **16/PPL/066** **File Ref**

That the activity management templates for Community Leadership, Environmental and Regulatory Services and Community Well-Being (June 2016) be received.

Cr Peke-Mason / His Worship the Mayor. Carried

10 Update on Communications Strategy

Resolved minute number **16/PPL/067** **File Ref** **3-CT-15-1**

That the update on the Communications Strategy to the Policy/Planning Committee meeting on 11 August 2016 be received.

Cr Aslett / Cr Peke-Mason. Carried

Afternoon Tea 3.02pm / 3.19pm

11 Legislation and Governance Issues

Mr Hodder spoke briefly to the report highlighting the requested approval of the submission to the Fire Emergency New Zealand Bill, as delegated by Council.

The Committee suggested the addition of wording around the potential for isolated communities to establish their own community fire brigades, how FENZ will manage volunteers and potential financial contributions to individuals, brigades or employers.

Resolved minute number **16/PPL/068** **File Ref** **3-OR-3-5**

That the report 'Legislation and Governance Issues' to the Policy/Planning Committee meeting on 11 August 2016 be received.

Cr McNeil / Cr Peke-Mason. Carried

Resolved minute number **16/PPL/069** **File Ref** **3-OR-3-5**

That the Policy/Planning Committee, under delegated authority from Council, approve (for the Mayor's signature) Council's submissions as amended (to the Government Administration Committee) on the Fire Emergency New Zealand Bill and (to the Department of Internal Affairs) on the discussion paper 'Proposed regulations to support Fire and Emergency New Zealand'.

Cr Sheridan / His Worship the Mayor. Carried

12 Review of Class 4 gambling – discussion document from Internal Affairs

Mr Hodder spoke briefly to the memorandum.

The Committee noted that much of the document lay outside Council's direct knowledge; there was a consensus that the expenditure on machines locally should come back to those communities.

Resolved minute number **16/PPL/070** **File Ref** **3-PY-1-5**

That the memorandum 'Review of Class 4 gambling – discussion document from Internal Affairs' be received.

Cr Aslett / Cr McNeil. Carried

Resolved minute number **16/PPL/071** **File Ref** **3-PY-1-5**

That the Policy/Planning Committee, under delegated authority from Council, approve (for the Mayor's signature) Council's submission to the Department of Internal Affairs on its discussion document 'Review of class 4 gambling'.

Cr Aslett / Cr Sheridan. Carried

13 Older people and community sport – the plan 2016

The Committee discussed possible ways of encouraging older people within the community to participate in sports and the need to establish non-traditional sports that would be more inclusive of older people within the community (e.g. mobility scooter friendly sports and aquatic sports for the less mobile).

They also discussed the possibility of discounted or free activities for those that could not afford to participate in sports otherwise.

This feedback would be conveyed to Sport New Zealand.

14 Proposed changes to Building Code Requirements

Mr Cullis spoke briefly to the item and narrated a presentation in the proposed amendment to the Building Code.

15 Investigation of requested speed limit reduction around Kauangaroa

The Committee noted that the speed limit assessment was unexpectedly delayed, but is anticipated later this month.

16 Complaints Policy – issues to be addressed

Mr Hodder spoke briefly to the item.

The Committee discussed the following aspects of a potential complaints policy:

- simple and short;
- outlines the pathway/process that would be followed if a complaint was made;
- potential template for complaints/compliments;
- needs to integrate with the Customer Service Charter developed by the Chief Executive.

17 Investigation of a policy on feral cats

Mr Hodder spoke briefly to the memorandum.

The Committee needed to make a distinction between feral and stray cats, and which category this policy would apply to. It was noted that Horizons Regional Council would not get involved with this issue.

The Committee discussed a possible process where residents could hire a trap from Council and then bring back any animal they caught for Council to dispose of. The disposal of these animals when caught was seen as the biggest barrier to the community being able to deal with the issue.

Resolved minute number **16/PPL/072** **File Ref** **3-PY-1**

That the memorandum 'Investigation of a policy on feral cats' be received.

Cr Sheridan / Cr Gordon. Carried

18 Review of delivery of regulatory services under section 17A of the Local Government Act 2002 – update August 2016

Mr Hodder spoke briefly to the memorandum.

There is potential for collaboration within the MW-LASS; discussions around this have been held but there has been no outcome to date.

The arrangement with Whanganui District Council for Policy and Planning services has now ended. Discussions around the extension of this agreement or possible other arrangements resulted in the decision to employ a second Policy Analyst/Planner within the Policy Team. External planning advice will still be sought for technical questions.

Resolved minute number **16/PPL/073** **File Ref** **5-FR-1-2**

That the memorandum 'Review of delivery of regulatory services under section 17A of the Local Government Act 2002 – update August 2016' be received

Cr Aslett / Cr Sheridan. Carried

19 Bulls Multi-Purpose Community Centre – project update

The Mayor noted that there had been a good turnout at the recent public meeting in Bulls to launch the proposed design of the building, with initial feedback being very constructive. A local funding committee is being formed.

20 Update on the Path to Well-Being Initiative

Resolved minute number **16/PPL/074** **File Ref** **1-CO-4**

That the memorandum 'Update on the Path to Well-Being initiative and other community development programmes – July 2016' be received.

Cr Sheridan / His Worship the Mayor. Carried

21 Late Items

Nil

22 Future Items for the Agenda

Nil

23 Next Meeting

Thursday 15 September 2016, 1.00 pm (this will be the Committee's last meeting for the triennium)

24 Meeting Closed – 4.55pm

Confirmed/Chair: _____

Date: _____