

ORDER PAPER

ORDINARY COUNCIL MEETING

Date: Thursday, 30 March 2023
Time: 1.00pm
Venue: Council Chamber
Rangitikei District Council
46 High Street
Marton

Chair: HWTM Andy Watson

Deputy Chair: Cr Dave Wilson

Membership: Cr Brian Carter
Cr Jarrod Calkin
Cr Fi Dalgety
Cr Gill Duncan
Cr Richard Lambert
Cr Simon Loudon
Cr Greg Maughan
Cr Tracey Piki Te Ora Hiroa
Cr Coral Raukawa
Cr Jeff Wong

For any enquiries regarding this agenda, please contact:

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Notice is hereby given that an Ordinary Meeting of Council of the Rangitikei District Council will be held in the Council Chamber, Rangitikei District Council, 46 High Street, Marton on Thursday, 30 March 2023 at 1.00pm.

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AGENDA

1 Welcome / Prayer

2 Apologies

3 Public Forum

Mr Paul Sharland - Bulls Museum

4 Conflict of Interest Declarations

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of items on this agenda.

5 Confirmation of Order of Business

That, taking into account the explanation provided why the item is not on the meeting agenda and why the discussion of the item cannot be delayed until a subsequent meeting, [enter item number](#) be dealt with as a late item at this meeting.

6 Confirmation of Minutes

6.1 Confirmation of Minutes

Author: Kezia Spence, Governance Advisor

1. Reason for Report

- 1.1 The minutes from Ordinary Council Meeting held on 22 February 2023 are attached.

Attachments

1. Ordinary Council Meeting – 22 February 2023

Recommendation

That the minutes of Ordinary Council Meeting held on 22 February 2023 **[as amended/without amendment]** be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

MINUTES

UNCONFIRMED: ORDINARY COUNCIL MEETING

Date: Wednesday, 22 February 2023

Time: 1.00pm

Venue: Council Chamber
Rangitikei District Council
46 High Street
Marton

Present

HWTM Andy Watson
Cr Dave Wilson
Cr Brian Carter
Cr Gill Duncan
Cr Richard Lambert
Cr Tracey Piki Te Ora Hiroa
Cr Jeff Wong
Cr Simon Loudon
Cr Greg Maughan
Cr Jarrod Calkin
Cr Fi Dalgety

In attendance

Mr Peter Beggs, Chief Executive
Mr Arno Benadie, Chief Operating Officer
Mrs Carol Gordon, Group Manager - Democracy and Planning
Ms Gaylene Prince, Group Manager - Community Services
Mr Dave Tombs, Group Manager - Corporate Services
Mr Johan Cullis, Group Manager- Regulatory Services
Ms Adina Foley, Group Manager-Infrastructure
Ms Kezia Spence, Governance Advisor

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1 Welcome / Prayer

2 Apologies

Resolved minute number 23/RDC/001

Apologies were received from Cr Raukawa.

Cr T Piki Te Ora Hiroa/HWTM Carried.

3 Public Forum

No Public Forum

4 Conflict of Interest Declarations

Cr Hiroa declared a conflict of interest regarding item 10.4 Taihape Development Steering Group - Wellbeing Initiative.

5 Confirmation of Order of Business

Resolved minute number 23/RDC/002

Item 10.4 presentation moved to after item 6 minutes.

That the late item "Putorino Landfill Remediation Project – Budget Increase Item 10.5 " be dealt with as part of the agenda for the Council meeting on 22 February 2023. The item cannot be delayed until a subsequent meeting because Council needs to consider an increase in budget to complete the project. The reason the item is not on the agenda is that the quote for the work was only received after the agenda had been sent out.

That the recommendation from Finance/Performance Committee February 22 2023 "Financial Support Cyclone Gabrielle" be considered at item 10.6 for the Council meeting on 22 February 2023.

HWTM/Cr D Wilson. Carried

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6 Confirmation of Minutes

Resolved minute number 23/RDC/003

That the minutes of Ordinary Council Meeting held on 15 December 2022 without amendment be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

Cr G Duncan/Cr J Calkin. Carried

7 Follow-up Action Items from Previous Meetings

7.1 Follow-up Action Items from Council Meetings

HWTM and Cr Piki Te Ora Hiroa left the meeting at 1.32pm

Cr Wilson chaired the meeting.

HWTM returned to the meeting and Chair at 1.34pm

In response to a question about Item 4 and what the next steps are, staff responded that a contractor has been engaged for a sludge survey which will give us more information. This is in line with what Horizons expects to see. There was concern that this infringement was on top of a previous infringement however this is a non-related event.

Resolved minute number 23/RDC/004

That the report 'Follow-up Action Items from Council Meetings' be received.

Cr F Dalgety/Cr T Piki Te Ora Hiroa. Carried

8 Mayor's Report

8.1 Mayor's Report - February 2023

HWTM acknowledged the ongoing impact of Cyclone Gabrielle.

The passing of Mr Terence Steedman, member of the Taihape Community and Te Roopuu Ahi Kaa was also acknowledged.

The Mayor clarified that The Four Regions Trust provide funds to the wider region and this can go towards a number of projects and activities.

It was requested that staff provide information on our Civil Defence plans and how prepared we are for an event. There is a list of topics for future workshops on this. This is likely to come to a Council workshop in the mid-year.

It was requested that staff to provide details on the effects from the cyclone within our own district. Horizons Regional Council will have a debrief and this will be distributed to all Councils. It was requested that Horizons be a part of the workshop process as well.

Resolved minute number 23/RDC/005

That the Mayor's Report – February 2023 be received.

HWTM/Cr B Carter. Carried

Resolved minute number 23/RDC/006

That the Council endorses the reappointment of Mr Christopher Renshaw to the Four Regions Trust for a further term of 3 years.

