

Council

Tabled Documents

29 March 2018

Item 2	Public Forum
Item 7	Chairs Report
Item 10	Adoption of documents supporting the Consultation Document for the 2018-28 Long Term Plan
	<i>All as separate documents:</i>
	<ul style="list-style-type: none">• Draft Long term Plan• Asset management Plan 2017-2018• Draft Roding 2018-21 programme Business Case and 2018-48 Activity management Plan
Item 11	Adoption of Consultation Document for the 2018-28 Long Term Plan. <i>Separate document.</i>
Item 13	Portfolio Updates
Item 15	Ratana Waru Noema Centenary – The Centennial Celebrations
Item 22	<u>Late Item</u> : Remission of rates on the grounds of disproportionate rates compared with the value of the property 16 Kumuiti Road, Kauangaroa.

Item 2

IRACEY.

In Sept 2015 I asked for help from the Mayor to rectify our flooding and drainage issues at Scotts Ferry, after residents were becoming despondent with getting nowhere within the council.

We have had meetings with the Mayor and walked the road with the Mayor explaining our issues.

We have walked the road with David Miller from Rangitikei District Council

At a meeting we attended with the Mayor in council chambers he advised us to take our concerns to the Bulls Community Committee so they could present it to the Rangitikei council. We as a community did that in August 2017 alongside David Miller and Glen Young from Rangitikei council who also presented their report and proposed solutions for Scotts Ferry.

We were advised that works 1-5 on table 1 in David Millers report would be carried out within three months. This has not been done.

I rang Jane Dunn in regards to this and we were advised to attend this meeting and present our issues once again..... we just want to feel safe in our community which is why we are here today. I hate public speaking ...but I will do it because Scotts Ferry is a great community, but a forgotten and overlooked community that contributes \$50 - \$60 thousand dollars per year into the rate payers pool.

This is a collection of signatures from the residents of Scotts Ferry supporting what we are trying to do here today

POSTER

Point out

Flood gates...among spring feed creek.....open drains.....council drains.....emergency exit.....
...cleared farm land.....areas that flood -

Large -
stop
bank

RANGITIKEI DISTRICT COUNCIL MEETING

There are a few issues facing our village.

ISSUE 1 THE CLOSING OF THE FLOOD GATES

Three flood gates have been installed. There is a large flood gate at Amons Creek and two smaller gates at the eastern end of the settlement. These gates allow storm water and surface water from the village, and surrounding dairy farms to flow into the river. When the river reaches a height of 4.5mts the pressure of the flowing river shuts the gates this stops the river flowing back in to the settlement... Herein lies a problem.... Amon's creek is spring feed. Once the gate is shut... the water from the creek and also from the runoff over the flattened dairy farm land, continues to build up behind the gate. This then floods the paddocks and floods over Parewanui road cutting of our road access in and out of the village. When the other two smaller gates are closed a similar situation occurssurface water and storm water builds up behind the stop bank, around the houses and camp ground at the eastern end of the village. All the drains back up with water, as the water has nowhere to go.

Amons Creek flood gate has a system where the local farmer brings his tractor down and pumps water over the stop bank and into the river to alleviate the back flow issue. ...this system is relying on a member of the public –at their discretion-using their equipment –if it is available- at their cost - to do this job. On one occasion the tractor could not keep up with the water flow, due to material being stuck in the gate Another time the farmer left it too late to install the tractor, and another time the farmer removed the tractor at 5 o'clock due to the fact that the finished work and it could flood overnight and they did not want to lose their tractor.

Horizon's web site indicates that the Rangitikei river bed has risen 1.2 mts since the 2004 floods, causing the flood gates to close more often.

ISSUE 2 OUR DRAINS DON'T FUNCTION AS THEY SHOULD

The enclosed drains at Scotts Ferry where installed by the council in 1998, they have not been renewed or regularly maintained or serviced since they were installed. They no longer perform as they were meant to, due to lack of maintenance and due to an increase in storm water volume. The open road drain to the western end of the village has been installed to run nowhere? This is possibly due to the fact that there is no fall from the point where it ends. When we have rain, it fills the open drain and spills over the road cutting of our emergency exit. This continual flooding over the road is causing erosion issues and also creating a swamp land where we did not have one before. The open drains hold stagnant water and do not drain. The underground perforated storm water drains... we suspect... have also become blocked due to lack of maintenance over the years..... causing drainage issues for houses and waterlogging land around the village.

ISSUE 3 WE ARE NOT RATE PAYER FUNDED

We have recently found out that Scotts Ferry, is not rate payer funded? This means that even though we pay rates the same as everyone in the Rangitikei, when we need work done on the storm water system, there is no funding available for it to be done because we are not rate payer funded. Scotts Ferry residents pay the council approx \$50-\$60 thousand dollars a year in rates. We supply our own water, have our own sewage systems. We work hard at keeping the village looking nice. Gardens are planted and maintained, grass verges up and down the roadsides are mowed, areas have been created for visitors... to off load horses and to picnic in, tables and seats have been installed, weed spraying around the village and erosion control....maintaining historical sites, collecting rubbish from the beach and car park, organising skips and working bees to clean areas where fly tipping occurs.....all these things are carried out by the residents of Scotts Ferry at their own cost.

ISSUE 4 EXTRA PRESSURES ON DRAINAGE SYSTEM

The dairy farm that surrounds the village, has over the years, cleared all the natural forming sand hills and forestry from its land. These acted as a natural buffer to stop water running off the land down to the village. Due to the fact that the village and drains at Scotts ferry are the lowest point in the area ...it all runs to Scotts Ferry... as the river did in the 2004 flood..... when the gates are closed this water has nowhere to go. Niwa has predicted that the western coast of New Zealand can expect more rainfall and an increase in more extreme weather events in future years. This situation is not going to get better, and to add to

the problem dairy farms are running large irrigators directly behind and to the western side of the village, adding more water to the soil.

CONSEQUENCES FOR RESIDENTS

Most of the houses at Scotts Ferry are lived in by permanent residents

The Residents at Scotts Ferry have created a wonderful community that looks after itself. Since the 2004 floods, the village has had several close calls with flooding. During these events it is the residents, mostly retired men, who work to keep the village safe, sand bagging, pumping water with personal equipment, monitoring the situation, keeping the village informed and carrying out work where necessary

It is unacceptable to expect this from this elderly community on a regular basis.

With the extra water heading our way, across land from flattened dairy farms and even more being held up in and around our village due to flood gates being closed and drains not draining... we are fighting an ever increasing battle. We are finding an increasing number of houses and larger areas of surrounding land are becoming more waterlogged and the risk of flooding during smaller rain events is rising and occurring more often.

SOLUTION

We would like to be rate payer funded so that work can be carried out to protect us from flooding and to prevent our houses and land becoming more water logged from storm water and runoff from the dairy farms.

We would like all drains to be cleaned and maintained and upgraded; were necessary; so that they function to a satisfactory standard for the amount of water they now have to cope with.

We would like to see David Miller and Glen Young's proposal to install pumps at the two eastern end drains to remove the surface and storm water... put in place

We would like to see a pump installed at Amons drain, ~~as per David Miller and Glen Young's proposal~~, to prevent our only legal access road from the village being flooded; and to alleviate the issue of having to rely on a farmer to bring in his tractor to pump the water out.

Due to the fact that there is no drainage to the western end of the village the option suggested by David Miller and Glen Young to install pumps appears to be a logical practical solution

We understand that this would mean an increase in our storm water rates once the work had been carried out.

