



# What's changed, what's the plan for 2017/18...?

Consultation Document for  
Annual Plan 2017/18



# Why we are doing this plan...



## Message from the Mayor **Andy Watson**

Firstly, this is the first Annual Plan in this triennium and the first for three of our new Councillors Graeme Platt and Jane Dunn - Bulls Ward and Dave Wilson – Marton Ward, who

were elected to this Council in October 2016. I encourage you to speak to the local Councillors in your area if you have any questions about what's outlined in this plan.

The blueprint for what the Council intends to do in 2017/18 is the 2015-25 Long Term Plan, which sets out a detailed programme for the first three years together, with the more significant projects and issues for the seven years after that. 2017/18 is the third year of this Long Term Plan, and during the year Council will be developing a new Long Term Plan for the 10-year period 2018-28. This cycle of planning is part of the legal framework which the Government has set for all councils.

Inevitably, there are changes from what the 2015-25 Long Term Plan envisaged for 2017/18 – partly because of different circumstances, partly because of altered priorities. The local government elections last October mean that this is the start of a new triennium, and Council has given considerable attention to defining its strategic intentions for the next three years – and the projects and programmes which we need to achieve.

The purpose of this Consultation Document – What's the Plan for 2017/18? – is to highlight the big differences from what the Long Term Plan projected for 2017/18 in terms of major projects and/or impact on rates. One change is the projected increase in rates – the Long Term Plan forecast an increase of 3.41% for 2017/18 (from 2016/17) whereas Council is proposing an average rates increase of 1.72%. One factor in this lower increase is the decision to carry forward to 2017/18 several large capital projects, including the wastewater upgrades in Ratana, Bulls and Marton. These are best progressed once Horizons Regional Council has specified the conditions of the new resource consents to apply in each case.

New proposals not in the 2015-25 Long Term Plan include the development of a Marton heritage precinct, the replacement of the historic Mangaweka Bridge (but potentially keeping that century-old structure for cycling and walking), and taking up the legacy of Rangitikei Tourism. New public toilets in Mangaweka are proposed alongside an intended bid for Government funding for toilets in some of the District's popular recreation places. Council is keen to know whether the community agrees with these initiatives.

Council is also looking for community views on whether or not to continue with the proposed new community centre in Bulls (on the site for the former Criterion Hotel), on how the three heritage buildings on the Broadway/High Street site purchased last year are best developed as the site for Council's Marton administrative and library services. Council is also keen to hear from the community about where the new amenity block, approved in last year's Annual Plan, is best located in Taihape Memorial Park, having regard for the merits (and costs) to keep and strengthen the historic grandstand.

Council is convening a number of public meetings which enables us to present a more comprehensive picture of what the Council intends doing next year – and also to give members of the community an opportunity to ask about such things – as well, of course, those matters covered in the Consultation Document.

That is why the final question on the submission form is open-ended – for you to raise any matter which you want Council to consider, as it plans for the year ahead – and, in particular, for inclusion in the draft 2018-28 Long Term Plan.

We live in a stunning district and as a Council we are committed to being positive and moving forward, please accept the invitation to help us by providing feedback on this Plan.

