

Council

Tabled Documents

27 September 2018

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RANGITIKEI
DISTRICT COUNCIL

Item 10.

Intention to Close Road to Vehicular Traffic

PURSUANT to Transport (Vehicular Traffic Road Closure) Regulations 1965, Notice is hereby given that, the Rangitikei District Council intends to consider closing the roads as listed below for the purpose of permitting The Bulls RSA to hold the 2018 Armistice Day 100th Commemoration Service on the 11th of November 2018.

Roads to be closed:

10:30am to 12.00pm

Daniell Street- from High Street to Bull Street

Any person objecting to the proposals is called upon to lodge notice of his/her objection and grounds thereof in writing, before 4.00 pm, (Friday the 19th October 2018, at the office of the Rangitikei District Council, Private Bag 1102, Marton 4741.

Should the Rangitikei District Council decide to close the said roads, a public notice shall be given.

Ross McNeil
Chief Executive

TABLED DOCUMENT

Tabled at Council
on 27 Sept 2018

Current collection ...

Who currently collects rubbish in Rangitikei?

Budget Waste, Rangitikei Wheelie Bins and Waste Management carry out a private kerbside collection service across Rangitikei. Council does not own or manage these service providers.

Do we have a kerbside recycling service in Rangitikei?

There is no kerbside recycling service currently in place.

Where can I take my recycling now?

There are Council-owned transfer stations in Bulls, Hunterville, Mangaweka, Marton, Ratana and Taihape. Accepted recycling goods can be dropped off free of charge. Currently there is a charge for green waste but Council is looking to reduce this from next year.

What is the status quo?

- Private companies undertake kerbside rubbish collection (not managed by Council).
- No kerbside recycling collection.
- Waste transfer stations for recycling (free).

Why?...

Why is Council asking whether we want a kerbside recycling and/or rubbish service?

Council is committed to developing its waste minimisation initiatives and has a Waste Minimisation Plan in place which identifies ways which the volume of waste to landfill can be reduced. As part of this, a kerbside recycling service is likely to increase recycling and reduce the amount of waste going to landfill.

What is a Waste Minimisation Plan?

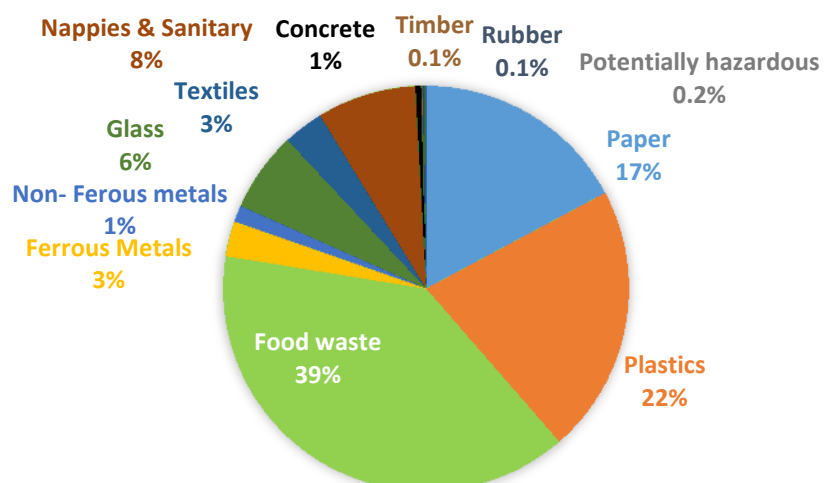
The Waste Minimisation Act 2008 (WMA) requires councils to assess their waste services. Council has identified a range of issues and options around recycling and disposal of waste for our District. The plan aims to ensure waste related activities are effective, efficient, safe, reduce impact on the environment, and are accessible to much of our community.

How much waste is currently recycled?

83% of the District's waste is currently going to landfill. Only 17% is being recycled, including 6% as green waste which is turned into compost.

What is the waste going into rubbish bags and into landfill?

Most of the waste going to landfill (based on weight) is food waste. However, 45% of waste in the rubbish bags could be recycled.



Options ...

What will be provided for a kerbside recycling collection service?

A large wheelie bin (240 litre) for recycling (i.e. cardboard, plastics and cans) and a crate (45 litre) for glass, jars and bottles will be provided and collected fortnightly.

What will be provided for a kerbside rubbish and recycling collection service?

A large wheelie bin (240 litre) for recycling (i.e. cardboard, plastics, cans) and a crate for glass and bottles, collected fortnightly and a smaller wheelie bin (120 litre) for household rubbish, collected weekly.

Could bags be provided instead of bins?

Council's proposal is for bins, as the world is moving away from single use plastic bags.

Will the service be offered to rural properties?

No – rural properties would continue to dispose of their own rubbish and recycling.

Which urban areas would receive this service?