Cr R Lambert/Cr F Dalgety. Carried

Resolved minute number 23/RDC/007

I move as part of the adoption of the Mayor's Report Civil Defence street signage in our towns be updated to provide for assembly point information

HWTM/Cr B Carter. Carried

9 Chief Executive's Report

9.1 Chief Executive Report - February 2023

External Submissions

Council recommended we submit on PFAS as this is of interest to us. It was still recommended to submit that this is of interest to us but we are unable to provide a technical response.

It was noted that the submission on Business Payment Practices was not circulated to Elected Members as this was an operational matter and was therefore submitted on behalf of the CE.

(Old) Mangaweka Bridge

This group is required so that the bridge can be maintained rather than be a risk to infrastructure and the new bridge.

Community Water Fluoridation- Letter from the Ministry of Health Update

The Ministry of Health have asked for confirmation on the expense of fluoridation in the district. The ministry have not directed us to take any action and if we were directed this would happen after the assets transitioned to the new entities. There would be high community interest on this.

Bulls & Districts Historical Society (Inc)Loan

The Bulls Historical Society is seeking financial relief. The current agreement includes interest payments however their letter states they have not been paying interest. Mr Tombs will be following this up.

There is an expectation from Council that funding was to come from other grants and providers such as JBS Dudding's Trust.

The building has been leased to the society for 30 years this was done with the expectation it was earthquake strengthened and they would look after maintenance.

Mr Beggs advised the loan was intended to bridge a gap in funding however the Society now need an extension to pay back the loan.

His Worship set aside Standing Orders at 2.20pm to allow more speakers on this item.

Better off Funding Update

Concern was raised regarding if entity B no longer exists and Council has committed funds do we need to return the funding? Mr Beggs advised that the only reason funds would be returned would be if the funding was used for items that are not listed in the table.

Triennial Agreement for the Hawke's Bay Region

It was noted that a small part of the Rangitikei District falls into the Hawke's Bay region, which is why Council is part of this agreement.

Roading Procurement Strategy

Mr Benadie advised he will bring a report to the 30 March Council meeting on what this strategy will look like with a timeline included to get this to Waka Kotahi for approval.

Resolved minute number 23/RDC/008

That the Chief Executive's Report – February 2023 be received.

Cr J Calkin/Cr F Dalgety. Carried.

Resolved minute number 23/RDC/009

That we submit on the PFAS submission.

Cr B Carter/Cr J Calkin Carried

Resolved minute number 23/RDC/010

That the Council approves without amendment the submission on the Future for Local Government Draft Report.

Cr R Lambert/Cr G Maughan. Carried

Resolved minute number 23/RDC/011

Agrees to extend the old loan agreement to The Bulls & Districts Historical Society (Inc), for a period of three years, allowing early repayment of the loan after which it will be reviewed, if necessary. Interest will continue to be charged to the Bulls & Districts Historical Society (Inc).

Cr D Wilson/Cr B Carter. Carried

Move amendment:

That Council extend the loan agreement on the basis that The Bulls & Districts Historical Society (Inc) pay interest only on the loan with the expectation the society will continue to seek alternate funding to clear the loan with Council.

HWTM/Cr Wong. Lost.

Resolved minute number 23/RDC/012

That the Annual Report on Dog Control Policy and Practices, required under Section 10A of the Dog Control Act 1996, be adopted.

Cr T Piki Te Ora Hiroa/Cr S Loudon. Carried

Resolved minute number 23/RDC/013

That the Deputy Mayor, Dave Wilson, be appointed as the alternate Rangitikei District Council representative to the Civil Defence Emergency Management Group Governance Body.

HWTM/Cr B Carter. Carried

Resolved minute number 23/RDC/014

That Council agrees to waive the consent fee of \$318 as requested by the Marton RSA which relates to a building consent application for the erection of a marquee.

Cr J Calkin/Cr S Loudon. Carried

Resolved minute number 23/RDC/015

That the Chief Executive be authorised to sign the funding agreement without amendment for the 'Three Waters Reform – Better Off Funding' (Tranche 1) totalling \$3,330,000.

Cr G Duncan/Cr G Maughan. Carried

Resolved minute number 23/RDC/016

That His Worship the Mayor and the Chief Executive be authorised to sign the proposed triennial agreement for the Hawke's Bay Region.

HWTM/Cr R Lambert. Carried

Resolved minute number 23/RDC/017

That Council does not agree to waive the not for profit fee of \$85 for the Bulls Community Patrol hire of Te Matapihi on 11 March 2023.

Cr G Maughan/Cr D Wilson. Carried

10 Reports for Decision

10.1 Adoption for Community Consultation: Pae Tawhiti Rangitīkei Beyond Draft Community Spatial Plan

Ms Gray noted that proposed events align with annual plan consultation events.

Resolved minute number 23/RDC/018

That the report 'Adoption for Community Consultation: Pae Tawhiti Rangitīkei Beyond Draft Community Spatial Plan' be received.

AND

That Council adopt Pae Tawhiti Rangitīkei Beyond Draft Community Spatial Plan for community consultation, noting that minor proofing edits may be made before publication.

Cr F Dalgety/Cr G Duncan. Carried

10.2 Project Management Office Report - February 2023

Work Plan for the Marton to Bulls Centralisation and Marton to Bulls Centralisation

Ms Foley advised she was seeking endorsement of the workplans as the way we are approaching these projects. This is a way to show priorities and we are seeking feedback from elected members on this.

There are timelines for consenting with Horizons which can be a court enforced order. Horizons want to see a draft consenting strategy approach to this project. We need to show significant progress and we must comply with consents.