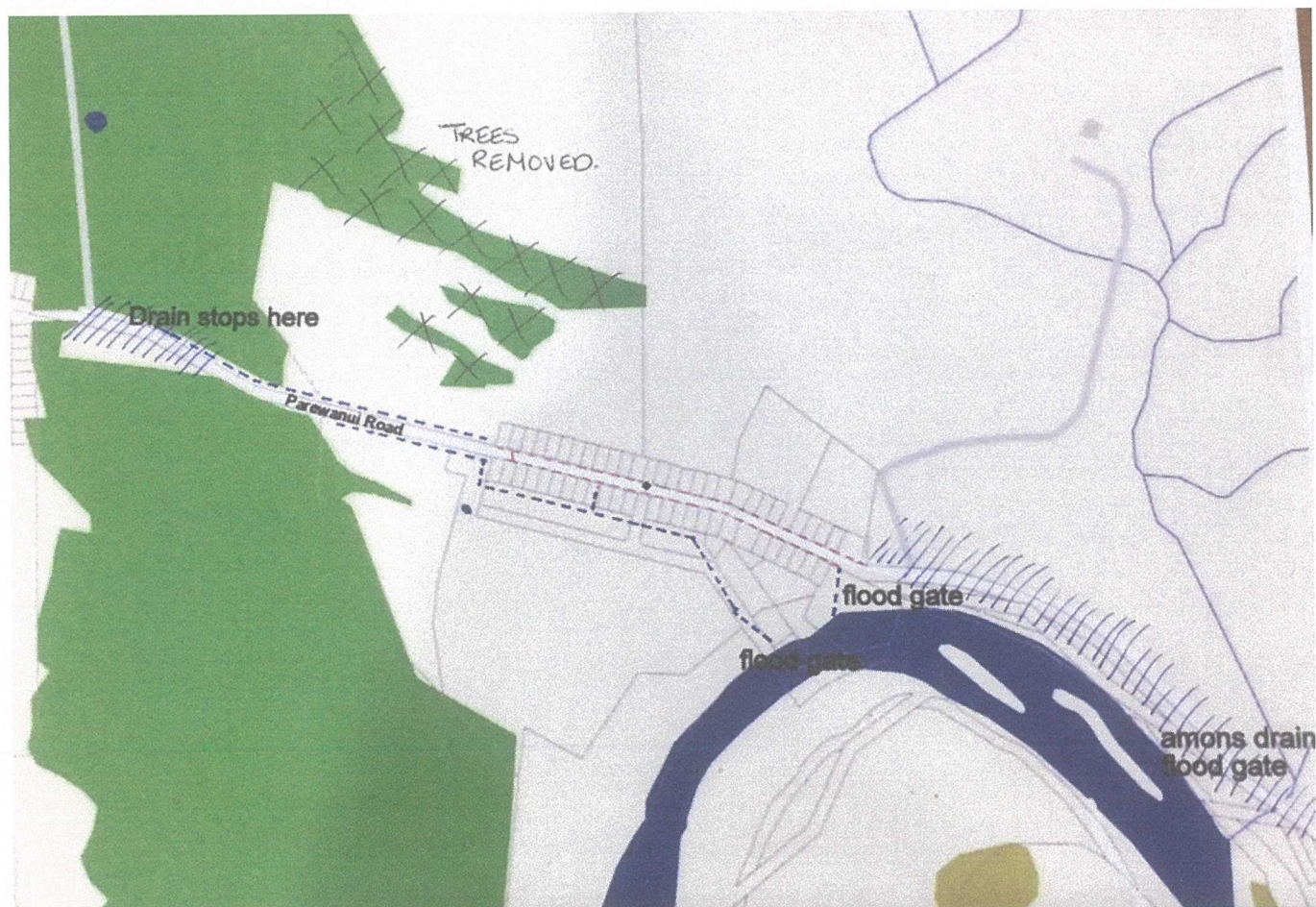
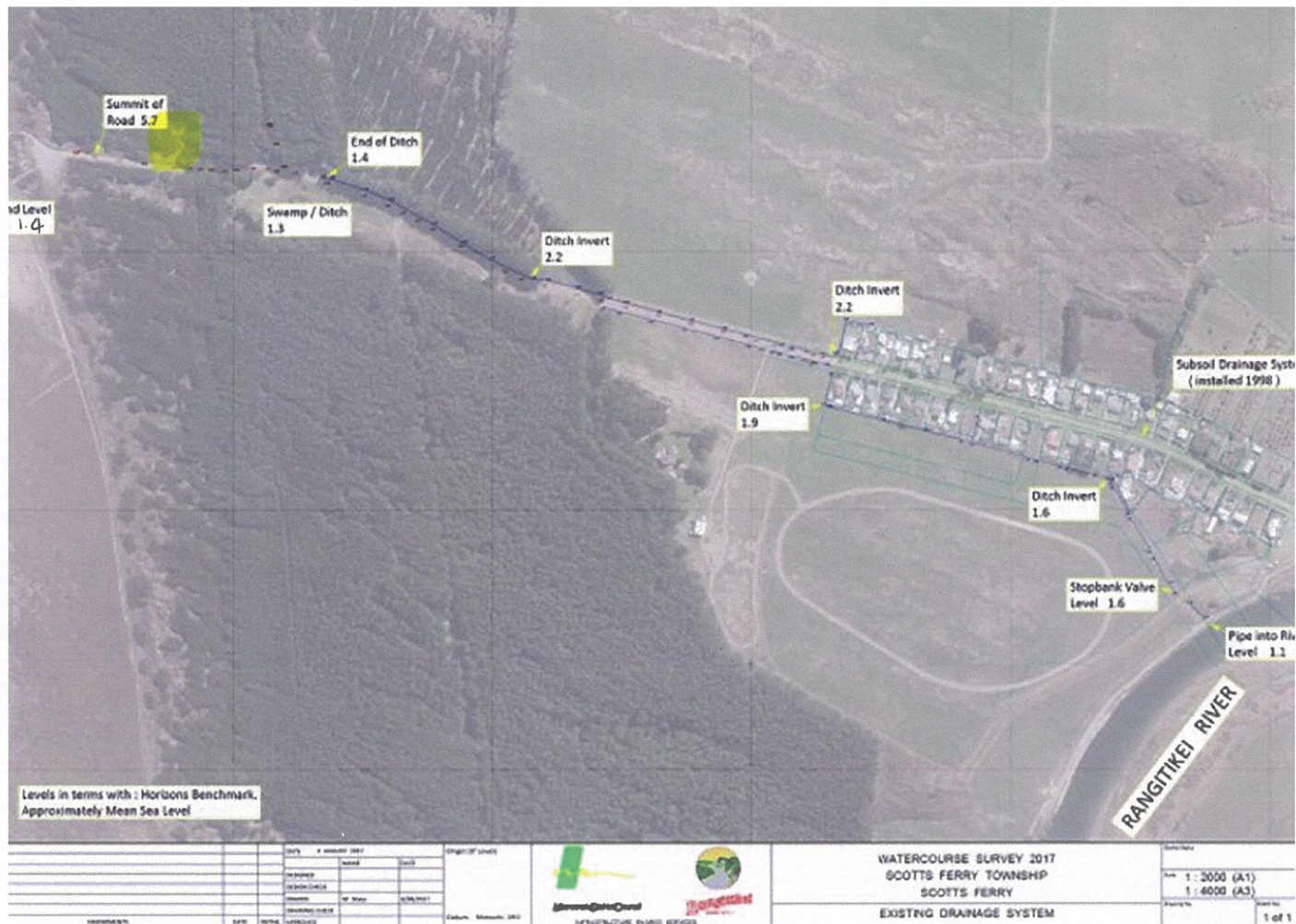
Given that we have been paying large amounts of rates for many years into the coffers and receive very little in return we would not expect to pay any more than the current rate charged for storm water which applies to everyone else in the Rangitikei district.

We would like to be kept informed and included in discussions in regards to our issues.

At present we do not feel safe in our community .Every rain eventthe residents of Scotts Ferry feel very uneasy and worried that we are going to be flooded Not only do we await the calls from Horizons alert system regarding the level of the riverbut residents are taking themselves out in poor weather conditions to check on the levels of drains or making sure flood gates are closed properly and not jammed open.... as has happened in the past..... We are watching the level of flooding over the eastern end of the township and we have to monitor the western end as well. Cars are packed ready to take off if need be and everyone is on standby. We have to be just as watchful of the water building up behind the stop bank around our village, as we are of the river itself.

Something needs to be done and that is why we are here today to ask that you rectify our issues please.