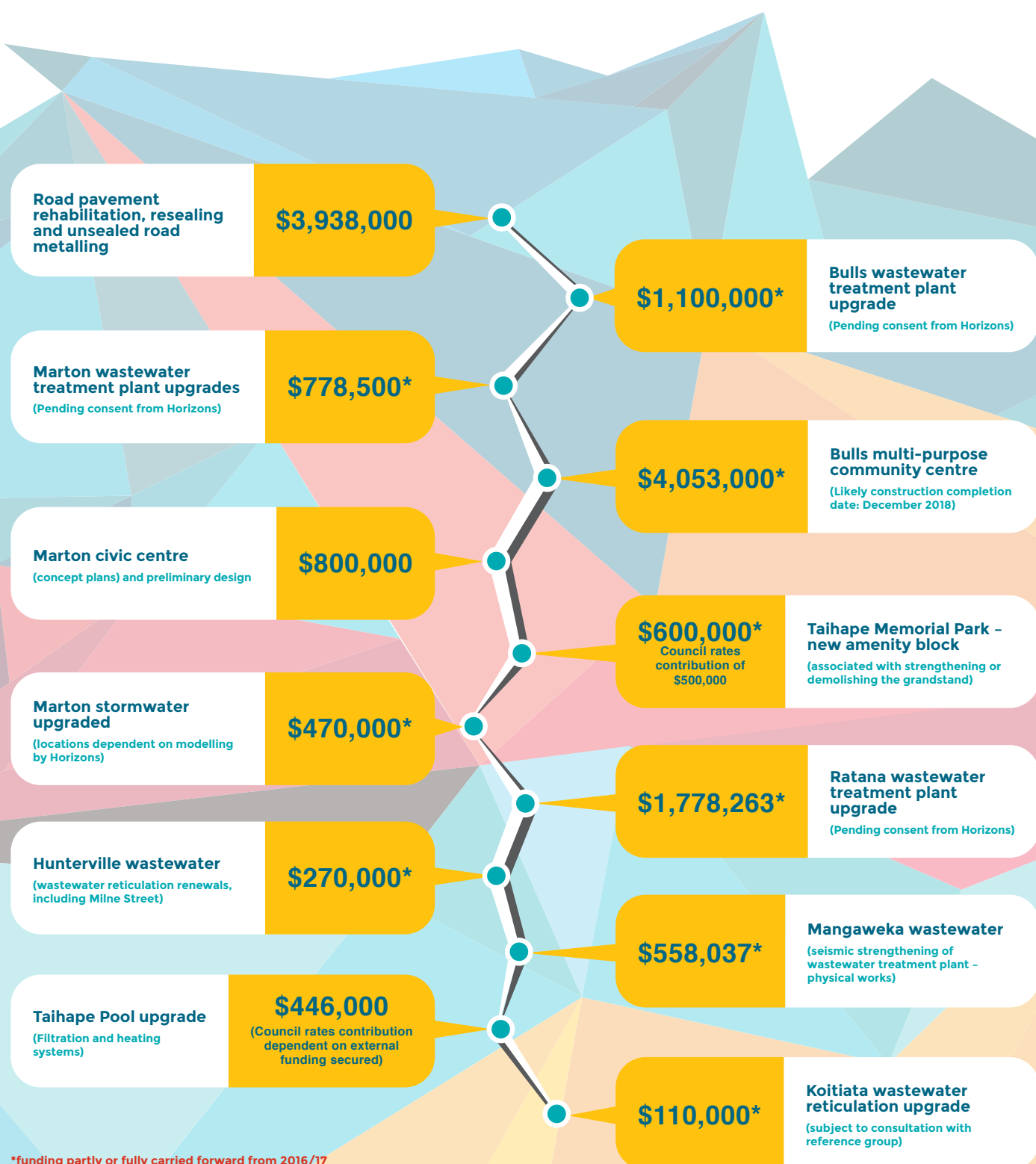
**Andy**

# Contents

<b>Major Projects Planned for 2017/18</b>	<b>00</b>
<b>Key Issues and Choices</b>	<b>00</b>
<b>What's new?</b>	<b>00</b>
Whangaehu flood resilience project	00
Earthquake-prone building investigation	00
Marton heritage precinct - promotion, advocacy, funding case	00
Mangaweka Bridge - strengthen / replace	00
District Promotion - taking up the legacy of Rangitikei Tourism	00
Toilets in key river bank and other popular amenity places	00
Getting greater value from recreational facilities	00
Options for community groups using former Taihape College	00
<b>What's changed?</b>	<b>00</b>
Altered timing and funding model for the Bulls multi-purpose community centre	00
Proposed sale of surplus property in Bulls	00
Bringing forward design work for the new Marton civic centre	00
Purchasing land at 7 King Street, Marton	00
Developing Taihape Memorial Park	00
Upgrade of Taihape Pool	00
Postponement of major wastewater, water and stormwater upgrades into 2017/18	00
Altered arrangement for delivering infrastructure services	00
Funding for youth services	00
Rangatira cemetery at Hunterville	00
Fire and Emergency New Zealand (FENZ)	00
<b>Council Activities in the Rangitikei District</b>	<b>00</b>
<b>The Financials</b>	<b>00</b>
Examples of Impacts of Rating Proposals in 2017/18	00
Summary changes in financial projections	00
<b>How to have your say...</b>	<b>00</b>
<b>Submission Form</b>	<b>00</b>
<b>Who we are...</b>	<b>00</b>
<b>References</b>	<b>00</b>



# Major Projects Planned for 2017/18



\*funding partly or fully carried forward from 2016/17

# Key Issues and Choices

## What's new?

### Whangaehu flood resilience project

The Council is currently leading a project to look at the issues and impacts associated with flooding in the lower Whangaehu valley (Okirae south), and to identify options and actions for managing those impacts. It is funded by the Ministry of Civil Defence and Emergency Management, and supported by Horizons Regional and Whanganui District Councils.

The Whangaehu valley has experienced four major flood events since 2004. On each occasion dwellings, community buildings, businesses and farms have been inundated, resulting in considerable damage, economic loss, social disruption and displacement of local people for many weeks. There is a range of options (e.g. localised flood protection works, raising floor levels and relocation) to reduce risk and increase resilience, although conventional community-wide flood protection measures are not currently

considered practicable or affordable. However, to date, no agreement has been reached, and thus no action has been taken.

This project provides an opportunity to adapt approaches and tools used elsewhere in hazard management and mitigation, with the aim of identifying and evaluating options to reduce flood risk in the Whangaehu valley. The project will integrate international and local experience, including other research/studies, to build community-wide understanding about flood risk and develop resilience-building solutions. Options previously identified will be reconsidered too.

There are no rates impacts for 2017/18. However, Council may decide to advance recommendations from the project in the consultation for the 2018-28 Long Term Plan which will have rating implications in subsequent years.

### Earthquake-prone building investigation

The Building (Earthquake-prone Buildings) Amendment Act comes into effect on 1 July 2017. When the Long Term Plan was adopted, Government's policy intentions were unclear.

Rangitikei is in the high seismic hazard area, so Council must identify all potentially earthquake-prone buildings within 5 years (or 2½ years for high priority buildings). Building owners have 15 years (or 7½ years for priority buildings) from the Council's notification of the building being earthquake-prone, to complete the seismic strengthening work, or demolish the building. The Minister of Building has stated that high priority buildings are those in any central business district – which would mean unreinforced commercial buildings in Bulls, Marton, Hunterville and Taihape must either be strengthened to 34% of the National Building Standard or demolished no later than 30 June 2028 (and probably earlier given the

intended timing of the Council's earthquake-prone assessments).

If the methodology, as proposed by the Ministry of Business, Innovation and Employment (MBIE), becomes part of the regulatory framework, Council will be able to undertake its assessment on a 'streetscape' basis, having particular regard for the likely nature of shared boundary walls. Wholly wooden buildings are exempt. This is a priority task for 2017/18, but briefings with building owners will be held before the assessment process is started. There are no costs to building owners for this initial assessment work.

Building owners are responsible for obtaining the engineering assessment, which the Act requires, and providing this to Council. Costs will vary according to size and nature of the building, but will probably be between \$2,000 and \$10,000. Council

is not currently proposing to assist with these costs. Council has a policy of assisting owners of earthquake-prone buildings with remission on rates and reduction of internal consent costs where strengthening or re-development work is undertaken.

There will be high demand for engineers to provide their assessments. Council could act as a co-ordinator for each of the main towns as a way of reducing costs if enough building owners signed up to that approach.

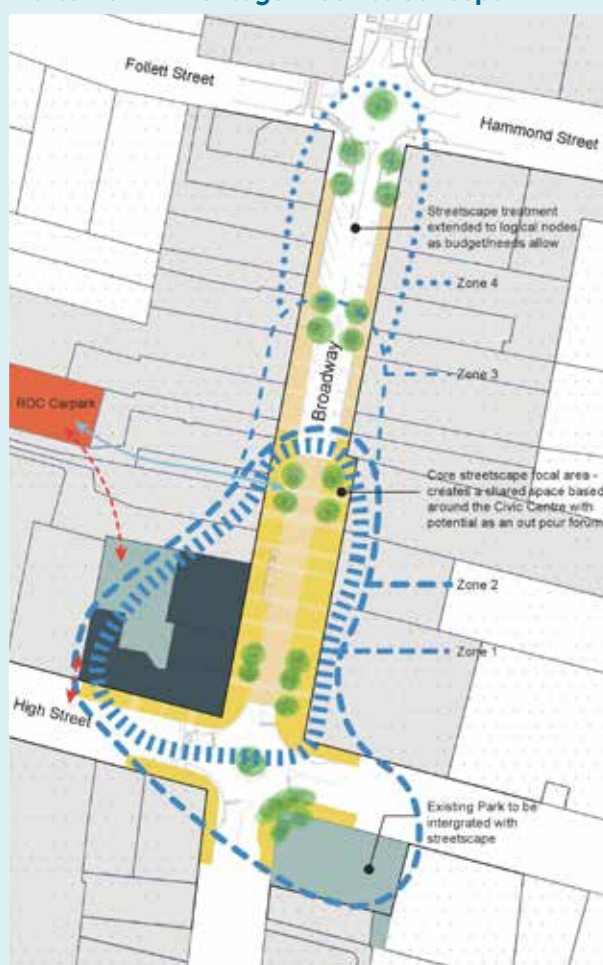
## Marton heritage precinct – promotion, advocacy, funding case

During the recent review of the District Plan, the unique heritage of Marton's central business district (CBD) was well canvassed. This resulted in the introduction of 'heritage offsets' by which a building owner, seeking to modify or remove heritage elements, may be permitted to offset these by improving heritage values in another building. This has the potential to form a collective view of what is particularly important in Broadway between High Street and Follett Street and around the corner into High Street.

To stimulate thinking about this with building owners in particular (but also the wider community), in November-December 2016, Council engaged Opus to undertake a heritage assessment of the Marton CBD which considered the retention or enhancement of the overall heritage 'look and feel' of central Marton, preserves and enhances the highest value heritage elements in this area and has regard for giving effect to the heritage offsetting approach. Opus suggested a staged approach for developing a heritage precinct, starting from the High Street end of Broadway, as shown on the previous page.