The residential areas of Turakina, Ratana, Koitiata, Scotts Ferry, Bulls, Marton, Hunterville, Taihape and Mangaweka. Refer to the maps on Council's website at www.rangitikei.govt.nz which show where the boundaries of the collection areas would be.

Are commercial properties being offered this service?

No, only residential properties are included. If the decision is made to go ahead with a recycling or recycling and rubbish service there may be the opportunity for commercial properties to use the same contractor, but this would be a private business arrangement between both parties.

What happens if the majority of people do not want either of the proposed options?

Council will consider the results of this survey and make a decision on which option to take – whether to implement a 'kerbside recycling' or 'rubbish and recycling service', or whether to retain the status quo.

If a Council kerbside recycling and/or rubbish collection service is implemented

...

If either option is agreed to, when would this start?

It is hoped the service would start on 1 July 2019. Timing will depend on negotiating the contract(s) for providing the service.

What happens if I have more rubbish and/recycling than the Council-provided bins and crates will take?

You can use the waste transfer stations or make your own arrangements for pick-ups. This will be the case for most commercial and industrial businesses.

Who will own the wheelie bins and crates?

They would be owned by Council and assigned to individual properties.

Would the waste transfer stations continue to be available to the public?

Yes – people will be able to take rubbish and recycling to the waste transfer stations (charges for rubbish will apply). Green waste, gas bottles, tyres, and e-waste will continue to be accepted at the waste transfer stations – nothing will change at the Waste Transfer Station.

What will happen to green waste?

Green waste will not be part of the kerbside collection, but will continue to be accepted at the waste transfer stations. Council is looking at options for reduced charges for green waste at the waste transfer stations.

What will happen to the operators that collect the rubbish now if Council goes ahead with a kerbside recycling and rubbish collection service?

The current rubbish collection operators will be able to submit a proposal to provide the Council operated service. It is not guaranteed that the current operators would be the successful business. If they were not successful they would be able to continue to operate as a private contractor, however, there would be increased competition from the Council-provided service.

If this goes ahead, can I opt out?

No – the system can only work if all residential properties within a collection area are included.

What if my Council-supplied bin or crate gets stolen, lost or damaged.

The bin or crate will be replaced at the property owner's expense.

Costs

Do I currently pay rates towards rubbish or recycling?

Yes – every ratepayer pays a solid waste charge which partly funds the Council's waste transfer stations. Rates also cover the cost of emptying public litter bins and taking that rubbish to the waste transfer stations as well as dealing with fly-tipping (waste dumped on the roadside). Council rates do not cover kerbside collection of rubbish.

How much will it cost each urban residential ratepayer?

The cost would be via a targeted rate on each inhabited residential urban property (vacant properties will be not charged). For the recycling only service it would be around \$110 per year. For a rubbish and recycling service it would be around \$170 per year. Exact costs won't be known until a contract is confirmed.

How does the cost compare to my current rubbish collection?

Current rubbish bag collection costs - For rubbish bags, based on 1 bag per week at \$2.00 per bag, the annual cost is \$104 per year for rubbish collection only. Wheelie bins are provided by private collection companies, prices vary and are quoted on request.

Environmental considerations

How does recycling benefit the environment?

More recycling means less waste going to landfill. This saves natural resources, landfill space, creates jobs, saves energy and generally helps to protect the environment.

Paper can be recycled into newspaper, metal can be recycled as part of new appliances; glass can be recycled as new bottles, or house insulation; plastic can be made into clothing such as fleece jackets.

Why will a kerbside recycling service help?

A kerbside recycling service will make it easier to recycle – meaning that more recycling will occur.

More information

Where can I find out more information on transfer stations (hours, location, etc)?

Council's website provides this <https://www.rangitikei.govt.nz/services/rubbish-recycling>



Memorandum

To: Council

From: Strategic Property Advisor

Date: 25 September 2018

Subject: **Bulls Surplus Properties**

File: 6-CF-4-4

TABLED DOCUMENT

Tabled at Emal
on 22 September 2018

Bulls properties to be offered for sale:

- Town Hall and Carparks
- High Street Toilets and Plunket
- Bus Depot and Information Centre

Authority to sell

The proposal to sell these three properties to provide funding contributions for the new Bulls Community Centre was fully consulted in the 2018-2028 Long Term Plan. The resolution adopting the LTP is authority for the disposals to proceed. Title research confirms the sale proceeds from all three properties may properly be applied to the new Bulls Community Centre.

The Town Hall and Toilet/Plunket properties are held on trust and are subject to the “endowment” requirements of the Local Government Act 2002 (LGA). Council may dispose of endowment / trust property where the terms of the trust do not specifically prohibit disposal, with the proviso the proceeds must be applied to other purposes which are “consistent with the purpose of the endowment”. Officers believe it is prudent to confirm the sales and the application of proceeds to the new Bulls Community Centre and, in doing so, to record the “consistency of purpose”.