Marton to Bulls Wastewater Centralisation Project

The pipeline has been installed, there are three crossings that need to be completed. Resource consent is needed.

Marton Water Strategy

Marton ratepayers aren't aware of the current work on this and therefore there should be further comms in this area. Staff advised that there has been comms on this, but we can continue to push this messaging.

Taihape Amenities Building

HWTM has visited the building site and noted there have been delays but good progress being made.

Resolved minute number 23/RDC/019

That the Project Management Office Report – February 2023 be received.

Cr J Calkin/Cr G Duncan. Carried

Resolved minute number 23/RDC/020

That the Work Plan for the Marton to Bulls Centralisation is endorsed by Council without changes to the project constraints.

Cr J Calkin/HWTM Carried

Resolved minute number 23/RDC/021

That the Work Plan for the Marton Water Strategy is endorsed by Council without changes to the project constraints.

Cr J Calkin/HWTM Carried

10.3 RDC Road Maintenance Contract – Increase Purchase Order

The purpose of this report is to raise a purchase order for the three-year contract. With the expectation to come back to Council for any works that are unexpected.

The numbers have come from the roading team and this has been reviewed by the finance team and by Mr Beggs.

Staff assured Council that the budget has not changed and that increases to the purchase order would come back to Council.

It was agreed that the Chair of Finance / Performance and Chair of Assets /Infrastructure would do a review of the figures provided.

Resolved minute number 23/RDC/022

That the report 'RDC Road Maintenance Contract – Increase Purchase Order' be received.

Cr T Piki Te Ora Hiroa/Cr F Dalgety. Carried

Resolved minute number 23/RDC/023

That the Council acknowledges that the value of RDC 980 Road Maintenance Contract is **\$43,129,184** for the 3 year period 1 July 2021 to 30 June 2024, which includes the LTP budget and approved Emergency Works.

HWTM/Cr D Wilson. Carried

Resolved minute number 23/RDC/024

That the Council authorises the Chief Executive to approve the increase of the current Purchase Order to a total value of **\$40,430,349.25** to reflect the increased value of RDC 980 Road Maintenance Contract over the whole 3 year period, 1 July 2021 to 30 June 2024, to enable the contractor to deliver the 2022-23 Maintenance, Renewal and Improvement Programme as well as the Emergency Works that have already been approved. (Noting that there is a portion of \$2,698,834.75 spent on another Purchase Order, the sum of these two is \$43,129,184)

HWTM/Cr G Maughan. Carried

Resolved minute number 23/RDC/025

That Council delegate the Chair of Finance and Chair of Assets and Infrastructure committees to review this paper and to provide feedback to the 30 March Council meeting.

HWTM/Cr B Carter. Carried

Resolved minute number 23/RDC/026

That the Council notes that if future severe weather events occur, and additional Emergency Works funding is approved by Waka Kotahi, then approval will be sought from Council for those unbudgeted expenditures so that the current Purchase Order can be increased accordingly.

HWTM/Cr G Duncan. Carried

10.4 Taihape Development Steering Group - Wellbeing Initiative

Ms Prince noted this was an integrated platform to provide the ability to share information and resources between Council and other stakeholders. This is an opportunity for Council and Health to work together. This will become essential in small rural communities with limited resources and overlapping shared leadership.

The cost of this will not fall on Council, Whanganui Regional Health Network and Mokai Patea will resource this and have committed that the old hospital is maintained.

In response to a question about developing a long term position, it was advised that this would be a consideration as part of the Long Term Plan decisions next.

The current site is owned by the Crown, however it is intended to be a long term lease. Ongoing costs are provided by the leaseholders, however the Crown needs to take some ownership regarding maintenance.

Resolved minute number 23/RDC/027

That the report 'Taihape Development Steering Group – Wellbeing Initiative' be received.

Cr G Duncan/Cr S Loudon. Carried

Resolved minute number 23/RDC/028

That Council **does** participate in a collective approach with key stakeholders in the Taihape community on the Taihape Development Steering Group – Wellbeing Initiative.

Cr G Duncan/Cr G Maughan. Carried

10.5 Putorino Landfill Remediation Project-Budget Increase

Mr Beggs advised the remediation is above budget and will have an impact on our operational budgets.

It was questioned the impact from the cyclone had on the site. Mr Beggs responded that 18 months ago decisions were made that meant that there was no impact on the awa.

There were questions regarding the investigation on other disposal methods. Mr Beggs responded that the important part is the managed fill and clean fill. Managed fill could not be transferred to another site without a resource consent.

Resolved minute number 23/RDC/029

That the report 'Putorino Landfill Remediation Project – Budget Increase' be received.

Cr T Piki Te Ora Hiroa/Cr J Calkin. Carried

Resolved minute number 23/RDC/030

That Council approves the increase in the approved budget from \$150,000 to \$510,000, including 10% contingency. Also that Council notes that this remains an estimated figure and that it is intended to run an open book project in order to contain project costs.

Cr D Wilson/Cr R Lambert. Carried

Resolved minute number 23/RDC/031

That Council notes staff are working with the Ministry for the Environment to obtain a Waste Levy refund for materials previously disposed at Bonny Glen. This could create an unbudgeted income of \$195,000 this Financial Year.

Cr D Wilson/Cr T Piki Te Ora Hiroa. Carried

10.6 Recommendation from Finance/Performance Committee February 22 2023- Financial Support Cyclone Gabrielle

It was requested that there be further information on the impacts from the weather event on our own District.

Resolved minute number 23/RDC/032

That the Finance / Performance Committee recommend to Council that \$ 20,000 to be paid into the Mayoral Relief Fund, to be used to support areas affected by the recent Cyclone.