Thank you



REPORT

SUBJECT: **Scotts Ferry Stormwater**

TO: Bulls Community Committee

FROM: David Rei Miller, Asset Engineer

DATE: 8 August 2017

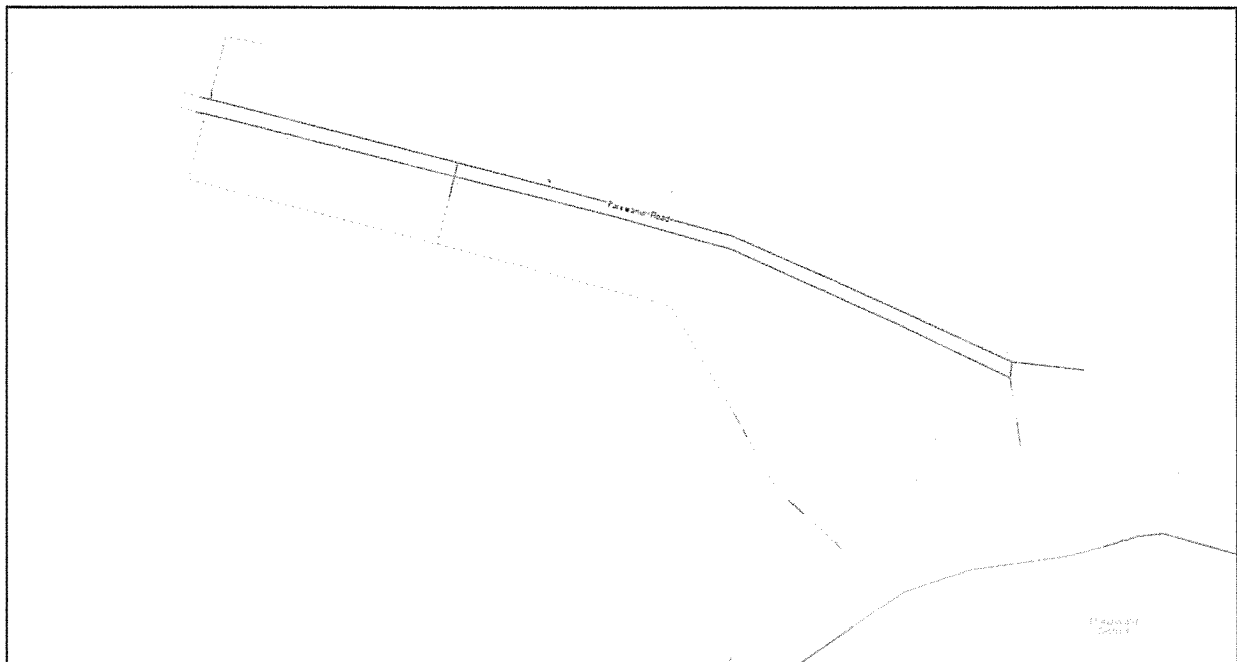
FILE: 6-SW-1-9

1 Background

On 19 May 2017, Tracy Gibbs approached Council with concerns from the Scotts Ferry community regarding stormwater and flooding. Following various meetings with other parties, on 2 August 2017 a site visit was conducted by myself to look at the issues. This was guided by Tracy and John Gibbs, who generously provided time to go over the problems and potential solutions.

Stormwater assets in Scotts Ferry are indicated in Figure 1, with solid green lines for pipes and dotted green lines for open drains.

Figure 1: Location Map



2 The Issues

With its proximity to the mouth of the Rangitikei River and its low elevation, Scotts Ferry is prone to flooding. The issues mostly occur if both (a) the river is high, and (b) there is localised rainfall, creating a situation in which ponded stormwater cannot flow to the river. This is particularly the case when any of the three flap valves (installed on culverts underneath the stopbank adjacent to the river) are closed by the height of the river. In this situation, these devices, which are designed to prevent the river flooding the township, can then contribute to the township flooding by other means.

There are a number of factors currently heightening the flooding risk for Scotts Ferry:

1. Novaflow stormwater pipes, installed in the berms on both sides of the road through the township, are not performing at 100%. There are sections where flow is impeded, and ponding occurs (Photo 1). The installation year of these pipes is recorded as 1998. Although they seem to be in good structural condition, their performance is in places inadequate.
2. Some of the sumps installed along these pipes have silted up, and their capacity is reduced (Photo 2).
3. There are culverts, most notably road crossings, which are partly blocked (Photo 3).
4. Roadside drains to the west of the township are clogged with plant matter (Photo 4).
5. Roadside drains to the west of the township come to an end prior to reaching the receiving environment at the beach. In prior years, there was apparently a drain extending to the beach, but it has filled in. Stormwater is not draining, roads are flooding more frequently, and pavement damage is starting to appear (Photo 5).
6. The open drain on the southern side of the township takes a large proportion of the township's stormwater. This drain is partly clogged by plant matter, and in places its banks are worn by the passage of cattle. In addition, it has several restrictions in the form of bridges placed over it, with small diameter culverts (Photo 6).
7. The open drain referred to above is currently listed as in private ownership. It runs through several properties, some of which are private and one of which is Department of Conservation land.
8. When the river height is such that the flap valves close, there is no permanent means by which to pump stormwater over the stopbank and into the river (Photo 7 and Photo 8). At times in the past, various temporary solutions have been used: a nearby farmer has assisted with a tractor-driven pump; a fire water pump from the township's fire station has been used; or a pump has been provided by Horizons Regional Council.
9. Paddocks to the north of the township have been flattened over recent years. They are now being irrigated for dairying, contributing to soil moisture.
10. The Gibbises indicate that the bed of the river in the extent of the township has accreted (raised) by some 1200 mm due to silt build-up.

Adding to the flooding issues for the township is the fact that their primary means of egress, Parewanui Road, can easily be cut off by floodwaters. There is an emergency egress through private forest to the northwest of town, through a locked gate (a key being kept at a residence in the township). The owner of the forest has, however, expressed concerns about liability should any injuries occur from falling/fallen trees during such emergency egress.

Mr and Mrs Gibbs indicated that there are vulnerable members in the community, namely those who are elderly and do not have 4WD vehicles.

Although these latter are emergency management considerations, alleviating the flooding risk in the township will increase its resilience, making both evacuation and isolation less likely.

3 Proposed Solutions

Table 1 indicates proposed solutions for the issues identified above, as well as suggesting the organisation or department to be responsible.

Table 1: Proposed Solutions

Issue	Solution	Responsibility
1. Novaflow performance	A. Inspect and clear Novaflow. B. Replace sections of Novaflow as necessary.	RDC Utilities
2. Sump capacity	A. Clean out sumps.	RDC Utilities
3. Blocked culverts	A. Clear culverts.	RDC Utilities
4. Roadside drains clogged	A. Clear drains.	RDC Roding
5. Roadside drains end	A. Extend drains to beach or other suitable receiving environment.	RDC Roding
6. Open drain blocked	A. Have drain cleared. B. Have bridges removed. C. If bridges required, replace with smaller number having adequate culvert dimensions.	See below
7. Open drain private	A. Take on ownership of drain by negotiation with current owners.	RDC Utilities

Issue	Solution	Responsibility
8. Flap valves closing	A. Either install permanent pumps on township side of each flap valve, OR make a dedicated pump permanently available at the Scotts Ferry Fire Station.	Horizons Fire and Emergency NZ
10. River bed accreting	A. Discuss solution with Horizons Harbourmaster.	RDC Utilities Horizons

4 Recommendations

1. That the report 'Scotts Ferry Stormwater' dated 8 August 2017 be received.
2. That the Bulls Community Committee indicate which proposed solution(s) it endorses.
3. That the endorsed solutions are costed, and Council approves funding.
4. That liaison take place between representatives from Stormwater, Roading and Horizons to deliver the approved solutions.