A draft resolution is provided for Council’s consideration.

Weightings for consideration of non-financial considerations within offers

The 2015 Policy on Disposal of Surplus Land and Buildings records Council’s recognition “that the best value and long term benefit” to be obtained for the community from any disposal “does not necessarily mean the highest financial offer and will include non-financial considerations”.

The Policy requires “Council will resolve prior to tenders being sought, how much weight is to be given to non-financial considerations”.

While there is no provision for the proportionate “split” between offer price and non-financial considerations, Council has resolved the non-financial portion be set at 30% for the recent sale of part of the Kensington Road, Marton, holding. That apportionment is recommended for the three properties to be offered in Bulls, on the basis they are to some extent similar.

The similarity largely sits within the potential for these properties to contribute to the economic development of the District. Reverse logic allows these properties to at the same time contribute to the District’s community and social development by their sale proceeds being applied to the Bulls Community Centre development.

Recommendations

- 1 That the memorandum 'Bulls Surplus Properties' be received
- 2 That Council recognises that proceeds from the sale of the properties at the Bulls Town Hall and carparks and High Street toilets and Plunket Building will be applied to the new Bulls Community Centre, thus fulfilling the purposes of the trusts by which Council became endowed with these properties.
- 3 - That Council directs and authorises the Chief Executive to offer for sale the properties at Bulls Bus Station and Information Centre, Bulls Town Hall and carparks, and High Street toilets and Plunket Building in accordance with the 2015 Policy on Disposal of Surplus Lands and Buildings, and resolves the weight to be given to non-financial considerations when considering offers from potential purchasers shall be 30%.

Graeme Pointon
Strategic Property Advisor

Appendix 1

RANGITIKEI DISTRICT COUNCIL

POLICY ON DISPOSAL OF SURPLUS LANDS AND BUILDINGS¹

1 Background

- 1.1 Council has previously undertaken a survey of its non-infrastructure assets to identify those which were surplus and potentially best disposed of by sale. The costs (and in some cases legislation) associated with disposal has also impeded the process. Council envisages that there will be instances where the best value proposition for the ratepayer is to sell such sites.²

2 Purpose

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

3 Application

- 3.1 This policy applies only to a site where Council has decided that it can be disposed of on the open market. The Council will also take into account the following issues where applicable:
- consideration of the current tenants or users of the asset;
 - the ability of other assets to provide the same service;
 - frequency of use;
 - cultural significance to hapū and Iwi;
 - how the land was originally acquired;
 - the ongoing maintenance costs to the community;
 - community views on whether it should be considered as surplus;
 - income generated from the asset;
 - cost of disposal;
 - statutory processes; and
 - levels of service desired in the Long Term Plan.

- 3.2 'Surplus site' means Council owned land and building(s) on a particular Certificate of Title which Council has resolved is no longer required by the community/District.

¹ Adopted by Council 26 February 2015 15/RDC/041

² Changes announced in August 2014 to government policy applying to disposal of Crown reserve land means greater opportunity for Council to rationalise its holdings of land and buildings.

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

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

4 Disposal Process

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

Table 1. Non-financial considerations.

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



Report

Tabled at Council Item 18
on 27 September 2018

Subject: **Reroof of Ratana Gym**

To: Council

From: Gaylene Prince, Community & Leisure Services Team Leader

Date: 26 September 2018

File: 6-CF-4-6

1 Background

- 1.1 At its meeting on 13 September 2018, the Assets/Infrastructure Committee resolved to recommend to Council that \$14,000 be spent on reroofing the Ratana Gym (ex Fire Station).



2 Comment

- 2.1 The building was assessed by McIlwaine Builders, and also Council's Handyperson. McIlwaine's have quoted \$14,000 plus GST to remove the existing roof and replace with a new colour steel roof, and to replace rotten purlin.
- 2.2 There are some small maintenance tasks that can be attended to by Council's Handyperson at minimal cost e.g. to insert a new section of door jamb, re-putty some windows, and place a new seal on the front door.



3 Financial Implications

- 3.1 The 2018-28 Long Term Plan is specific in not including such a provision in the budgets. This means that Council will need to approve an over-expenditure or confirm the existing budget, with the Chief Executive to reprioritise the programme accordingly.

4 Recommendation

- 4.1 That the report 'Reroof of Ratana Gym' is received.
- 4.2 That Council approve/does not approve reroofing of the Ratana Gym at a cost of \$14,000 and, if approved, is:

EITHER

On the basis of authorising an unbudgeted expenditure of this amount

OR

Conditional on the Chief Executive being satisfied that proposed deferred works is a reasonable reprioritisation.

Gaylene Prince
Community & Leisure Services Team Leader