Cr R Lambert/Cr F Dalgety. Carried

11 Reports for Information

11.1 Rangitikei Economic Wellbeing

Ms Prince agreed that growth is positive in the district and noted there are external factors outside of the control of our Council that are impacting on housing and rental prices.

Resolved minute number 23/RDC/033

That the 'Rangitikei Economic Wellbeing' report be received.

Cr B Carter/Cr F Dalgety. Carried

11.2 Te Matapihi - Financial Close Out Report

Ms Foley advised that the report states shows the final financial close out and where money was spent and offset and noted that the project was debt funded.

Resolved minute number 23/RDC/034

That the report 'Te Matapihi - Financial Close Out Report' be received.

Cr B Carter/Cr J Calkin. Carried

12 Minutes from Committees

12.1 Minutes from Committees

Taken as read.

Resolved minute number 23/RDC/035

That the following minutes are received:

- Youth Council-13 September 2022
- Youth Council-11 October 2022
- Creative Communities Committee- 14 November 2022
- Santoft Domain Management Committee- 30 November 2022
- Turakina Community Committee- 01 December 2022
- Hunterville Community Committee- 12 December 2022
- Te Roopuu Ahi Kaa Komiti- 13 December 2022
- Taihape Community Board- 14 December 2022
- Finance and Performance- 15 December 2022
- Ratana Community Board- 20 December 2022

Cr G Maughan/Cr G Duncan. Carried

13 Public Excluded

The meeting went into public excluded session 5.07pm.

Resolution to Exclude the Public

Resolved minute number 23/RDC/036

That the public be excluded from the following parts of the proceedings of this meeting.

- 1 Public Excluded Council Meeting - 15 December 2022
2. Follow-up Action Items from Council (Public Excluded) Meetings
3. Request for Waiver of Water Account Charges

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the *Local Government Official Information and Meetings Act 1987* for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
13.1 - Public Excluded Council Meeting - 15 December 2022		s48(1)(a)
13.2 - Follow-up Action Items from Council (Public Excluded) Meetings	s7(2)(a) - Privacy s7(2)(b)(ii) - Commercial Position s7(2)(h) - Commercial Activities s7(2)(i) - Negotiations	s48(1)(a)(i)
13.3 - Request for Waiver of Water Account Charges	s7(2)(a) - Privacy	s48(1)(a)(i)

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interests protected by Section 6 or Section 7 of the Act which would be prejudiced by the holding or the whole or the relevant part of the proceedings of the meeting in public as specified above.

Cr B Carter/Cr R Lambert. Carried

14 Open Meeting

The meeting went into open session 5.13pm

Resolved minute number 23/RDC/041

That the public excluded meeting move into an open meeting, and the below recommendations be confirmed in the open meeting:

22/RDC/037- 22/RDC/041

HWTM/Cr G Duncan. Carried

The meeting closed at 5.15pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 15 March 2023.

.....
Chairperson

UNCONFIRMED

6.2 Confirmation of Minutes

Author: Kezia Spence, Governance Advisor

2. Reason for Report

- 2.2 The minutes from Ordinary Council Meeting held on 15 March 2023 are attached.

Attachments

1. **Ordinary Council Meeting - 15 March 2023**

Recommendation

That the minutes of Ordinary Council Meeting held on 15 March 2023 **[as amended/without amendment]** be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

MINUTES

UNCONFIRMED: ORDINARY COUNCIL MEETING

Date: Wednesday, 15 March 2023

Time: 1.00pm

Venue: Council Chamber
Rangitikei District Council
46 High Street
Marton

Present

HWTM Andy Watson
Cr Dave Wilson
Cr Brian Carter
Cr Gill Duncan
Cr Richard Lambert
Cr Coral Raukawa
Cr Jeff Wong
Cr Simon Loudon
Cr Greg Maughan
Cr Jarrod Calkin
Cr Fi Dalgety

In attendance

Mr Peter Beggs, Chief Executive
Mr Arno Benadie, Chief Operating Officer
Mrs Carol Gordon, Group Manager - Democracy and Planning
Ms Gaylene Prince, Group Manager - Community Services
Mr Dave Tombs, Group Manager - Corporate Services
Mrs Sharon Grant, Group Manager - People and Culture
Ms Adina Foley, Group Manager-Capital Projects
Ms Georgia Etheridge, Corporate Planning Advisor
Ms Kezia Spence, Governance Advisor

Order of Business

ITEM 6.2 ATTACHMENT 1

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6.2	Adoption of "Framing 2023/24" - the Consultation Document for the draft 2023/24 Annual Plan	4

1 Welcome / Prayer

2 Apologies

Resolved minute number 23/RDC/042

That the apologies for Tracey Piki Te Ora Hiroa be received.

Cr B Carter/Cr G Duncan. Carried

3 Public Forum

Nil

4 Conflict of Interest Declarations

Nil.

5 Confirmation of Order of Business

No change to the order of business.

6 Reports for Decision

6.1 Adoption of Supporting Documents and Documents for Simultaneous Consultation for the 2023/24 Annual Plan

Mrs Gordon advised that supporting information and documents for simultaneous consultation are adopted prior to the Consultation Document.

His Worship noted that Council is able to submit on its own Annual Plan if elected members believe it is necessary, but hopefully this will not be required. He also acknowledged there had been a number of workshops on these topics.

Resolved minute number 23/RDC/043

That the report 'Adoption of Supporting Documents and Documents for Simultaneous Consultation for the 2023/24 Annual Plan' be received.

