

# Council

## Tabled Documents

25 January 2018

|                |   |
|----------------|---|
| <b>Item 9</b>  | Portfolio Updates   |
| <b>Item 13</b> | Outcome of the Australasian Local Government<br>Performance Excellence Program – financial year 2016/17 |
| <b>Item 16</b> | Policy on Development - revised   |



## **Portfolio Update Heritage and Tourism - Cr Richard Aslett – Jan 2018**

### **1) Update on the Rangitikei Heritage Group Recent Activity –**

**Next Meeting of the Group;** Tues February 13<sup>th</sup>. Email to be circulated to the membership about the Heritage Day in May and the potential Heritage Trail revamp for discussion on-line, prior to the next meeting.

### **2) UPDATE on Tourism :**

The Enjoying Life in the Rangitikei next meeting to be scheduled for early this year (2018).

#### **Rangitikei.com Website :**

**Website Stats :** Quick view; Number of hits for December was 284724, yet again a rise, this time quite substantially on the previous month of November which was 235841 which is fantastic.

Yet again, mainly domestic visitors by a long way, number of hits wise, though in a strong second place, Germany, followed some way behind by the Russian Federation.

Happy to forward full stats etc via e-mail to anyone if interested.

Thanks, Cr Richard Aslett,  
e-mail - [mangawekagallery@xtra.co.nz](mailto:mangawekagallery@xtra.co.nz)

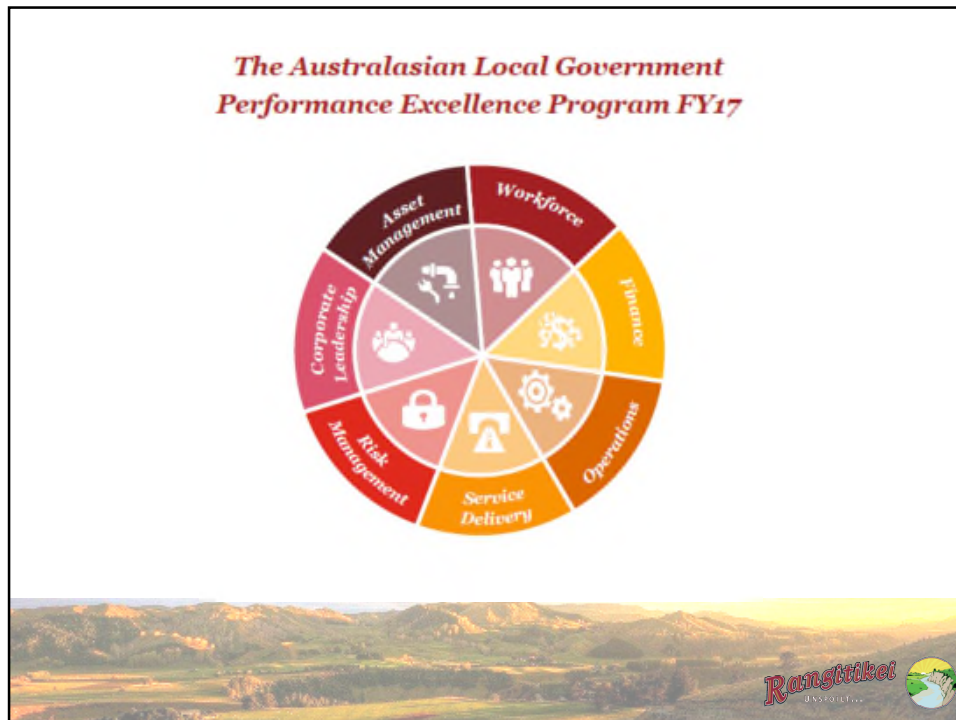


## The Australasian LG Performance Excellence Program

**2017**

### **Australasian LG PEP**

- Focus on internal management & operations (i.e. efficiency and effectiveness)
- Independent - PWC
- 136 Councils (109 Australia, 27 NZ - 6 small rural)
  - Benchmarking + trend analysis (2014/15 NZ – 2017 year 3)
- Measures: Workforce (20), Finance (10), Operations (9), Risk Management (8), Corporate Leadership (8), Service Delivery, Asset Management



## Workforce\*

- RDC same/better than NZ Councils' average on 15/20 measures – many well above!
- Possible areas of focus:
  - Significantly different age diversity (higher proportion of 'baby boomers')
  - Higher turnover of new workers; casual workers;
  - Succession planning

\* Low employee base



## Finance

- RDC as good/better than NZ Councils' average on 8/10 measures
- Possible areas of focus:
  - Capital expenditure (higher per resident on average)
  - Business Insight vs Transactions

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## Operations

- Possible areas of focus:
  - Significantly higher IT spend (low population)
  - Anomalies!