David Rei Miller
Asset Engineer

Glenn Young
Utilities Manager

Appendix 1 – Photos

Photo 1: Example of Ponding on Berm



Photo 3: Overgrown Culvert



Photo 2: Sump with Detritus



Photo 4: Overgrown Roadside Drain



Photo 5: Full Roadside Drain



Photo 7: Closed Flap Valve (River Side)

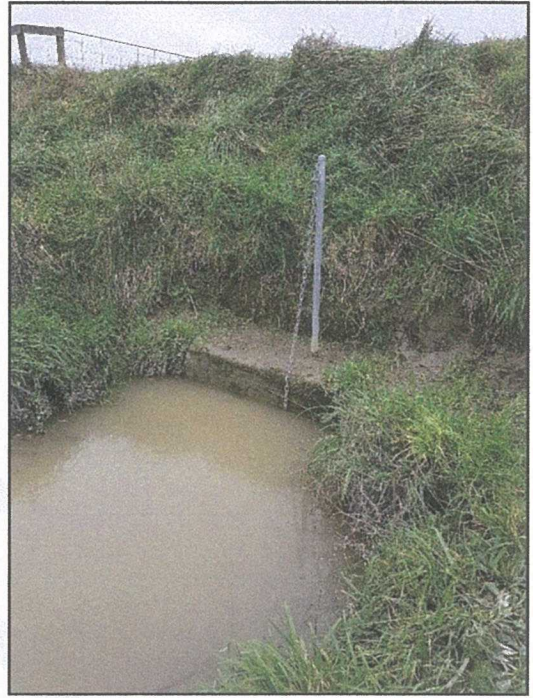


Photo 6: Open Drain



Photo 8: Drain Blocked by Flap Valve (Town Side)



Item 7

Report

Subject: **Mayor's Report**

To: Council

From: Andy Watson
Mayor

Date: 29 March 2018

File: 3-EP-3-8

TABLED DOCUMENT

Tabled at Council.
on 29 March 2018 Item 7.

Today will be the day that we finally adopt for public consultation the draft long-term plan. This is a chance for us to engage with the community on what we intend to do over the next ten years and how it will be funded. I appreciate the amount of time that councilors and staff have put into the document over the last 6 months. For our district, this is a watershed document we face a huge work program over especially the next 5 years to comply with earthquake legislation and the need to replace key infrastructure. This will mean that for the first time our council will move into a position of debt. Debt is not something that we take lightly nor should we be afraid of it, it is a way of spreading costs over several generations and allowing us to move forward. What I do hope is that the public will engage with us on the consultation stage either by way of submission or by attending the various public meetings.

A press release has been made today advising that Edale rest home has merged with the Masonic rest home group this is fantastic news-without that merger Edale would have been forced to close, something which is happening to rest homes all over the country. As a district, we need to acknowledge the work that the board has done under the leadership of Dudley Brown to make that happen. Edale is the last rest home afloat within our district and it would have been a tragedy if it was lost. We also need to appreciate the funding by individuals, Marton Christian Welfare, Lions and Rotary that have ensured its survival. This merger agreement will not only ensure its survival but will also include substantial funding to allow for refurbishment and expansion.

The new centre in Bulls is becoming a reality with tender documents being prepared and as part of the community funding drive, we have been given a house at well below cost to be relocated on council land in Bulls. A number of Bulls people including tradesmen and their suppliers have pledged time to the 'do up' as a fundraiser for this project. My thanks go to Mike at Central House Movers for this opportunity and to Dave Scott who has offered to be the project manager.

Ngati Rangi has signed their treaty settlement with the Crown. Included in the settlement package was an unreserved apology from the Crown for the way that the people of Ngati Rangi have been treated. Ngati Rangi will, like Ngati Apa, become one of the economic drivers of our district over the next few years.

My congratulations go to Cath Ash and Project Marton for the Harvest Festival held last weekend where thousands of people turned up rather than the four hundred reported in the paper. This festival just keeps getting better each year and it was a pity that I could only be there at the two ends of the day, however, I did go to the master cooking class given by Jax Hamilton on Saturday night. Several Councillors and Ross our CE attended both the festival and the Pedal for Pleasure event held the previous weekend.

Finally, we have a decision over the Manawatu Gorge replacement with option 3 being given the green light by NZTA. This is not the preferred option sought by the region's Mayors but at least consideration is being given to future funding of the regional ring road around Palmerston North. I suspect that the issue may well be now finding contractors and housing to support the build. The Marton skate park is also becoming a reality with the build programmed for the near future. The Elim church site has been tidied, we are now seeing real progress in the Marton main street wow things are happening. Thanks go to staff and Cr Dave Wilson who is leading the charge.

I attended the Rural and Provincial meetings in Wellington this month. Climate change was a particular focus and the insurance council spoke about how progressive changes to sea level rise resulting in loss of property is not covered by policies. Freedom camping issues were discussed with Minister Davis, many of our councils have policies, and issues are common; one council has issued 1000 fines this year. Minister Davis also indicated that the Tourism fund should be used to develop tourism attractions and employment in different parts of NZ. Of great interest and debate was the access to the Regional Growth Fund held by Minister Shane Jones. Everyone is clamoring to get a part of this fund, ourselves included. We have had several meetings over the last month with either Minister Jones or his staff and I am confident that soon we will be in the position to advise a funding package for our district. Other speakers included Peter Boshier the Chief Ombudsman with his views on Logoima complaints and vexatious people, Peter Mersi Ce of the Min of transport on safety and the importance that the government places on rail, Dame Fran Wilde on remuneration, John Edwards the privacy commissioner and then training that is required for councils and Kris Faafoi the Minister of Civil Defence.

Andy Watson
Mayor

Item 13

Cr Ash.

Tabled at Council
on 29 March 2018 Item 13.

- Youth Development
- Samoan engagement
- Environment.

Youth Development

Skatepark

It is exciting to see a youth lead initiative coming rather rapidly into fruition in the shape of the new Skatepark to be built at the centennial park. Rotary, Lions, the Parks team and Project Marton are collaborating to ensure this is a successful development.

A group of youth along with the stakeholders and designers met to begin the design process. The build is anticipated to begin in June.

Samoan Community Engagement.

Palm Sunday. The church community remains strong in the Samoan community and this was evident in the numbers attending the Palm Sunday service on Sunday the 25th. This included the Marton Samoan Churches and the Bulls Voice of Christ. This is a powerful way to grow the strength and connectivity of the community.

Training for you will begin at the end of April. Currently have full capacity of 12 prospective students. These are the spouses of workers. The venue will be split between Memorial Hall and ICT hub to cater for the needs and requirements of students. Courses will be tailored specifically for the attendees.

These courses will empower our local residents of the samaon community, increasing wellbeing overall.

Working with the trainers, these courses will include numerous life skills that are relevant to enrich the lives of those involved.

Samoan Independence Day is being set for the Sunday 3rd of June. This will also incorporate a games day on the Monday, the day after. It is heart warming to see our Samoan community continuing to embrace their culture with an uplifting and strong sense of pride.

The Pacifa Youth contingent are currently organising an event to celebrate their cultural heritage. This will be held at the Rangitikei College in May. This is open to the entire community and they welcome visitors to share in their cultural foods and performances.

Environment.

Rubbish – I am keen to see what our consultation produces. I am hopeful that the communities will see this as an opportunity to invest in the environmental future of our district. It will offer many savings for the district, from the decreased amount of recyclable product to landfill, reducing the amount of further leachate into our lands. I believe it will significantly reduce the instances of fly tipping, yet another saving on RDC and ratepayers. Anecdotal reports suggest it will also reduce the amount of toxic rubbish that some residents are currently disposing of by burying and burning, both producing serious amounts of toxic pollution.

This topic gives us an opportunity, as RDC to lead by example, by encouraging all teams to work responsibly, considering how they can minimise their own impact on the environment by practising the 7 "R"s Reject, Reduce, Recycle, Reuse, Reclaim, Repair, Replace at every opportunity. This will have multiple benefits, including saving RDC money, having a less negative impact on the environment and encourage others within the district to follow suit, by bringing this into everybody's way of thinking and behaving.

Tree planting – Further to my comment in my tabled document last month regarding Tree planting, it is encouraging to see Athol and his parks team forming such a strong relationship with Rob Bartrum from the MDC nursery team. Rob very much shares Athol's passion for natives, and staunch emphasis on eco-sourcing to produce healthy, robust specimens that are likely to last the distance and be a real treasure in our district in the years and decades to come.

Between them we can trust that our districts plantings will be intelligently considered for the very best environmental impact and regeneration, and we can hope the region can encourage an about turn of rapidly rising numbers of threatened species of native flora and fauna.

Interestingly I was given the Dairy NZ website to check out as being "Full of great information and education" however after checking it out, and agree it has some valuable pieces of information, I would suggest there are many other educational and responsible sources of information, including this very easy to read site, might help to keep things real and relevant. <https://waterqualitynz.info/myths-of-agricultural-intensification/> and given our continued, determined effort to raise GDP through intensification I would request we all keep in mind the real cost of environment degradation.