Cr G Maughan/Cr R Lambert. Carried

Resolved minute number 23/RDC/044

That the Council adopts the following documents as information relied on by the content of the Consultation Document for the development of the 2023/24 Annual Plan:

- The draft 2023/24 Annual Plan
- The adopted 2021-31 Long Term Plan

Cr D Wilson/Cr G Duncan. Carried

Resolved minute number 23/RDC/045

That Council adopts for consultation, using the special consultative procedure, simultaneously with Framing 2023/24, the following associated documents:

- Proposed Schedule of Fees and Charges for 2023/24
- Amended Rates Remission Policy
- Revenue and Financing Policy
- Draft Traffic and Parking Bylaw

HWTM/Cr B Carter. Carried

6.2 Adoption of "Framing 2023/24" - the Consultation Document for the draft 2023/24 Annual Plan

In response to a question Mrs Gordon said an updated debt graph had been produced at the request of the CE and Mayor. Mr Tombs noted it is usual practice to use the debt levels from the LTP but the debt level graph was updated to show debt levels with the different options included in the Consultation Document and the impact of removal of three waters. There is a large amount of information unknown regarding three water related debt and there is mixed advice on when the debt will transfer which will impact on our debt levels. The information provided is what we know currently.

Key Choice 1: Taihape Town Hall/Civic Centre

Elected members requested it be made clear that Taihape is the first priority as there is a need for earthquake strengthening.

Mr Tombs noted that the 10.1%- increase is the increased amount to run Council. The 9.1% figure reflects the average annual rate increase to current ratepayers.

Council acknowledged and thanked staff who undertook this work, noting it has been a challenging year with Covid, the reform of three waters, and increased workload on the assets team.

Resolved minute number 23/RDC/046

That the Adoption of "Framing 2023/24" - the Consultation Document for the draft 2023/24 Annual Plan report be received.

Cr D Wilson/Cr R Lambert. Carried Unanimously

Resolved minute number 23/RDC/047

That the Council resolves to adopt "Framing 2023/24" as the Consultation Document for the 2023/24 Annual Plan (in terms of section 95A of the Local Government Act 2002), subject to minor editorial and formatting changes.

HWTM/Cr B Carter. Carried

The meeting closed at 2.15pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 30 March 2023.

.....
Chairperson

7 Follow-up Action Items from Previous Meetings

7.1 Follow-up Action Items from Council Meetings

Author: Kezia Spence, Governance Advisor

1. Reason for Report

- 1.1 On the list attached are items raised at previous Council meetings. Items indicate who is responsible for each follow up, and a brief status comment.

2. Decision Making Process

- 2.1 Staff have assessed the requirements of the Local Government Act 2002 in relation to this item and have concluded that, as this report is for information only, the decision-making provisions do not apply.

Attachments:

1. Follow-up Actions Register [↓](#)

Recommendation

That the report 'Follow-up Action Items from Council Meetings' be received.

Current Follow-up Actions

Item	From Meeting Date	Details	Person Assigned	Status Comments	Status
1	22-Feb-23	Correct signage in Bulls relating to civil defence locations	Gaylene Prince	Signage has been installed at Te Matapihi	Closed
2	22-Feb-23	Submit a submission to the National Environmental Plan (PFAS) in relation to RDC having interest in this due to Ohakea and Bulls	Carol Gordon	Submission was sent.	Closed
3	22-Feb-23	Advise Bulls Community Patrol of council's decision not to grant a fee waiver	CE	An email was sent on 22 February 2023.	Closed
4	22-Feb-23	Notify Bulls and District Historical Society of the Council decision and draft a revised loan agreement	Dave Tombs / CE	The Society were advised of the decision on 2 March 2023, with a revised loan agreement emailed to them on 14 March 2023. This has not yet been signed by the Society.	In progress
	22-Feb-23	Increase comms about the Marton Water Strategy project	Carol Gordon / Adina Foley	Staff will be working with the Communications team to prepare some extra comms around this project on various channels	In progress
4	22-Feb-23	Remove graffiti in the alleyway of the High Street / Broadway buildings	Gaylene Prince	Graffiti has been painted over.	Closed
5	22-Feb-23	Papakai Project - engagement needs to continue and be increased	Carol Gordon / Adina Foley	Staff have asked the Communication team to improve the comms around potential further road closures	Closed
6	22-Feb-23	Progress the \$20,000 financial contribution to the Mayoral Relief fund	Dave Tombs	Awaiting bank details from Tararua District Council	Closed
7	23-Nov-22	A summary of Elected Members Pecuniary Interests will be sent to all EMs before it goes on the website	Carol Gordon	This is due to be done by the end of February 2023	Closed
8	3-Nov-22	Mangaweka bridge -increase the size of the font on the Pouwhenua plaque	CE	Wording for the new (larger) sign has now been approved by Utiku Potaka and is now being produced.	In progress
9	3-Nov-22	Check that the Bulls rubbish dump site tested during the recent round of PFAS testing.	CE	Three additional bore sites have been tested for PFAS contamination in January 2023. Results are currently being assessed.	In progress
10	3-Nov-22	That staff provide a report to Council on the unsolicited offer received to seismically strengthen the Taihape Town Hall, to give advice on the impacts of Councils procurement policy and budgets, and any legal requirements that may need to be considered	Adina Foley	Report included in March 2023 Council paper.	Closed
11	29-Sep-22	Staff continue to pursue reduced cost options for strengthening the Taihape Grandstand, to report these options to the December Council meeting, and to keep the Taihape Heritage Group Grandstand Subcommittee apprised of this action	Arno Benadie/ Adina Foley	Report included in March 2023 Council paper.	Closed
12	25-Aug-22	As per resolution 22/RDC/305 : That, should "better off" funding be received for the Hautapu River Parks Project, Council enters into a formal agreement with the Friends of Taihape for them to conduct ongoing maintenance of the bridges.	Adina Foley	PMO is working with Friends of Taihape to finalise the agreement and are working with the group to support the preparation.	In progress
13	30-Jun-22	Adoption of the Procurement Policy; this was left to lie at Council's 30 June 2022 meeting, in order to allow the PMO to review the policy and make changes. Once these changes are complete, the policy will go back to the Audit and Risk Committee for review/feedback, before being presented to full Council for adoption. Carbon to be included in this review, and potentially the Policy.	Arno Benadie/Dave Tombs/Adina Foley	Draft currently being reviewed for presentation to ELT	In progress
14	26-May-22	As per resolution 22/RDC/165 : That due to safety concerns around vehicles other than buses using the Bulls Bus Lane, Council staff be asked to investigate possible options around discouragement and enforcement practices.	Adina Foley / Gaylene Prince / Johan Cullis	Staff are presently investigating software compatibility with our suppliers. Staff are also drafting a bylaw for Council's consideration that will allow enforcement action. Staff are also preparing a work plan for this requested project/work.	In progress
15	28-Apr-22	Mr Beggs will confirm the status of the agreement with the Mangaweka Bridge Historical group regarding the ongoing maintenance and use of the old Mangaweka Cantilever Bridge.	CE	A Memo of Understanding exists between Manawātū and Rangitikei District Councils and the Historic Society. This was signed 31 March 2021. The bridge is a legal road; each of the 2 Councils own and have responsibility for the road to the centreline of the Rangitikei River. The 2 councils will progress stopping of the road (bridge), following which there can be a more formal handover to the Historical Society. This is not expected until mid-2023	In progress
16	31-Mar-22	Staff to provide a report to a future Council meeting on the Putorino Water Supply Scheme.	Arno Benadie	No new updates available at this time.	In progress
17	28-Oct-21	With regards to the recommendation from the Bulls Community Committee for rubbish bin/s at the picnic area at the Bulls river: A recommendation by Council to approve this request was lost, and Cr Gordon instead requested that staff contact Horizons Regional Council and request that they investigate this further as this area of land lies under their responsibility. From 3 Nov meeting - Cr Carter raised the issue of fly tipping - CE undertook to speak to him more about this.	Raj Khadka	A revised Memorandum Of Understanding has been submitted to Horizons for review. We have agreed to a new Flytipping sign design and are awaiting Horizon Council's final approval of the sign print	In progress