6



## Risk Management

- RDC as good/better than NZ Councils' average on 6/6 measures
- Possible areas of focus:
  - Nil

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## Corporate Leadership

- RDC as good/better than NZ Councils' average on 5/6 measures
- Possible areas of focus:
  - Duration of Council meetings

8



## Asset Management

- RDC as good/better than NZ Councils' average on 7/7 measures
- Possible areas of focus:
  - Asset management data (maturity)

9



## Service Delivery

- Looking at a range of measures across 32 services – key services:
  - Roads
  - Governance/Administration
  - 3 waters
  - Solid waste
  - Regulatory
  - Community facilities
  - Parks/Reserves

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Tabled at Council Item 16  
on 25 January 2018

## **Policy on responding to or promoting residential, commercial, industrial or agricultural development within the Rangitikei District**

### **(A) Introduction**

- Council is keen to see development occur within the District, particularly where it results in a noticeable increase in the number of residential homes or permanent employment opportunities or a permanent increase in the number of visitors.
- Council has a relatively permissive District Plan which enables development while protecting the amenity values within the District and its significant natural landscapes.
- As the roading, water, wastewater and stormwater infrastructure within the District was originally built to service a larger resident population and secondary industry operations than currently exist, development can often be achieved without increasing infrastructure capacity.
- Council is willing to reduce rates for a time because the rateable value of a developed property is invariably greater than before it was developed.
- Council does not have a development contributions policy as set out in the Local Government Act 2002, it prefers to use that Act's provisions on development agreements with individual developers as set out in sections 207A-207F of the Local Government Act 2002 and included as an appendix to this policy.

### **(B) Development agreements**

1. Council (through the Chief Executive) will request a developer (a registered legal person) enters into a development agreement as specified under sections 207A-F of the Local Government Act 2002 to a developer whose proposal is:
  - to develop at least **ten** neighbouring house lots (neighbouring or dispersed) or one or more equivalent apartment blocks; or
  - to enlarge an existing industrial or commercial or agricultural operation within the District or build a new one which will employ at least **20** more full-time equivalent people over the year; or
  - to create a new recreation or accommodation facility within the District which is projected to attract at least **5,000** visitors annually. ~~in the first year.~~
2. The development agreement will, in addition to the information specified in sections 207C(2) and 207(3) of the Act –
  - commit the developer to meet on-site costs for connecting (in terms of Council's current terms and requirements) to Council's roading, water, wastewater and

stormwater infrastructure and for providing the required range of services within the site;

- commit the Council to confirm that its roading, water, wastewater and stormwater infrastructure has sufficient capacity to meet the needs of the proposed development and, if not, to negotiate a sharing of costs (to which the developer will not be liable for more than 25% of such costs); and
- commit the Council to confirm
  - postponement a full remission of all rates over the property being developed for up to two years from when the development is approved (i.e. when all relevant resource and building consents have been issued);
  - a remission of those postponed rates and, if postponed for just one year a full remission of rates over the property being developed for one further year where there is evidence of the development being actioned (e.g. infrastructure connections or building work, as specified in the agreement) and (if this remission is made)
  - that the rateable value prior to the commencement of the development will be the basis for setting rates for the following twothree years (and applied pro rata to any site subdivided and sold within this period).<sup>1</sup>
- be explicit that the agreement will not reduce in any way Council's ability to take action under any statutory provision or bylaw.

3. Once signed by the developer and the Council, the development agreement is a legally enforceable contract. It does not oblige the Council to:

- (i) grant a resource consent or a certificate under section 224 under the Resource Management Act, or
- (ii) (ii) issue of a building consent or a code compliance certificate under the Building Act 2004, or
- (iii) grant an authorisation of a service connection.

4. In Council's absolute discretion, a development agreement may be amended by mutual written agreement of all parties, including transfer to another legal person. However, the Council is under no obligation to alter the timing expectations specified in the initial development agreement.

3.5. A developer may request a development agreement even if the scope of the development is less than provided in the policy and the Chief Executive may enter into such an agreement on a pro rata basis.

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<sup>1</sup> These provisions will require an amendment to Council's rates remission policy. Council must consult on such a change (but using the consultation principles of section 82 rather than the special consultative procedure) and review the policy at least once every six years.

6. In Council's absolute discretion, a development agreement will not be offered where approval for the development has been given before the adoption of this policy, unless Council decides (on application from the developer) that offering such an agreement would enable the development to proceed within twelve months.

4.7. In Council's absolute discretion, a development agreement will not be offered where other Council incentives or remission of rates have been granted.

January 2018~~October 2017~~

Revised draft