The Government has called for applications to the Heritage Earthquake Upgrade Incentive Programme ('EQUIP') with the first round closing on 10 February 2017, and a further round to be offered later in 2017. Council is not eligible to apply for its own buildings - the fund is targeted at privately owned heritage listed buildings. However, Council intends to co-ordinate the application on behalf of interested building owners in the Marton CBD to maximise the heritage precinct approach, since this may be a critical point of difference from other applications. The eligibility criteria requires

**Marton CBD – Heritage Precinct Concept**



details of proposed seismic strengthening to be carried out so Council will aim for that second round.

There is no impact on rates for 2017/18 from this proposal.

## Mangaweka Bridge – strengthen/replace

During 2016 routine inspection of the century-old Mangaweka Bridge discovered a significant deterioration of some timbers, resulting in speed and weight limits being imposed on the bridge and a period of total closure, while urgent repairs were made. However, this work has exposed the need for further, substantial repairs calling into question whether the bridge structure needs to be totally replaced so that it is able to take the loads required by local farmers and those operations servicing them.

Following consideration of an assessment from GHD, Council signalled its preference to build a new bridge (with new approaches), and to evaluate the benefits/costs of retaining the present structure for walking and cycling as a heritage feature. Only

a new bridge will be able to take permitted loads of all road traffic (including HPMVs<sup>1</sup>). As a boundary bridge, costs will be shared equally between this Council and the Manawatu District Council. However, a business case must be accepted by the New Zealand Transport Agency for payment of the Financial Assistance Rate (63% for Rangitikei), without which the project would not be viable. The final cost will not be known until the end of 2017; it is currently estimated to be between \$7 and \$10 million, which would make Council's contribution in the range of \$1.3 to \$1.85 million.

The proposed roading rate for 2017/18 includes the provision of \$400,000 to assist with the costs for this project.

## District promotion – taking up the legacy of Rangitikei Tourism

For over the past ten years, Rangitikei Tourism has initiated or participated in most of the projects promoting the District to visitors and locals alike. While Council has continued to provide information centres in Taihape, Bulls and (most recently) Marton, Rangitikei Tourism's particular contribution has been its website, [www.rangitikei.com](http://www.rangitikei.com), the 'go-to' site for people wanting to know what is on, where to stay, where to visit, etc. As the use of the internet, as the primary tool to search and to book online has increased, so has the workload associated with servicing the online presence. This has been almost its sole focus for several years.

There is a tension between being an operator-membership organisation and promoting the District to locals, visitors and potential businesses and residents. Tourism operators typically have their own websites so are less dependent on the web portal which Rangitikei Tourism has been developing. Diminishing connection to Rangitikei Tourism has meant the Committee lacks adequate support to function well. On the other hand, continuing and expanding that web development is critical to maintaining an independent online presence rather than rely on second-hand promotion by neighbouring tourism organisations to enhance the tourism experience.

In 2015/16 and 2016/17 Council made an annual grant of \$16,500 (plus GST) to Rangitikei Tourism. Council has offered to take over [www.rangitikei.com](http://www.rangitikei.com)

and continue its development, applying the funding previously allocated to Rangitikei Tourism so there is no impact on rates. If this is agreed to, Rangitikei Tourism could remain as a useful tourism advisory group.

The Rangitikei District has much variety of attractions and events to offer visitors (and residents), and Council is committed to ongoing promotion of these.

image to come

<sup>1</sup>High Productivity Motor vehicles exceeding 44 tonnes up to 50 tonnes.



## Toilets in key river bank and other popular amenity places

During 2016, the Government introduced a Regional Mid-sized Tourism Facilities Grant Fund to reflect the reality that some districts have a limited ability to respond to the pressures caused by visitor growth, because of funding constraints such as low ratepayer base. The grants may fund visitor-related facilities such as toilets, carparks, waste disposal and minor water management projects.

To be eligible, a local authority must demonstrate that it has given approval for such projects, subject to a grant from the Fund. There is a minimum investment from the Fund of \$100,000; a contribution from a local authority is expected, but the amount is not defined.

This grant scheme opens up the possibility that toilets could be placed in popular amenity places like Papakai Park in Taihape, the popular Rangitikei River swimming spot off Toe Toe Road, the river access at Kakariki (although this could be better on the Manawatu side), the river bank area near the Bulls Bridge and possibly, with approval from the Department of Conservation, in Bruce Park near Hunterville. As visitor numbers increase, such places are at risk of being spoiled and unattractive.

Constructing new public toilets in Mangaweka village is outside the scope of this scheme, despite the rationale – increasing visitor numbers – for doing so. Council proposes to provide this facility in the coming year.

### OPTIONS

#### OPTION 1. Council's preferred option

***Include a provision in 2017/18 of \$125,000 for four toilets in popular recreational sites currently lacking these services, on the basis that Council will contribute \$25,000 from reserves with \$100,000 coming from the Regional Mid-sized Tourism facilities Fund and construct a new facility in Mangaweka village.***

This provides an opportunity to install toilets at four different locations without a big capital cost to ratepayers. The ongoing servicing costs will be the responsibility of Council and, for budgeting purposes, have been calculated as \$10,000 for 2017/18. Council has not determined where additional toilets are best located and is interested in the community's preferences.

The estimated cost (of a two cubicle unit) in Mangaweka village is \$65,000 and can be funded from reserves; there will be an annual servicing charge of \$9,000. However, a final design (and thus price) are not yet confirmed. A site on Mangaweka's main street has been offered to Council for this purpose at no cost.

#### Likely consequences in 2017/18:

On Rates
\$2.89 (This covers the projected operating costs).
On Debt
Nil.
On Levels of service
Increased level of service.

#### OPTION 2.

***Do not proceed with an application to the Regional Mid-sized Tourism Facilities Grant Fund and defer proceeding with new toilets in Mangaweka village.***

This alternative option would mean there would be no new expenditure by Council as the proposed additional toilets would not be built without the anticipated contribution from the Facilities Grant Fund. The term of the Fund is unclear, so there may not be an opportunity to apply in later years. The new facilities in Mangaweka village are outside the scope of the Fund so could be reconsidered at a later time.

#### Likely consequences in 2017/18:

On Rates
Nil.
On Debt
Nil.
On Levels of service
Unchanged.

## Getting greater value from recreational facilities

Council has recently been given presentations on ambitious upgrades for two recreational facilities in the District. This aligns with Council's stated intentions in the 2015-25 Long Term Plan to have fewer but better community facilities. However, no specific details were considered as part of the Long Term Plan.

Upgrading and extending the skate park in Marton's Centennial Park could provide a better, safer skating environment and, associated with other improvements such as a half basketball court, shaded seating, a BBQ area and ready access to toilets, also establish a popular family-friendly area. While detailed costing have yet to be done, this development would exceed \$100,000.

Upgrading the velodrome at Wilson Park (Marton), built 50 years ago and now in disrepair, would require substantial support from the community and external funding - resurfacing will cost an estimated \$228,000.

In addition, there has been consultation on a management plan for Marton Park, consideration to returning at least part of Santoft Domain for use

as a public recreational area,<sup>2</sup> and Council will be considering the feasibility of allowing public access to Marton B and C Dams.