18	30-Sep-21	As per resolutions 21/RDC/291 and 21/RDC/292 : Staff to progress the sale of the stopped road at the front boundary of 66 Kiwi Road, Taihape, noting that Council's costs of road stopping are to be paid by the purchasers through a non-refundable deposit.	Arno Benadie	<p>Survey completed and now awaiting LINZ approval of the plan. LINZ is way behind in this work at present and we expect some delays to complete this portion of the work.</p> <p>Plan approval still awaited from LINZ. The landowners/purchasers are regularly updated by phone or email.</p> <p>Update 17/03: Awaiting completion of LINZ action.</p>	In progress
19	25-Mar-21	<p>Staff to advise the Hunterville Community Committee on costings and requirements to create disability access to the Hunterville town hall.</p> <p>Update: Cr Lambert sought an update on this item at the Council meeting 16 Dec 21. Mr Benadie advised that he will follow up on this and provide an update.</p>	Adina Foley	<p>PMO a quote for concept design strengthening and accessibility has been received but is much higher than expected. A brief update will be provided as part of the PMO report.</p>	In progress

8 Mayor's Report

8.1 Mayor's Report - March 2023

Author: Mayor Andy Watson

Tena kotou katoa

On 15 March Council adopted the Consultation Document for the proposed Annual Plan 2023/24, which is a big deal. It essentially tells the community what Council intends doing, how we will operate, what we intend to build or repair and how it will be funded, which includes rates. "Intend" is the key word because we want and need the community's opinion and we invite you all to submit and give us your view. Council looks to invest significant money into our town centre civic facilities in Taihape first, followed by Marton. This needs to happen to comply with earthquake prone legislation and to replace civic facilities that have been closed or are at risk to the community and staff. For many decades our district has invested very little in our facilities and it shows.

Funding this Annual Plan budget is challenging. The inflationary pressures on construction, roading and salaries is huge. We as a Council have tried very hard to balance the cost increases needed against the ability for our ratepayers to afford rate increases. We have settled in this draft on an average rate increase of 9.01% across the district. I stress that this is an average. Actual rates will vary and you will, through our Council website, soon be able to see what your own individual rating position will be. What we are starting to see is the benefit of growth in our district, with new houses being built and future industry wanting to be here - the costs of the district are being shared against more people, easing future rates positions. Please have your say on the Key Choices in the Consultation Document and/or any other issue.

Our Spatial Plan document is also out for consultation at the same time as the Consultation Document for the proposed Annual Plan and you will see us out in the district at community meetings over the next four weeks taking these to the public. Please join us at these meetings which will be advertised through our website and other media platforms.

Myself and Council were offered the opportunity recently to appear on the TV Breakfast Show to talk about the Spatial Plan and how we are planning for growth in the Rangitikei District. I decided that our Senior Strategic Planner, Katrina Gray should be the one who spoke on this as she is incredibly knowledgeable and has driven the project from inception. It was also a chance for us to show our appreciation for the incredible amount of work Katrina has done over the last 18 months.

Peter Beggs our Chief Executive and I attended what is known as the LGNZ "Rural and Provincial" sector meeting in Wellington recently. This is where Elected Members, Mayors and Chief Executives from rural and smaller cities meet to discuss issues relating to Government, hear from Government Ministers and where we can voice our concerns and discuss many other issues. Understandably the conversation centred around Cyclone Gabrielle and the Government's Three Waters reforms.