Portfolio Update Heritage and Tourism – Cr Richard Aslett – March 2018

1) Update on the Rangitikei Heritage Group Recent Activity –

Next meeting of the RH group - Scheduled for; 3.30pm, Tues April 10th at Hunter's Café, Hunterville. Main topics for discussion will be the Heritage Trail & Brochure revamp, existing DL brochure numbers, and the upcoming **Rangitikei Heritage Weekend** on the **19th & 20th May 2018**. This year's theme is *'Characters from the Past'* with each museum presenting stories, pictures, and accounts of historical people from (or strongly associated with) the Rangitikei district. Draft poster for the event planned to be circulated via e-mail around the group over Easter for print and circulation in early April.

2) UPDATE on Tourism :

Discussed Economic Development at workshop on Thursday 22nd, an element of this relates to Tourism in the district. More to discuss. **Events;** Visited **Marton Harvest Festival** on Sunday 25th. Perfect sunny weather on the day (after an apparent down-poor the night before!) Seemed like a great attendance numbers wise. Lots to see, do, eat and drink! (Sure Cath Ash will also give an extended update on this fantastic yearly event!).

Rangitikei.com Website :

Website Stats : Quick view; As predicted in the last update, **January 2018** being summer, saw an average peak for the season with the number of hits being **373,418**, and now we see for **February a hits no of 281,012** so a drop on the previous month. Yet this is **again massively up on the same period for last year (43,601)**, so lots of new traffic in 2018. As mentioned previous, 'Hits' are only part of the story, so happy to forward full stats etc via e-mail to anyone if interested.

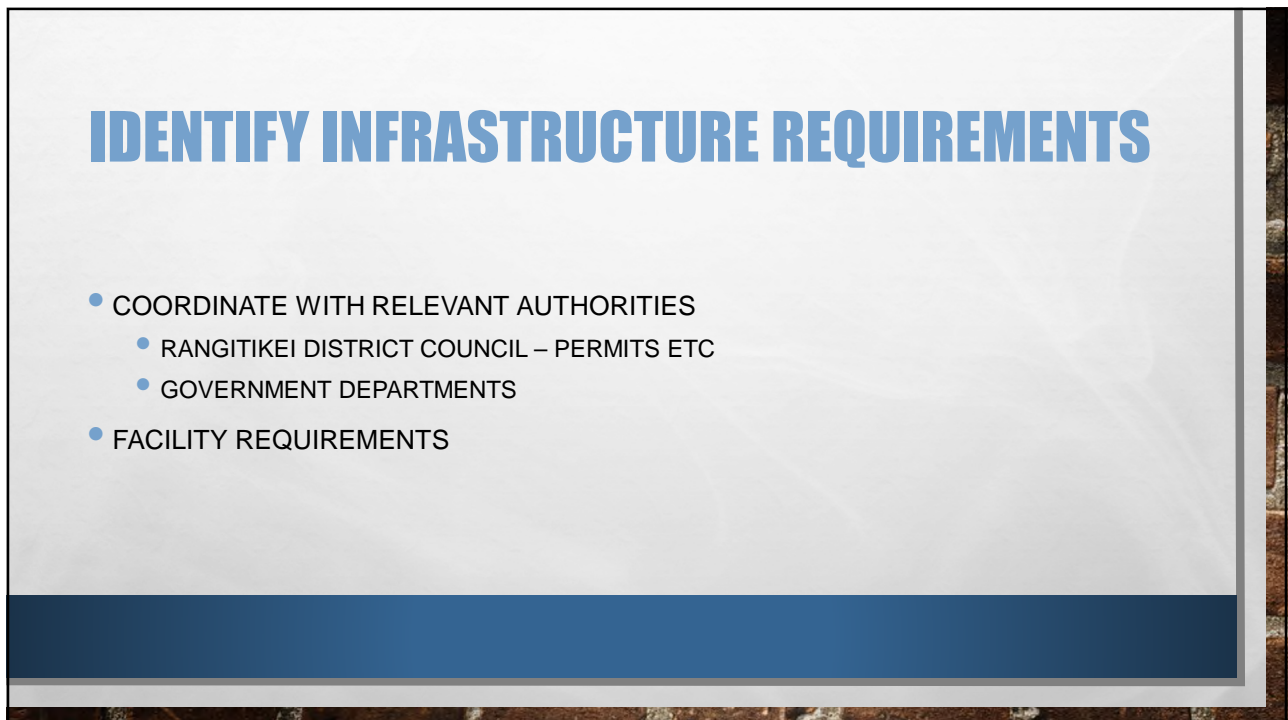
Thanks, Cr Richard Aslett - e-mail - mangawekagallery@xtra.co.nz

TABLED DOCUMENT

Tabled at Council

on 29 March 2018 Item 13

Item 15



FACILITY REQUIREMENTS INCLUDE:

- KAI & DINNING
- STAGING
- POWER SUPPLY
- WATER SUPPLY
- HEATING AND/OR AIR- CONDITIONING
- PUBLIC TOILETS
- ERECTION OF TEMPORARY STRUCTURES (IN ADDITION TO STAGING)
- EMERGENCY SERVICES
- CAR AND BUS PARKING
- TRANSPORT SYSTEMS
- CONTRACTOR ACCESS
- CAMPING SITES AND OTHER TEMPORARY ACCOMMODATION
- SIGNAGE
- TECHNOLOGY REQUIREMENTS
- DISABLED ACCESS
- WASTE MANAGEMENT
- SECURITY
- OTHER ENVIRONMENTAL AND HERITAGE REQUIREMENTS

APPROVALS REQUIRED

- INFRASTRUCTURE REQUIREMENTS NEED TO BE DISCUSSED WITH THE RANGITIKEI DISTRICT COUNCIL AND APPROVALS OBTAINED:
 - TEMPORARY STRUCTURES E.G.
 - STAGE, ARMY OUTDOOR KITCHEN, MARQUEES, OUTDOOR TV SCREEN, BILLBOARDS
 - TRAFFIC FLOW AND PARKING
 - TRAFFIC MANAGEMENT PLAN
 - ALTERNATIVE ACCESS INTO RATANA
 - ALTERNATIVE PARKING
 - WATER
 - WATER MANAGEMENT PLAN
 - UNEXPECTED INTERRUPTIONS
 - WATER STATIONS
 - STREET LIGHTING
 - WASTE MANAGEMENT
 - DAILY ACCESS TO TRANSFER STATION

SAFETY, SECURITY & RISK MANAGEMENT

- AT ALL STAGES SAFETY, SECURITY AND RISK MANAGEMENT ISSUES HAVE BEEN INCORPORATED INTO ALL PLANNING DOCUMENTATION AND PROCESSES

ORGANISE INFRASTRUCTURE

- ORGANISE CONTRACTORS
- SUPPLIERS IDENTIFIED AND QUOTES OBTAINED
- LICENSES AND PERMITS NEED TO BE OBTAINED.
 - TEMPORARY STRUCTURES
 - ELECTRICAL WORK ETC

LOGISTICS

- THE LOGISTICS OF EVENT MANAGEMENT PLANNING INVOLVES:
 - GETTING THINGS ORGANISED
 - GETTING THINGS IN THE RIGHT PLACE AT THE RIGHT TIME
 - TAKING EVERYTHING DOWN.

EVENT MANAGEMENT

- EACH ELEMENT OF THE PROPOSED INFRASTRUCTURE MUST BE DISCUSSED WITH KEY STAKEHOLDERS AND SUPPLIERS.
- CAREFUL COORDINATION AND MONITORING IS ESSENTIAL PARTICULARLY DURING THE **SETUP PHASE** WHEN SEVERAL CONTRACTORS WILL BE WORKING SIMULTANEOUSLY.

SETUP

- SETTING UP WILL BE A TIME-CONSUMING PROCESS:
- IT IS ESSENTIAL THAT ALL FACILITIES AND EQUIPMENT WORK.
 - FOR OUTDOOR SITES:
 - APPROPRIATE VEHICLES WILL BE NEEDED TO AVOID DAMAGE TO GRASS.
 - PERIMETER FENCING MAYBE REQUIRED
 - COMPUTER NETWORK AND OTHER CABLES:
 - NEED TO BE LAID ALONG THE FENCE LINE
 - THESE MUST BE COVERED FOR SAFETY REASONS
 - TESTED TO ENSURE THAT THE NETWORK IS UP AND RUNNING.
- MOST INFRASTRUCTURE WILL BE INSTALLED THE WEEK BEFORE THE EVENT AND THERE ARE SAFETY ISSUES WITH THIS IF THE RESIDENTS HAVE ACCESS TO THE SITE.