Such developments (and there will be similar thinking in other parts of the District) are important for local residents and nearby businesses, and as a means to attract visitors. Council's Parks Upgrade Programme funds up to one third of the costs of park upgrade proposals considered to a maximum in any one year of \$50,000, so it may become over-committed.

Bearing in mind the potential to attract visitors an alternative, or supplementary approach, funded as a District promotion initiative is a matter which Council may wish to consider during the year; if Council considers it worthwhile, such an approach would be included as an item for consultation in the 2018-28 Long Term Plan. An important part of that consideration is to understand what other ambitious proposals exist for the District's recreational facilities and developing an approach to prioritising these. The Community Boards and Community Committees will be asked to assist with this work.

## Options for community groups using former Taihape College

The remaining facilities at the former Taihape College site on Rauma Road, have been used by a number of community groups for some time on an informal basis. Because of this use, the Ministry of Education has proposed issuing a licence to occupy this site to the Council, which would then assume responsibility for managing the land and buildings and the tenancies. Currently the costs have been absorbed by the Ministry and (in terms of maintaining much of the grounds) the Taihape Area School. A key issue for both the Council and the users of the facilities is that the licence will have an initial term of one year and thereafter be on a month-by-month basis. Given the similarities with Council's own halls, it is improbable that the operating costs, which come to Council as part of the licence to occupy, could realistically be covered by the users – all of whom, except one, are voluntary non-profit organisations.

While Council accepts that it is in the interests of these community groups to accept a licence

image to come

to occupy, it is critical to develop a longer-term solution so that there is a viable alternative for the current users. The Taihape Community Board will be asked to lead these conversations, with support from Council staff.

The intended outcome of these discussions is a proposal in the draft 2018-28 Long Term Plan.

<sup>2</sup>The cost of such developments would be funded from the Santoft Reserve fund. The area is currently leased.



## What's changed?

The following sections outline the main changes in activities and projects from what was stated in the Long Term Plan to happen in 2017/18. The full Annual Plan outlines the programmes and projects for each group of activities.

### Altered timing and funding model for the Bulls multi-purpose community centre

A concept design, costed at \$3.6 million, was included in the 2015-25 Long Term Plan. This was adopted as the basis for more detailed design work, but this took considerably longer than expected – the Long Term Plan envisaged construction would be completed by 30 June 2017. It is now expected by 31 December 2018.

The revised design (above) was presented back to the Bulls Community in August 2016. As a result of

feedback from the community, the hall and stage areas in the proposed new centre were made larger and the number of toilets increased. Revised estimates have increased the cost by \$760,000 (of which \$423,000 is attributable to design changes). Construction inflation movement over the past three years is 10.5% compounded.

At its meeting on 29 September 2016, Council agreed to a revised funding model as follows:

Funding Source	2014 Budget	2016 Budget
Council (rate funded loan)	1,600,000	1,600,000
Sale of Surplus Properties	565,000	565,000
Lotteries and other Government Funding	1,000,000	1,000,000
Regional and Local Trusts	350,000	350,000
Local Fundraising	100,000	150,000
Corporate Sponsorship		200,000
Council – reserves/additional property sales (i.e. no rate impact)		500,000
Total	\$3,615,000	\$4,365,000





The Long Term Plan signalled Council's intention to sell the current Information Centre site, the Bulls Town Hall and the Plunket/toilets in High Street, with possession not being until after the new facility was fully operational.<sup>3</sup>

However, there are other potentially surplus properties which could be sold, as shown in the above map.

The area off Walton Street (top right in map) and the larger part of Haylock Park (currently leased for grazing) (left in map) may attract developers who see opportunity in providing new houses in Bulls, given the shortage of areas available for new residential development. It is not intended to sell the Daniel Street reserve (the triangular section in map) nor the smaller section on Haylock Park (which would be kept and developed as a neighbourhood recreational area). ***A detailed schedule of potentially surplus properties in Bulls is included as a reference document.***

## OPTIONS

### OPTION 1. Council's preferred option

***Retain the updated budget of \$4.36 million for the revised and expanded new Bulls Community Centre, incorporating adjustment for inflation from when the initial estimates were made.***

Council considers the altered and larger design is the best reflection of what the Bulls community wishes to see in a new community centre. The rate funded contribution of \$1.6 million is not changed. Considering comparable developments elsewhere suggests that the expectation of \$150,000 from local community funding and \$350,000 from regional/ local trusts funding (i.e. 11.5% of the total sum required) is realistic and achievable. The yield from property sales was based on the land value of the Bulls Town Hall, the Bulls Information Centre and the High Street Plunket/toilet sites only; there are other surplus sites in Bulls which could also be sold – or, if the community did not support that – Council could provide a further \$500,000 from reserves.

### Likely consequences in 2017/18:

#### On Rates

Nil (however, if reserves are used to fund any shortfall in external funds, there is a consequent loss of income which could increase rates requirements in future years).

#### On Debt

Nil.

#### On Levels of service

Increased level of service.

<sup>3</sup>The Library site and adjoining car park fronting onto Criterion Street will be retained, to be developed as recreational space, with the Memorial Arch in front of the library being a feature.



## OPTION 2.

***Abandon the proposed new Bulls Community Centre, and review the available options, including strengthening the existing Town Hall or demolishing it and replacing with a new building.***

This option sets aside the substantial engagement with, and by, the Bulls community over the past two years on a preferred site and design. Council would lose the option to purchase part of the Criterion Hotel site; the expenditure to date on design (approximately \$250,000) would probably have been wasted (as it is unlikely that it could readily be transferred to another site); and the \$500,000 grant from the Lotteries Community Facilities Fund would not be uplifted and any other funding sponsorship would need to be refunded.

### Likely consequences in 2017/18:

#### On Rates

Nil. As the \$1.6 million is funded from reserves, it has no impact on rates (although, as noted above, there is a consequent loss of income which could increase rates requirements in future years). So delaying an investment in strengthening or replacing the Bulls Town Hall and Bulls Library will not reduce rates.

#### On Debt

Uncertain – depending on what investment is made in strengthening or replacing the Bulls Town Hall and Bulls Library.

#### On Levels of service

Unchanged – but lower than would be provided by Council's preferred option.

## Proposed sale of surplus property in Bulls

**Council's preferred option is to sell the following three parcels of land:**

- the area known as the Walton Street subdivision
- the portion of Haylock Park currently leased for grazing
- the two car parks fronting Criterion Street (behind Town Hall and behind Medical Centre).

Council wants to know the community's views about selling these properties, especially from people living in Bulls. Achieving sales for at least their current rateable values would make option 1 more feasible. If the proposed new centre were abandoned, the sale process would need to be reviewed because of the circumstances by which Council came into possession of these land parcels.

## Bringing forward design work for the new Marton civic centre

As part of last year's Annual Plan, Council sought views about the proposed purchase of three properties on the corner of Broadway and High Street – i.e. Cobbler, Davenport and Abraham & Williams – as the site for a new Civic Centre in Marton. There was strong community support for this proposal and Council gained possession of the sites on 31 August 2016.