Cyclone Gabrielle's cost to the country is still to be fully understood, but what is absolutely clear is that the cost to communities and Councils cannot be met by council rates alone. Significant changes to how we fund the replacement of roads, bridges and infrastructure need to occur. Although it is a sensitive subject we need to understand that some roads and houses should not be rebuilt on the

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sites they once occupied. Many of the rural mayors and staff from affected districts were not at the meeting because they are too busy and focussed on immediate issues. The rest of us discussed how we can support them.

I am proud to say our Council has been fantastic. We, by way of a Council decision, have sent \$20,000 to the Tararua District Council, one of our Horizons partners. We have also sent over relief staff to man call centres and work on the ground operating drones throughout Hawkes Bay and Tararua and our communities have donated equipment, time and money in support.

To give you an insight into the damage I quote from Tararua - a small council by way of population with an enormous (2000kms) area, most of which is roading. These are their points:-

- a. "landlines have gone with communities completely isolated"
- b. "40 roads closed"
- c. "bridges gone"
- d. "communities with no road access and the land the roads were based on is now not there"
- e. "stock losses are high"
- f. "councillors are included in relief convoys because of the need for local knowledge and empathy between connected people"
- g. "it will be at least 18 months before council gets back on its feet" (later reviewed to years)
- h. "business as usual doesn't exist – there is no time for Annual Plans and audits".

You can only imagine what it is like for Central Hawkes Bay, Napier, Hastings, Gisborne and Wairoa.

This event came after local elections and many new mayors expressed concern that they had very little training or advice on their role in a Civil Defence emergency. This must be reprioritised within Elected Member training.

Stuart Crosby, the President of LGNZ, had many points to make in the Local Government address and can be summarised as follows –

1. "climate change adaption needs to be incorporated into the RMA (Resource Management Act) as lessons to be learned from the cyclone". Underlying this is for the conversation around managed retreat.
2. "with the changes in the Labour Party it is urgent that we build relationships with the Prime Minister while noting that Chippy did not have portfolios that meant a heavy engagement previously, something that also applies to the Minister of Local Government".
3. "that there is a real risk that the future of Local Government reform just becomes a document that sits on a shelf" (think of the timing of its release and elections).
4. "We as Local Government need to clearly establish our views on what should be in the manifesto for portfolio preferences for Government".
5. "The Local Government Conference in July will be important to give our views".
6. The President noted that only some cities in New Zealand, for logistical reasons, could host Local Government conferences in the future, which would indicate that these will be shared between Christchurch, Auckland, Hamilton, Invercargill etc, something which I support.

On Day 2 of the Conference the Minister Kieran McNulty, Local Government Minister, spoke and here are his main points –

1. “I am pleased to have two portfolios – Civil Defence and Local Government – I come from this sector and understand it”.
2. He recognised there is concern around the future for Local Government reforms, that the Prime Minister has said there will be a re-set in Three Waters and he has been given the job of delivering it. The Minister said the cyclone has delayed these announcements but they are imminent.
3. The Minister talked about local authorities with large land areas and low rating bases (e.g. Rangitikei) saying “that the current funding models are not sustainable”.
4. That reform by Government is still needed and says that he has “big concerns that some councils that are difficult to upgrade (with respect to Three Waters) may not be partnered with other councils in a regional model” – this is a concern I also share.
5. The Minister said that he wants Government to be flexible around audit processes and Annual Plans for councils affected by the cyclone.
6. He spoke very highly of the Mayors’ Taskforce for Jobs which is the Mahi Tahi programme of which Rangitikei was a founding member and instigator.

Elizabeth McNaughten from a company called Hummingly spoke well on how to manage and support Elected Members – referencing the emotional and physical stress of those affected by cyclones. Elizabeth has worked in many large scale international disasters for three decades. Her presentation was well received by the majority of Elected Members and something that I got quite a lot out of. One of the key messages that she gave to Local Government and aimed specifically at Mayors is apt - “don’t make promises you can’t keep”.

The inaugural Community Volunteer Awards took place on Thursday 23 March at Te Matapihi and was well attended by over 100 people. The awards were a tangible way to recognise the many hours of incredible volunteer work undertaken by people across our district. Award recipients were as follows –

- Helen Cooper
- Joe Byford & Don Tantrum (joint award)
- Les Thurston
- Graeme Bradley
- Don Hatfull
- Felix Bell
- Danelle Whakatihi
- Barry Rankin
- Lucy Skou
- David Smith & Greg Carlyon (joint award)

Together with the Mayor’s Recognition Award, awarded posthumously to Mr John Beresford Swan Dudding for the significant financial support he has provided to the district over the last few decades. My thanks goes to council staff for organising such a fantastic evening of celebration for our district.

On Monday 21 March our Youth Council met for their inaugural meeting for this triennium. The Youth Council is under the guidance and support of Kelly and Kayla and involves students from secondary schools including Rangitikei College, Nga Tawa and Taihape Area School. The Youth Committee follows a similar process to full Council, operating under the same Standing Orders and Processes and is able to make recommendations to full Council in much the same way that our

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community committees and community boards do. This year the Youth Committee will be chaired by Paloma Janse, a Nga Tawa student. I congratulate Paloma and her committee, already they are asking searching questions on Council stances to Government direction and community initiatives.

I also congratulate the Marton Community Committee led by Carolyn Bates and the Bulls Community Committee led by their newly elected Chair Greg Smith. These two committees have taken some time this term to be put in place, but they are and will be Council's official liaison to their residents. Community engagement through these Committees and the Community Boards of Taihape and Ratana will be essential in finalising our Annual Plan this year and giving us direction for the following Long Term Plan, that we are already starting to work on.