OVERSEEING SETUP

- ESTABLISH CONTACT WITH ALL CONTRACTORS AND SUPPLIERS AND CONFIRM AND AGREE ON ALL REQUIREMENTS;
- AGREE ON ANY NECESSARY ADJUSTMENTS WITH THE CONTRACTOR;
- CHECK ALL ASPECTS OF THE EVENT SET-UP AGAINST THE PRE-ARRANGED AGREEMENTS
 - (MATERIALS AND EQUIPMENT, ROOM SET UP, STAGING, TECHNICAL EQUIPMENT, DISPLAY AND SIGNAGE, FOOD AND BEVERAGE FACILITIES, INFORMATION AREA);
- CHECK ALL AREAS OF THE VENUE AND EQUIPMENT ARE ACCESSIBLE AND SAFE;
- IDENTIFY ANY DEFICIENCIES AND DISCREPANCIES AND TAKE PROMPT ACTION TO RECTIFY THE SITUATION ILLUSTRATES THE LEVEL OF CHECKING THAT NEEDS TO BE DONE TO ENSURE THAT THE SET-UP OF THE EVENT WILL RUN SMOOTHLY.

BREAKDOWN

- IT IS THE REVERSE OF THE SETUP
 - A DETAILED SCHEDULE WILL BE DEVELOPED AND AGREED ON WITH CONTRACTORS.
 - ALL TEMPORARY STRUCTURES AND EQUIPMENT NEED TO BE DISMANTLED.
 - THIS HAS TO HAPPEN IMMEDIATELY AFTER EVERYONE HAS LEFT,
 - SUFFICIENT STAFF WILL BE REQUIRED
- IF BREAKDOWN DOES NOT OCCUR IMMEDIATELY, SECURITY STAFF WILL BE NEEDED TO MONITOR THE SITE UNTIL ALL EQUIPMENT AND MATERIALS HAVE BEEN REMOVED.

OVERSEEING THE BREAKDOWN

- OVERSEEING THE BREAKDOWN OF THE EVENT TO ENSURE IT IS COMPLETED IN ACCORDANCE WITH AGREEMENTS
- CO-ORDINATE THE PACKING AND REMOVAL OF ALL MATERIALS AND EQUIPMENT
- CHECK THE VENUE TO ENSURE ITEMS AND BELONGINGS ARE NOT LEFT BEHIND
- DEBRIEF WITH CONTRACTORS TO DISCUSS ANY DIFFICULTIES OR SUGGESTIONS FOR FUTURE IMPROVEMENTS
- CHECK AND SIGN ACCOUNTS IN ACCORDANCE WITH CONTRACTOR AGREEMENTS
- NOTE ANY OUTSTANDING ITEMS REQUIRING POST- EVENT ACTION

MONITORING

- DURING THE SETUP PROCESS THE INFRASTRUCTURE COORDINATOR WILL MONITOR PROGRESS WITH THE INFRASTRUCTURE BUILD.
 - SPECIFIC TIMES WILL BE ALLOCATED TO ALL STAKEHOLDERS TO ACCESS THEIR STALLS AND MARQUEES UNTIL THE SETUP IS COMPLETE.
 - SHARING INFORMATION WITH STAKEHOLDERS, CONTRACTORS AND OTHER STAFF IS ESSENTIAL.

ACTION PLAN

- WE ANTICIPATE POSSIBLE CHANGES THAT MIGHT BE REQUIRED AND HAVE DEVELOPED A DRAFT ACTION PLAN TO KEEP PROGRESS ON TIME AND ON BUDGET

POLICIES, PROCEDURES & PERFORMANCE STANDARDS

- RISK ASSESSMENT & METHOD STATEMENTS (RAMS)
 - POLICIES HAVE BEEN DRAWN UP TO:
 - PREVENT ACCIDENTS,
 - AVOID THEFT,
 - CONTROL CROWDS,
 - CONTROL TRAFFIC,
 - PRIORITISE ACCESS TO THE SITE BY EMERGENCY SERVICES
 - MANAGE CRISIS SITUATIONS
 - MANAGE ACCOMMODATION
- A LIST OF TASKS AND A CHECKLIST ARE CURRENTLY BEING DEVELOPED
- PERFORMANCE STANDARDS SUCH AS, INSPECTION SCHEDULES WILL BE BUILT INTO PROCEDURES

SUMMARY

- THE TASK OF IDENTIFYING RESOURCES AND EQUIPMENT NEEDED, BRINGING THEM ON SITE AND SETTING UP IN THE REQUIRED TIME TAKES CAREFUL PLANNING.
- THE DEVELOPMENT OF POLICIES AND PROCEDURES WILL ASSIST IN THE FULFILMENT OF THIS GOAL BY OUTLINING THE INTERRELATIONSHIP BETWEEN FUNCTIONAL AREAS AND WILL ALSO HELP TO ENSURE THAT THE EVENT PERFORMANCE STANDARDS AND OBJECTIVES ARE SUCCESSFULLY ACHIEVED.

ADDITIONAL INFORMATION

- OUR EVENT MANAGER IS – RAPINE KARENA
 - TEAM LEADERS HAVE BEEN APPOINTED FOR EACH KEY TASK AREA
 - EACH TEAM LEADER HAS RECRUITED VOLUNTEERS
- WE ARE WORKING DIRECTLY WITH THE PM AND KEY MINISTERS ON FUNDING AND RESOURCES:
 - MIN. MĀORI DEVELOPMENT IS COORDINATING RESOURCES AMONG:
 - MIN. DEFENCE
 - MIN. ARTS CULTURE AND HERITAGE
 - MIN. BROADCASTING, COMMUNICATIONS AND DIGITAL MEDIA
 - MIN. POLICE
 - MIN. HEALTH

ADDITIONAL INFORMATION (CONTD)

- 200 PORTALOOS AND 4 PORTA SHOWERS WILL BE ON SITE
 - SERVICED DAILY
 - WILL NEED ACCESS TO SEWAGE TREATMENT PLANT
- EXTRA SECURITY WILL BE ONSITE 24/7

OUR NEEDS

- APPROVALS
 - PERMITS
 - ACCESS TO TRANSFER STATION
 - ACCESS TO SEWERAGE TREATMENT PLANT
- WAIVER ON PERMIT FEES;
- INFORMATION ON WHO OWNS THE "PAPER ROAD"

RDC NEEDS

- WHAT DOES THE COUNCIL NEED FROM US?

Item 22



Memorandum

To: Council

From: Michael Hodder

Date: 24 March 2018

Subject: **Remission of rates on the grounds of disproportionate rates compared with the value of the property – 16 Kumuiti Road, Kauangaroa**

File: 5-RA-1-7

- 1.1 An application has been received requesting a remission under this policy for a 6,526m² property at 16 Kumuiti Road, Kauangaroa. The application is attached as Appendix 1; the rates assessment is attached as Appendix 2, and extracts from the Council's mapping system (location and modelled flood zone overlay) are attached as Appendix 3.
- 1.2 This land parcel has a dwelling on it which was badly damaged by floods, is uninhabitable, and no longer shows as having any capital value. The District Plan overlay shows the entire site is in a natural hazards area which is flood-prone; building work on such a site is subject to the conditions set out in Rule B8 of the District Plan (copy attached as Appendix 4).
- 1.3 This year's rates assessment is \$1002.70 on a land value assessed by Quotable Value as \$3,000, so the rates are disproportionate to the value of the property. If it were transferred to the ownership of an adjoining property, it would be contiguous and the only rates payable would be the general and roading rates, totalling \$8.20.
- 1.4 The policy is attached as Appendix 5. There are rates arrears owing on this property.

Recommendation

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 2017 until 30 June 2022 be granted to the owners of the land parcel at 16 Kumuiti Road, Kauangaroa (valuation 13390 09500) provided that during that time the rateable value does not exceed \$10,000.