Since then there have been discussions with Heritage New Zealand on their views about the buildings (they are all heritage listed and protected in the District Plan) and subsequently Opus was engaged to develop a concept design on how the site might be used (with provisional costings). The key question for Council (and the community) is the extent of the buildings



(particularly the street facades) to be preserved, having regard for the impact on the Marton CBD and building functionality. The initial comparative costings of these options are highly dependent on assumptions about building methods and materials, so need to be treated with caution.

If one of these options (or a variation of them) is to proceed, Council would develop a detailed cost analysis for consideration in the 2018-28 Long Term Plan. Once constructed, Council would sell the sites at 46 High Street and 31 High Street on which the administration and library buildings (respectively) are located.

Council wants to know the community's preferred option, having regard for the significance of the site as a major entrance into the town, the proposed heritage precinct along Broadway and Council's intention that the site would include retail and a café on a commercial basis and provide for new public toilets. Whichever option is chosen, would have minimal impact on Council's likely use of the site, as depicted in the concept plans below.

The ground floor could house the library/customer service function, with the balance of space made available for retail and toilets. The upper floor could include the Council Chamber and staff offices.

## Floor plan is indicative

<b>Ground Floor</b>	
Library	540 sqm
Council	19 sqm
Circulation	128 sqm
Public Toilets	40 sqm
Cafe	140 sqm
Retail	118 sqm
Other Gross	63 sqm
<b>Total Gross Ground Floor</b>	<b>1048 sqm</b>
<b>First Floor</b>	
Council	930 sqm
Circulation	59 sqm
Other Gross	59 sqm
<b>Total Gross First Floor</b>	<b>1048 sqm</b>
<b>Total Gross</b>	<b>2096 sqm</b>



**Floor plan is indicative**

Ground Floor	
Library	540 sqm
Council	19 sqm
Circulation	128 sqm
Public Toilets	40 sqm
Cafe	140 sqm
Retail	118 sqm
Other Gross	63 sqm
<b>Total Gross Ground Floor</b>	<b>1048 sqm</b>
First Floor	
Council	930 sqm
Circulation	59 sqm
Other Gross	59 sqm
<b>Total Gross First Floor</b>	<b>1048 sqm</b>
<b>Total Gross</b>	<b>2096 sqm</b>



## OPTIONS

Council does not yet have a preference between options 1, 2 or 3. but has a preference for one of them (or a variation). Option 4 is not Council's preferred option.

As any expenditure to progress any of these options in 2017/18 would be capital expenditure, the first year of rates impact would be in 2018/19.

### OPTION 1.

**Retain and strengthen all three of the Cobbler/Davenport/Abraham & Williams buildings and refurbish. Sell the present Marton administration and library buildings on High Street.**

### OPTION 2.

**Demolish all three of the Cobbler/Davenport/Abraham & Williams buildings and construct a new facility on the site. Sell the present Marton administration and library buildings on High Street.**

### OPTION 3.

**Retain part or all of the historic façades of the Cobbler/Davenport/Abraham & Williams buildings and construct a new facility behind them. Sell the present Marton administration and library buildings on High Street.**

### OPTION 4.

**Abandon the proposed redevelopment of the Cobbler/Davenport/Abraham & Williams buildings, sell the site, and undertake necessary earthquake-strengthening of the present Marton administration and library buildings.**

By not moving its administrative and library services into Broadway, Council will be unable to use its actual presence as an anchor for the proposed heritage precinct and, more generally, as encouragement for other building owners in the Marton CBD. In addition, the limitations of Council's present buildings will not be solved by the earthquake-strengthening which will be compulsory from 1 July 2017.

## Purchasing land at 7 King Street, Marton

The draft budgets for 2017/18 include a provision of \$150,000 to purchase the land in King Street, occupied by the Marton Waste Transfer Station and the works depot. The buildings and other improvements on the property are owned by Council. The depot, formerly used by Downer, is now the base for Council's Parks team and would potentially house Utilities and Animal Control staff

if the proposed new Civic Centre replaces the current Administration building.

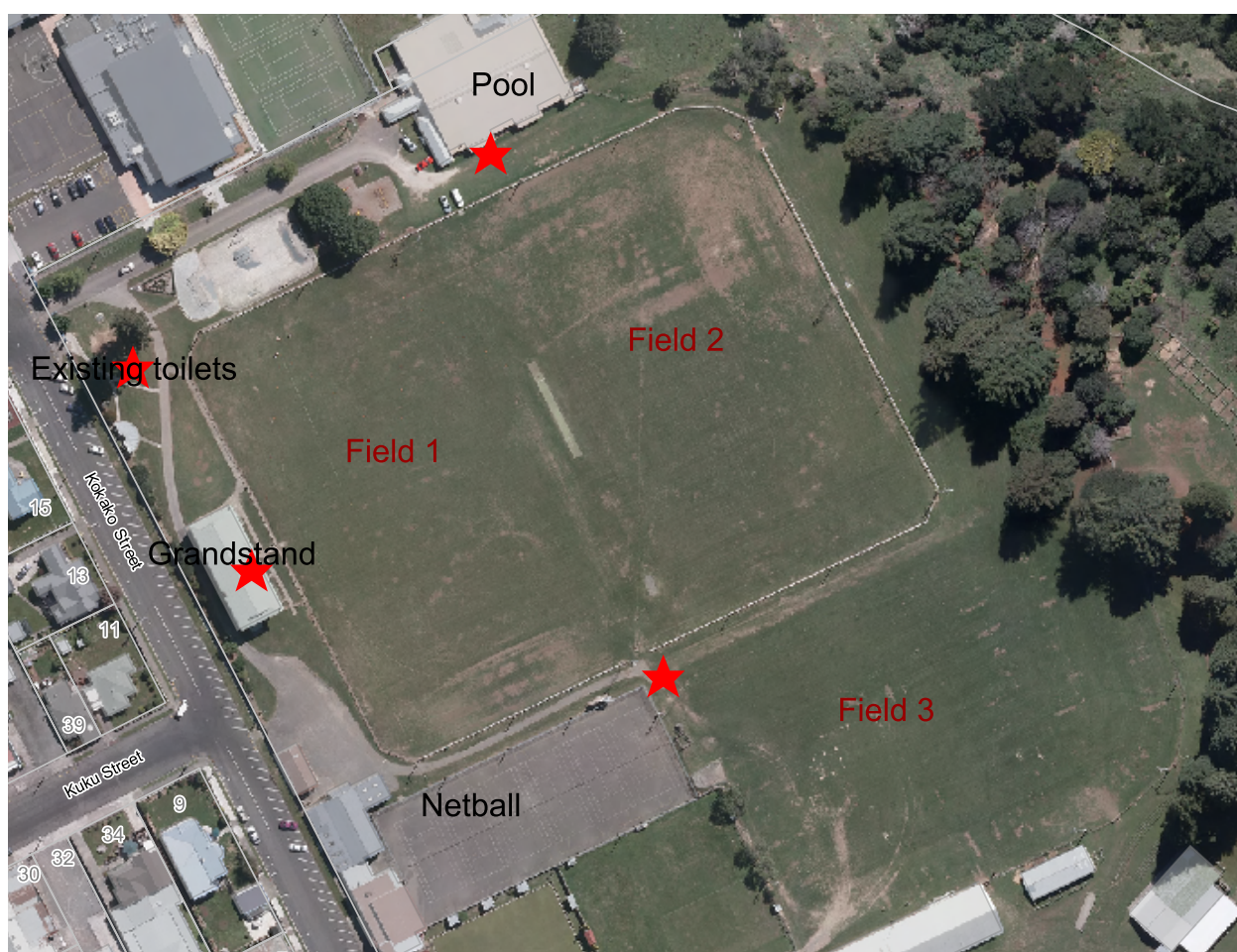
Council has held the lease since 1994. The lease agreement provides, prior to expiry in 2019, for Council to purchase the land at market value. Council intends doing that, but must follow the protocols set by Land Information New Zealand.

## Developing Taihape Memorial Park

Consultation during last year's Annual Plan showed strong support for a new amenity block on Taihape Memorial Park, modelled closely on one built recently at Playford Park, Levin (the Taitoko Pavilion). The budget provision includes structural strengthening to allow the addition of an upper floor at a later date.

*(A larger-scale floor plan and elevation drawings are available as a separate document.)*

The location for this has not been determined and is now part of this year's Annual Plan consultation process. There are at least four viable locations for this facility, as shown in the aerial view of the Park.





The grandstand has been a feature of the Park for a century. However, it will require strengthening to meet the Government's earthquake-prone building requirements at an estimated cost of \$320,000; if this were done, it is proposed to turn the ground floor into a storage area since the run-down changing rooms will no longer be needed. There is a (lower) cost to demolish the structure, estimated at \$60,000. The grandstand provides covered seating for events on field 1; a towable grandstand would provide a way of having such a facility available for events in other areas of Memorial Park.

The report commissioned by Council on the development of Taihape Memorial Park (which includes details about the possible location of the new amenity block) and the structural assessment of the grandstand are available as separate documents.

Council does not have a preferred view, although the distance from existing water, wastewater and electricity services means that the netball court option could cost up to \$20,000 more than the others. Assuming there is a clear preference on where it should be located, construction of the new amenity block could take place in the second half of 2017.

The four viable locations are:

<b>A</b>	<b>Near the swimming pool</b>
✓	More focus around pool and Taihape Area School.
✗	Disconnect from rugby, netball, squash and equine events. No street appeal possible.
<b>B</b>	<b>On the site currently used as toilets</b>
✓	More focus around pool and Taihape Area School. Replaces outmoded toilet facility. Street appeal possible.
✗	Disconnect from rugby, netball, squash and equine events.
<b>C</b>	<b>On the site occupied by the historic grandstand</b>
✓	Central location. Established services to site. Street appeal possible.
✗	Requires demolition of grandstand. Remote from Pool and Taihape Area School.
<b>D</b>	<b>At the end of the netball courts</b>
✓	Favoured by Clubs Taihape. Close to equestrian events. Ample off-street parking. Close to campervan parking.
✗	May require some of the rugby field. Extra costs to connect utilities and power. No street appeal possible.

#### **OPTION 1.**

*Retain the grandstand and locate the new amenity block on one of the other three viable places on the Park.*

**Likely consequences in 2017/18:**

<b>On Rates</b>
\$4.06 per year from 2018/19
<b>On Debt</b>
\$320,000
<b>On Levels of service</b>
Increased level of service.

#### **OPTION 2.**

*Demolish the grandstand and locate the new amenity block on that site.*

**Likely consequences in 2017/18:**

<b>On Rates</b>
\$9.13 – 2017 only (one-off cost)
<b>On Debt</b>
Nil.
<b>On Levels of service</b>
Increased level of service.

#### **OPTION 3.**

*Demolish the grandstand and locate the new amenity block on one of the other viable places on the Park.*

**Likely consequences in 2017/18:**

<b>On Rates</b>
\$9.13 – 2017 only (one-off cost)
<b>On Debt</b>
Nil.
<b>On Levels of service</b>
Increased level of service.

# Upgrade of Taihape Pool

Major work is required to the filtration and heating systems to ensure the Taihape Pool is able to continue to operate satisfactorily. An expert assessment was obtained and peer reviewed. The costs for the full extent of work are estimated at \$430,000, which takes the project beyond the funds committed by Council and the Taihape Community Development Trust (which has a service contract to manage the Pool) and potentially extends the timeframe for completion beyond the time when the new swimming season would normally start.

There has been a meeting with the Trust and a commitment secured to work on a joint funding strategy to secure the funding gap of \$200,000 to enable the work to be done during 2017. If that funding is not able to be secured, the Council's aquatic reserve could be used to fund the shortfall.

## OPTION 1. Council's preferred option

*To fund the required upgrade of the Taihape Pool during 2017 after the swimming season has ended, using reserves to cover any shortfall from external funding applications (up to \$200,000).*

This provides the best assurance that the Pool will continue to operate and the water quality will meet the required standard.

### Likely consequences in 2017/18:

On Rates
Nil (however, if reserves are used to fund any shortfall in external funds, there is a consequent loss of income, which could increase rates requirements in future years.
On Debt
\$150,000.
On Levels of service
Unchanged.

## OPTION 2.

*Defer the upgrade of the Taihape Pool until the funding gap is covered by sources other than Council.*

This places the Taihape Pool at an increasing risk of being closed if the existing plant fails and replacement parts cannot be sourced. In addition, there is the risk of poor water quality and consequences for swimmers.

### Likely consequences in 2017/18:

On Rates
Nil.
On Debt
Nil.
On Levels of service
Reduced or even ceased.

image to come



## Postponement of major wastewater, water and stormwater upgrades into 2017/18

The capital budgets for 2016/17 included provision to upgrade the wastewater plants at Bulls, Marton and Ratana. However, it is clear that this work will not occur during the current year. The reasons for this are:

- Bulls – Horizons Regional Council (Horizons) has yet to settle its view on the application for a new consent. To proceed without knowing that is to risk unnecessary and/or wasted expenditure.
- Marton – The current consent does not expire until 2019 but some upgrade work had been planned in advance of that. However, Council considers it more prudent to wait until the new consent requirements are known, particularly given the stance not to accept leachate from the Bonny Glen landfill after 31 December 2017 and the known preference by Horizons for at least some discharge to land (whereas now it is all to the Tutaenui Stream).
- Ratana – The new consent conditions have yet to be determined, but will certainly end the eventual discharge into Lake Waipu. There is also uncertainty about funding an expanded plant to meet the demands of the projected new subdivision at the Pa.

Carrying over these projects, totalling \$4.6 million, from 2016/17 to 2017/18 means that projected interest costs are also carried forward a year (i.e. to 2018/19) so do not require any rates funding in 2017/18. It is possible that there will be further carry-forwards into 2018/19 depending on progress by Horizons in defining the conditions of new resource consents.

A similar review has been undertaken with major renewal projects for water reticulation and treatment. Projects being deferred to 2017/18 are the renewal of stage 3 of the Taihape falling main (\$387,013), several water mains in Taihape (\$600,000), replacement of one of the two Trickers Hill reservoirs in Bulls (\$900,000), and seismic strengthening of the Mangaweka treatment plant, the clarifier in Marton and the treatment plant in Taihape (\$433,037).