Michael Hodder
Community & Regulatory Services Group Manager

Appendix 1

Horsley Christie

Lawyers and Notary Public

RECEIVED

26 MAR 2018

To: SB

File: 5-RA-1-9

Doc: 18 0114

14 Victoria Avenue

PO Box 655

Whanganui 4541, New Zealand

Rangitikei District Council
Private Bag 1102
MARTON 4741

22 March 2018

ATTENTION: RATES OFFICER

Dear Sir/Madam

**REGINALD MOREHU MATTHEWS – KAUNGAROA 3G13A
VALUATION NO: 13390 09500**

1. I am acting for Reg Matthews who is in the course of affecting a change of ownership by gift to his two daughters, Rawinia Matthews and Ngahuia Matthews.
2. I have obtained a copy of the rating invoice dated 1st May 2017.
3. I am staggered to find that the current year's rates for this property is \$954.90. The block comprises 6526 m². It is flood prone. There was a dwelling on the property which was badly damaged during the Whangaehu floods and is uninhabitable. It is no longer a property that can be built on, because of the risk of flooding.
4. The capital value of the property is \$3,000. The annual rates charged is a stagger 32% of its capital value.
5. This cannot be a fair rate.
6. I guesstimate that the rates charged between 2011 and 2017 is in excess of \$5,000, almost twice the value of the property. This is a ridiculous position.
7. The registered proprietor has been unable to pay these rates. He is elderly, a pensioner, owning other property against which rates have been charged, and which are also substantially in arrears.
8. The rate charges in respect of this property must be reviewed.

Telephone: 06 349 0090

Facsimile: 06 345 2405

Web: www.horsleychristie.co.nz

DX: PA87021

MHR-289544-10-7-VI:MK

9. By this letter, I make application on behalf of the vendor and the intended purchasers that the rating charges for the last 5 years plus have been excessive and need to be reviewed and reduced.
10. There are no services being used by the registered proprietor on this property which are charged, and it seems extraordinary that this matter has continued for so long.
11. Could you please place this property under a rate review.
12. In fairness to my client, it would be fair and reasonable to consider a rate review back to 2011 and provide a credit for any review change.

Yours faithfully



MAX H RESTIEAUX

Author's contact details:

Email – maxr@horsleychristie.co.nz

Fax – (06) 345-2405

Appendix 2

Rates Account: 1339009500

Matthews Reginald Morehu - 16 Kumuiti Road

Ratepayer Name	Matthews Reginald Morehu	Valuation Number	1339009500
Postal Address	PO Box 403061 Ngunguru 0154	Property No	002103
Old Owner	Kapua Marae	Customer	003073
Property/Customer Relationships		Report Type 1	DM
Property/Parcel Relationships		Report Type 2	Y
		Report Type 3	DMC

Property Description Other Property Links

Valuation Number	1339009500	Property ID	13
Location (GIS)	16 Kumuiti Road		
Legal Description	KAUANGAROA 3G13A BLK V WHANGAEHU SD		
Certificate of Title	A2/674		
Use	55 Recreational: Passive Outdoor		
TORAS	111000	Zone	1A
Tenure	Property is not leased. Owner is also occupier.	Category	OV
Ownership	Private: Individual	Category Group	Other Vacant Land without obvious use
Rateability	Rateable	Ward	5
Apportionment	Std property - Not Applicable, Not apportionment	Region	8
Other Flags	Direct-Debit		
Change Dates	Ratepayer: 28/09/17, Location: 27/03/12, Maint: 24/03/18		
Change Reason	Type Address	Change Source	TLA

Valuations Property Database

	Current		New
Area (Hectares)	0.6526		
Land Value	3,000	Land Value	3,500
Improvements Value			
Capital Value	3,000	Capital Value	3,500
Current Certificate of Title	A2/674		
Valuation Date	1/07/14	Valuation Date	1/07/17

Rates for Current Year - 2017/18

Type	Description	Differential	Basis	Factor	Amount \$
003	Uniform Annual General	-	Fixed \$	1.00	641.70
004	General Rate	-	Capital Value	3,000.00	1.70
023	Roading District	-	Capital Value	3,000.00	6.50
025	Solid Waste	District	Fixed \$	1.00	79.80
088	Wastewater	Public Good	Fixed \$	1.00	88.90
090	Water	Public Good	Fixed \$	1.00	160.60
235	Stormwater	Public Good	Fixed \$	1.00	23.50
	Total Rates Levied 2017/18				1,002.70
	(GST on Rates Levied)				130.79
	Rates Last Year 2016/17				954.90
	Last Year's Final Instalment				238.70

Show rates for next year

Financial Transactions Arrears

Year to Date	\$	Ageing	\$	Rates & Rebates	\$
Year Opening	4,356.15	Previous Year's Arrears	1,481.35	Last Year's Rates	954.90
Previous Instalments	501.40	Court Costs	0.00	This Year's Rates (5% increase)	1,002.70
Current Instalment (3)	250.70	Current Arrears	0.00	Discount Expiry Date	21/08/17
Penalty Charged	-1,028.90	Penalty Due	0.00	Discount Expired	-25.10
Penalty Remitted	-234.70	Current Due	0.00		
YTD Cash + Other	-2,598.00	Today's Cash	0.00		
Net Balance	1,481.35	Equals Net Balance	1,481.35		
Clearance to Year End	1,731.95	Plus Rates Not Yet Due	250.60		
			1,731.95		

Ageing
Equals Clearance to Year
End

No	Instalment	Penalty Date	\$	Direct Debit Details	Value	Debt Collection Data	Value
1	21/08/17	22/08/17	250.70	Frequency	Monthly Fixed	Debt Status	10 Prev Arrs insuff
2	20/11/17	21/11/17	250.70	Bank Account	03-0498-0008527-01		pymnts bad
3	20/02/18	21/02/18	250.70			Debt Collector ID	UNINHAB
4	21/05/18	22/05/18	250.60	Next Amount	433.00		
				Next Date	2/04/18		

Property Debt

Debtor ID	Name	\$
	No Property Debtors found	
	Rates Net Balance	1,481.35
	Total Property Debt	1,481.35

History

Year	Land Value	Capital Value	Annual Rates	Postponed
2017/18	3,000	3,000	1,002.70	
2016/17	3,000	3,000	954.90	
2015/16	3,000	3,000	918.30	
2014/15	3,000	3,000	839.80	
2013/14	3,000	3,000	803.80	
2012/13	3,000	3,000	792.25	
2011/12	4,500	4,500	512.50	
2010/11	4,500	4,500	459.30	
2009/10	4,500	4,500	450.15	
2008/09	4,500	4,500	323.95	
2007/08	4,500	4,500	304.60	

Own Use Remarks, References, Alpha, Values & Report Types

Reference Field 66.No		Alpha Field 67.No		Value Field 70.No		Report Type 71.No		Remarks 72.No	
No	Value	No	Value	No	Value	No	Value	No	Value
				1	892.20	1	DM	5	\$3830.95 to 31 Dec 2016
						2	Y		
						3	DMC	10	Riding: Whangaeahu

Notes

Date	Last Changed By
	No notes found

Documents

Date	File Name	Description	Comments
			No documents found

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Appendix 3

Valuation 1339009500 (16 Kumuiti Road)