In addition, major stormwater upgrades were planned in Marton during 2016/17 as a result of localised flooding during the June 2015 storm event. However, it is dependent on modelling from Horizons, which is not yet available.

## Altered arrangement for delivering infrastructure services

Last year's Annual Plan noted that Rangitikei and Manawatu District Councils were conducting an investigation of the feasibility of a Council Controlled Organisation (CCO) being a more effective basis for delivering infrastructure services – i.e. managing roads, water, wastewater, stormwater and solid waste across both districts. A shared services arrangement was established in September 2007 based on a Memorandum of Understanding between the two councils.

The investigation did not find a CCO to be feasible. Both councils are considering alternative approaches with the intention that this is finalised and implemented by 1 July 2017. The Government has a clear preference for CCOs, particularly for water services and transport services, but the legislative basis for this will not be clear until March 2017.

The draft budgets in the 2017/18 Annual Plan are based on the current shared services arrangement and are likely to be sufficient to cover any change to those arrangements, should that occur.

## Funding for youth services

The 2015-25 Long Term Plan noted Council's commitment to both a Youth Action Plan (to enhance the quality of life for children and young people in the District) and a Community Charter (to support all young people in the District to become the best adult they can be). The 2016/17 Annual Plan sought community views on funding for youth services, and received strong support for this – even if there was no external funding contribution.

As a consequence, there has been renewed consultation with interested agencies working in the Rangitikei and two half-time youth co-ordinators started in Marton and Taihape at the end of January to implement 'youth zones'. The co-ordinators will facilitate access to agencies working in the Rangitikei as well as providing opportunities for young people to study or be active in a safe place. External funding to extend what Council's budget can provide, will continue to be sought.

## Rangatira cemetery at Hunterville

Land for this cemetery was set aside in 1897 and it has been managed by appointed trustees from that time. In April 2016, the trustees asked Council to take over ownership and management of the cemetery; this became effective on 5 July 2016, as notified in the New Zealand Gazette of 14 July 2016.

The cemetery grounds are now maintained by Council staff and the records are being integrated into Council's electronic database. A provision is included in the draft 2017/18 budgets to complete sealing the road into the cemetery.

## Fire and Emergency New Zealand (FENZ)

In November 2015, the Minister of Internal Affairs announced, following a review of the delivery and funding of urban and rural fire services, that an integrated service would be implemented by mid-2017. This has been confirmed by recently enacted legislation.

This means the end of the separate rural fire services currently supported by Council, which in 2015/16 had a net cost of \$138,000. However, it is not yet clear what the funding implications will be for territorial authorities. For 2017/18, the proposal from the Fire Services Commission is that levy will be confined to fire insurance contracts and motor vehicle insurance. If that remains the case, the estimated cost to Council will be \$39,000. However, the currently favoured long-term option is to place the levy against material damage insurance. This could have major cost implications for Council unless below-ground infrastructure

cover is excluded. Whatever the outcome, it will affect the budgets in the 2018-28 Long Term Plan.

As noted in last year's Annual Plan, this change will impact on the District's Civil Defence capability as the volunteer firefighting crews have been an integral part of responding to Civil Defence emergencies and the District's Principal Rural Fire Officer undertakes these duties in conjunction with his Civil Defence role. Both are currently delivered under a contract with Horizons Regional Council.

A working party comprising representatives from Rangitikei, Manawatu, Horowhenua and Horizons is considering options for delivering civil defence services. The cost implications for 2017/18 are not yet known, but will be before the Council adopts the 2017/18 Annual Plan. Council currently pays Horizons \$80,000 annually for contracted services on civil defence.

# Council Activities in the Rangitikei District

All the facilities and services we enjoy in the Rangitikei District are provided for by the rates and charges that you pay.



# The financials

## Examples of Impacts of Rating Proposals in 2017/18

A more detailed schedule is included in the full draft of the 2017/18 Annual Plan

Location	Land Value	Capital Value	Proposed 2017/18	Actual 2016/17	Difference	Percentage
<b>KOITIATA</b>						
Koitiata	60,000	130,000	1,351	1,295	56	4.35%
<b>TAIHAPE</b>						
Taihape (Commercial)	160,000	265,000	2,884	2,844	40	1.41%
Taihape Non-commercial)	55,000	155,000	4,611	4,529	82	1.82%
<b>HUNTERVILLE</b>						
Hunterville (Commercial)	43,000	245,000	2,158	2,100	58	2.78%
Hunterville Non-commercial)	95,000	270,000	2,226	2,167	59	2.72%
<b>MARTON</b>						
Marton (Commercial)	63,000	280,000	4,752	4,736	16	0.35%
Marton (Commercial)	85,000	160,000	2,569	2,534	35	1.38%
Marton (Industrial)	148,000	680,000	4,362	4,298	64	1.48%
Marton (Non-commercial)	82,000	385,000	3,178	3,120	58	1.86%
Marton (Non-commercial)	18,000	65,000	2,312	2,280	32	1.39%
<b>BULLS</b>						
Bulls (Commercial)	160,000	280,000	4,534	4,465	69	1.54%
Bulls (Non-commercial)	82,000	240,000	2,785	2,749	36	1.33%
Bulls (Non-commercial)	54,000	147,000	2,534	2,499	35	1.39%
<b>TURAKINA</b>						
Turakina	23,000	131,000	1,354	1,298	56	4.32%
<b>RATANA</b>						
Ratana	12,000	136,000	2,662	2,648	14	0.52%
<b>RURAL NORTH</b>						
Erehwon	8,075,000	9,600,000	30,020	29,535	485	1.64%
Te Kapua	900,000	1,220,000	4,333	4,245	88	2.08%
Awarua	200,000	400,000	2,113	2,047	66	3.24%
Ohingaiti	6,500	62,000	1,198	1,142	56	4.92%
<b>MANGAWEKA</b>						
Mangaweka	14,000	82,000	2,389	2,354	35	1.47%
<b>RURAL SOUTH</b>						
Rangatira	9,700,000	13,350,000	41,141	40,449	692	1.71%
Porewa	930,000	1,250,000	4,384	4,296	88	2.04%
Pukepapa	108,000	375,000	2,655	2,614	41	1.58%
Scotts Ferry	50,000	155,000	1,419	1,362	57	4.18%
Whangaehu (Large dairy/pastoral)	1,200,000	1,230,000	3,330	3,296	34	1.04%
Rangitoto (Industrial)	270,000	2,600,000	8,039	7,913	126	1.59%

## Summary changes in financial projections

More detailed financial information is contained in the full draft of the 2017/18 Annual Plan

	Long Term Plan 2016/17 (\$'000)	Long Term Plan 2017/18 (\$'000)	Draft Annual Plan 2017/18 (\$'000)	Difference from Long Term Plan (\$'000)
Total operating revenue	31,780	30,923	32,829	1,906
Total operating expenditure	30,629	31,744	31,158	-586
Capital expenditure	18,011	14,156	25,253	11,097

## Financials

The increase in planned capital expenditure is due to the projects carried forward from 2016/17, particularly in water and wastewater (the latter being dependent on the issue of conditions to apply to new resource consents), and the proposed new community centre in Bulls.



# How to have your say...

**You can provide us with feedback** on any matter in this document or anything else you want to raise by:

- Completing a written submission form, provided at the end of this document - send your submission to Freepost 172050 or email it to [annualplan@rangitikei.govt.nz](mailto:annualplan@rangitikei.govt.nz)
- Completing an Online submission form – found at [www.rangitikei.govt.nz/annualplan17-18](http://www.rangitikei.govt.nz/annualplan17-18)
- In person – public meetings are being held across the District (see below):

## Key dates:

### 28 February

Consultation period opens. Four week consultation period to 31 March.

### 7 March – 23 March

Public meetings held across the District (see below).

### 31 March

Consultation period closes at midday.

### 20 April

Hearing of verbal submissions (in Marton and via Skype from other locations, if required).

### 25 May

Council adopts final Annual Plan 2016/17.

## Public meetings:

The Council will be holding public meetings across the district:

### 8 March – 6.30pm

#### Bulls Town Hall

Bulls public meeting on Annual Plan, including the Bulls Community Centre.

### 13 March – 6.30pm

#### St Andrews, Marton

Marton public meeting on Annual Plan, including the Marton Civic Centre.

### 14 March – 6.30pm

#### Ratana Paa

As part of the Ratana Community Board meeting, Ture Tangata Office, Ratana Paa.

### 22 March – 5.30pm

#### Taihape Town Hall

Public meeting on Annual Plan.

Other meetings will be scheduled across the District during March, details on these meetings will be publicised through local papers and on Council's website.

image to come

# Submission Form

Your name:

---

Email address:

---

Preferred contact phone number:

---

Your postal address:

---

Town:

---

How would you prefer to receive correspondence relating to your submission and the hearings?:

☐ Email ☐ Letter

Would you like to speak to your submission at the hearings being held on 20 April? If yes, do you wish to (please tick):

☐ present in person in Marton at the Council Chamber

☐ dial in via skype from another location (please provide skype details)

Are you writing this submission as:

☐ an individual, or  
☐ on behalf of an organisation

If on behalf of an organisation, please provide details:

Organisation:

---

Position:

---

☐ yes I would like to subscribe to Council's e-newsletter

## Bulls Community Centre

- ☐ **Option 1** – Yes, I support retaining the updated budget of \$4.36 million for the revised and expanded new Bulls Community Centre on the site of the former Criterion Hotel, incorporating adjustment for inflation from when the initial estimates were made.
- ☐ **Option 2** – I want Council to abandon the proposed new Bulls Community Centre and review the available options, including strengthening the existing Town Hall or demolishing it and replacing it with a new building.

## Proposed sale of surplus properties in Bulls

Should Council proceed with the sale of the following three parcels of land?

The area known as the Walton Street subdivision.

☐ Yes ☐ No

The portion of Haylock Park currently leased for grazing.

☐ Yes ☐ No

The two car parks fronting Criterion Street

☐ Yes ☐ No

## Marton Civic Centre

- ☐ **Options 1, 2 and 3** – Yes, I support the continuing work on redeveloping the Cobbler/Davenport/Abraham & Williams Buildings (Broadway/High Street) as the new Marton Civic Centre, preferring (strike out two)
- ☐ **1:** retaining and refurbishing all three buildings
- ☐ **2:** demolishing all three buildings and constructing a new facility on the site
- ☐ **3:** retaining part of the facades and building a new facility behind them

Why is this your preference?

---

---

---

---



- ☐ **Option 4** – I want Council to abandon the proposed redevelopment of the Cobbler/Davenport/Abraham and Williams buildings, sell the site, and undertake necessary earthquake strengthening of the present Marton administration and library buildings.

### Taihape Memorial Park

- ☐ **Option 1** – I support retaining the grandstand and locating the new amenity blocks in one of the other viable locations:

- near the swimming pool
- on the site currently used as toilets
- at the ends of the netball courts

[alternative proposal]

---



---

- ☐ **Option 2** – I support demolishing the grandstand and locating the new amenity block on that site.

- ☐ **Option 3** – I support demolishing the grandstand and locating the new amenity blocks in one of the other viable locations:

- near the swimming pool
- on the site currently used as toilets
- at the ends of the netball courts

[alternative proposal]

---



---

### Taihape Pool Upgrade

- ☐ **Option 1** – Yes, I support funding the upgrade of the Taihape Pool during 2017 after the swimming season has ended, using reserves to cover any shortfall from external funding applications (up to \$200,000).

- ☐ **Option 2** – I think the upgrade of the Taihape Pool should be deferred until the funding gap is covered by sources other than Council.

### Toilets

- ☐ **Option 1** – Yes, I support the provision of new toilets in Mangaweka village and Council setting aside \$25,000 to support an application to the Government's Mid-sized Tourism Infrastructure Fund for portaloos at the following 4 locations:

- a. Papakai Park, Taihape
- b. Swimming spot off Toe Toe Road
- c. River bank area near Bulls Bridge

- d. Bruce Park (with approval from the Department of Conservation)

[alternative suggestions]

---

e.

---

f.

---

g.

---

h.

---

- ☐ **Option 2** – I do not support the provision of additional public toilets in the District at this time.

**Do you have any comment on other matters noted in this Consultation Document? (use extra pages if necessary)**

---



---



---



---



---

**What other issues would you like Council to consider as part of its planning for 2017/18? (use extra pages if necessary)**

---



---



---



---



---

### Privacy Act 1993

*Please note that submissions are public information. The content on this form including your personal information and submission will be made available to the media and public as part of the decision making process. Your submission will only be used for the purpose of the annual plan process. The information will be held by the Rangitikei District Council, 46 High Street, Marton. You have the right to access and correct any personal information included in any reports, information or submissions.*

**Submissions close at midday on Friday, 31 March 2017.**

# Who we are...

**Mayor**

Andy Watson  
Ph. 06 327 7615  
Cell. 027 617 7668

**Deputy Mayor**

Nigel Belsham  
Ph. 06 327 7005

Cath Ash  
Ph. 06 327 5237

Dave Wilson  
Ph. 06 327 7082

Lynne Sheridan  
Ph. 06 327 5980

**Taihape**

Richard Aslett  
Ph. 06 382 5774

Ruth Rainey  
Ph. 06 382 5507

Angus Gordon  
Ph. 06 388 1571

**Hunterville**

Dean McManaway  
Ph. 06 322 8434

**Marton**

Graeme Platt  
Ph. 021 405 098

Jane Dunn  
Ph. 06 322 1582

**Bulls**

Soraya Peke-Mason  
Ph. 06 342 6838

**Turakina**

Ratana

**Bulls Ward**

**Marton Ward**

**Hunterville Ward**

**Taihape Ward**



# References

???

image to come



The background is a complex, abstract geometric pattern composed of numerous triangles of various sizes and colors. The color palette includes bright yellow, orange, red, pink, light blue, teal, and black. The triangles are arranged in a way that creates a sense of depth and movement, with some colors appearing more frequently than others. The word "Rangitikei" is centered in the middle of the image, written in a stylized, blue, cursive font with a white outline and a slight shadow effect.

*Rangitikei*