Print Date: 27/03/2018
Print Time: 8:33 AM



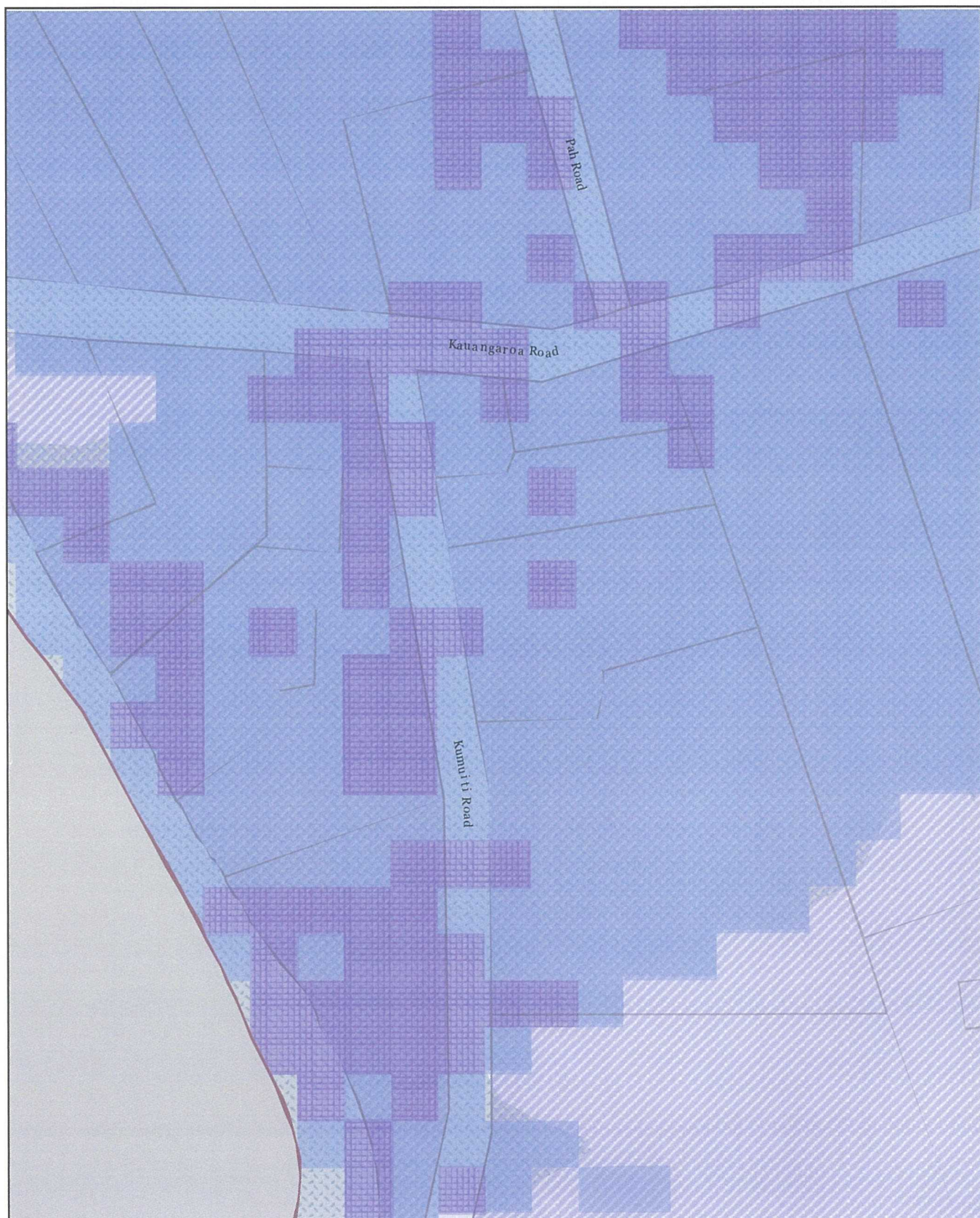
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Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1794439.33047697,5577611.42108704
1794859.20732663,5578131.61186216

Digital 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 excavations near council assets to be undertaken with due care. Contractors will be liable for damages.
If the information is relied on in support of Resource Consent it should be verified by independent survey.

Valuation 1339009500 (16 Kumuiti Road)

Print Date: 27/03/2018
Print Time: 8:29 AM



Scale: 1:2270
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1794519.91178697,5577656.38235434
1794939.78863663,5578176.57312946

Digital 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.
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If the information is relied on in support of Resource Consent it should be verified by independent survey.

Appendix 4

B8 NATURAL HAZARDS

Note: Rangitikei District Council and Horizons Regional Council hold regional-scale information on natural hazards (liquefaction, ground shaking, active fault lines, unmapped flooding and landslide) which are not shown on District Plan Maps, but are freely available upon request. Plan users should consult Rangitikei District Council and Horizons Regional Council to identify any potential 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 a building consent application.

Note: For the avoidance of doubt the definitions of Natural Hazard Area 1 and 2 (Flooding) override the information provided on the hazard maps.

Permitted Activities

All activities listed in the general rules section B1, or each zone where they meet the permitted activity standards in the general rules and of that zone; and are not specifically listed as a discretionary activity below.

Permitted Activity Standards

B8.1 Natural Hazard Area 2 (Flooding)

- B8.1-1 In Natural Hazard Area 2 (Flooding), any new or relocated dwelling, new residential building that contains a habitable space, or major extension, must meet minimum floor height levels to avoid any inundation during a 0.5% AEP (1 in 200 year) flood event, including 500mm freeboard.
- B8.1-2 In Natural Hazard Area 2 (Flooding), any;
- a) new or relocated commercial building that contains an occupied space, or
 - b) extension to an existing commercial building where the extension contains an occupied space, or
 - c) conversion of a non-occupied space in an existing commercial building to an occupied space,
- must meet minimum floor height levels to avoid any inundation of the occupied space during a 0.5% AEP (1 in 200 year) flood event, including 300mm freeboard.
- B8.1-3 Buildings that do not contain habitable space on production land are exempt from compliance with rules B8.1-1 and B8.1-2.
- B8.1-4 Any building, structure, landscaping, fencing or earthworks must not change the flood flow paths to the extent they will exacerbate flooding on the site, or on any adjacent or downstream site. The following buildings and structures are exempt from compliance with this rule:
- a) Post and wire stock and riparian fencing.
 - b) Buildings that do not contain habitable space on production land provided they are located at least 20 metres from any existing building with a habitable space, and do not extend more than 15 metres across an overland flow path.

B8.2 Natural Hazard Area □ Taihape West Slip Zone

- B8.2-1 In the Taihape West Slip Zone, no more than one new or addition to any existing non-habitable building or structure may be placed or constructed on a site at any time following the operative date of this rule, provided that it must have a gross floor area of 40 square metres or less.
- B8.2-2 Any addition to a habitable building, not exceeding a gross floor area of 40 square metres.

continued

Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

B8.3 Natural Hazard Area 1 (Flooding)

B8.3-1 In Natural Hazard Area 1 (Flooding), any of the following are Restricted Discretionary Activities:

- a) any erection of, or placement of, or extension to, any building or structure,
- b) new critical infrastructure,
- c) subdivision,
- d) landscaping, fencing or earthworks likely to change flood flow paths,
- e) any activity involving storage of hazardous substances.

B8.3-2 The matters over which Council will exercise its discretion are:

- a) avoidance or mitigation of natural hazards;
- b) the adequacy of avoidance or mitigation measures to address natural hazards;
- c) the functioning of flood ways;
- d) the consequential effects of avoiding or mitigating hazards including, but not limited to, effects on landscape and natural character, visual amenity, urban design, and the displacement of floodwaters onto other properties;
- e) the risk of failure of the proposed mitigation measures;
- f) any potential to exacerbate a natural hazard caused by either directly and indirectly by the activity;
- g) design, scale, location and construction;
- h) minimum floor levels;
- i) prevention of any more than minor adverse effects on the effectiveness of existing flood hazard avoidance or mitigation measures, including works and structures within river and drainage schemes, natural landforms that protect against inundation, and overland stormwater flow paths;
- j) avoidance or mitigation of adverse effects on existing structures and activities.

B8.4 Taihape West Slip Zone

B8.4-1 In the Taihape West Slip Zone, one addition to any existing, non-habitable building where the addition exceeds 40 square metres provided that only one addition is placed or constructed on the site following the operative date of this rule.

B8.4-2 The matters over which Council will exercise its discretion are:

- a) The avoidance or mitigation of natural hazards;
- b) The adequacy of avoidance or mitigation measures to address natural hazards;
- c) the risk of failure of the proposed mitigation measures
- d) Design, scale, location and construction

Restricted Discretionary Activity Standards

B8.5 Within Natural Hazard Area 1* (Flooding)

B8.5-1 The finished floor or ground level of any habitable building must include 500mm freeboard above the 0.5% AEP (1 in 200 year) flood event

6. Discretionary Activities

continued

Discretionary Activities

- B8.6-1 Any activity within Natural Hazard Area 1 or Natural Hazard 2 that does not comply with the permitted activity standards or the restricted discretionary standards is a discretionary activity.
- B8.6-2 In the Taihape West Slip Zone, additions to habitable buildings that exceed 40 square metres.
- B8.6-3 In the Taihape West Slip Zone, activities that cannot meet the permitted activity or restricted discretionary rules.

Non-Complying Activities

- B8.7-1 In the Taihape West Slip zone, new or relocated dwellings.

Appendix 5

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.