One of the very rewarding programmes that I as Mayor am involved in is the TUIA Mentorship Programme and initiative of Local Government that all councils belong to. This involves most mayors where they select either one or two rangatahi (young maori) from their district to have a mutually beneficial mentoring relationship. This is a relationship that has benefits to me as mayor to better understand cultural and youth issues, something that I value. The rangatahi selected are also required to do 100 hours of community work of some nature in their district and attend 5 wananga or marae hui within the year. This year I have selected two rangatahi, Bridget Watson (no relation) and Matthew Coogan both from the Taihape area. I intend to introduce both to Council and Te Roopuu Ahi Kaa formally within the near future.

Last Saturday evening I attended a congratulatory event at Te Matapihi celebrating Councillor Brian Carter's Double Gold Star or 50 Years' Service to the volunteer fire brigade in Bulls. Brian is the Bulls Chief Fire Officer (CFO) and becomes the first Bulls member to have served for 50 years. This achievement is incredible. The evening included serving brigade members, representatives from other brigades and an army of national and regional FENZ representatives. My congratulations to Brian and thanks also to Evelyn his wife who has supported him over the years.



I was invited to attend a special school assembly at South Makirikiri School on 23 March to recognise the bravery of Toby Nitschke an 8 year old bus monitor. Tragically the school bus was recently involved in a fatal accident resulting in the death of the driver. Toby took charge assisting all students who were unharmed out of the bus and summoning for help. He remained in control and

gave direction under traumatic circumstances and it is due the credit and recognition he has been given. I thank the principal and the school for inviting me to the assembly.

At the time of writing this report the Harvest Festival has not yet happened and I am thrilled to see it continue, although a little nervous around being selected for the 'dunking tank' at the event on what could be a cold day. My congratulations and thanks to Jen and the team for all the work that goes into the event.

As part of the adoption of this report I am approving the costs for Councillor Fi Dalgety to attend an international directorship course to be held in Queenstown. As Chair of Finance / Performance Committee it is crucial that Council invests in her professional development. The opportunity will exist for other Councillors to follow a similar path in the future. As governors we are responsible for a large commercial entity something that we must get appropriate training for. I am also approving an application to Government for funding to commemorate the coronation of King Charles III and Queen Consort which will take place on 6 May 2023. This will provide for the planting somewhere within the district of at least one native tree to be recognised with an appropriate plaque.

Each month I will attach a table of Councillor attendance at Council meetings and workshops to my report. This table covers the period from October 2022 to 15 March 2023, this is Attachment 1.

Mayors Engagement

March 2023

1	Attended a 3W Meeting with DIA Attended Annual Plan Council Workshop
2	Attended Rural & Provincial Sector Meeting Attended Oral Submission to Water Services Select Committee Attended meeting at CentrePort Wellington
4	Attended Hastings Flood relief effort
6	Attended Governance Q&A with Executive Leadership Team Attended Climate Action Joint Committee Attended Mayoral Forum Attended Scotts Ferry Committee Meeting
7	Attended Elected Member Joint Standing Committee Meeting Attended Regional Transport Committee Attended Erewhon Rural Water Supply Sub Committee Attended Weekly Meeting with Deputy Mayor Attended Koitiata Residents Association meeting re Spatial Plan and Te Araroa Trail
8	Attended TUIA mentorship workshop Attended Taihape Community Board Workshop
9	Met with Vaughan Payne, 3W Entity B Chief Executive Attended Assets & Infrastructure Workshop

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	Attended Policy/Planning Committee meeting
10	Attended weekly meeting with Chief Executive Attended Marton Rail Hub Co-ordination Meeting Attended TUIA Wananga Mangatoatoa Marae Tokanui
11	Attended Ford Ranger NZ Rural Games
12	Attended Welcoming Communities event at La Bull
13	Attended Oral Zoom Submission to Charities Amendment Bill (Parliament) Attended Defence Issues Relevant to the Manawatu Meeting Attended meeting at Horizons Regional Council re consenting issues
14	Attended weekly meeting with Chief Executive Attended Bulls Community Committee Meeting
15	Attended Risk/Assurance Committee Meeting Attended Council Meeting (to adopt Annual Plan)
16	Attended CentrePort visit to Port Whanganui Attended LGNZ Leaders Zoom Attended Balance Farm Awards
17	Visited Bulls residents on 70 th wedding anniversary Attended Central Districts Field Days Political Panel
18	Attended Brian Carter's 50 Year Gold Star Function
19	Met with Youth Councillor Mangaweka Attended Bulls RSA AGM
20	Attended monthly meeting with Mayor Helen Worboys
21	Attended Regional Transport Matters/Regional Chiefs' Online Meeting Attended Opening of Tamata Hauha Office in Marton Attended weekly meeting with Deputy Mayor Attended MDG Committee Meeting
22	Attended Marton RSA AGM
23	Attended South Makirikiri School Assembly to recognise bravery of student Toby Nitschke Attended Rangitikei District Community Volunteer Awards Evening
24	Attended Public Meeting at Ohingaiti re Otara Bridge Attended meeting with Boffa Miskell Attended weekly meeting with Chief Executive Attended judging of scarecrow competition Marton
26	Attended Harvest Festival
27	Attended Annual/Spatial Plan Consultation Meeting at Papanui Junction School Hall
28	Attended weekly meeting with Chief Executive

	Attended Annual/Spatial Plan Consultation Meeting at Bulls Community Centre Attended weekly meeting with Deputy Mayor
29	Attended Community Volunteer Awards Debrief Attended Annual/Spatial Plan Consultation Meeting at Moawhango Hall
30	Attended Finance/Performance Committee Meeting Attended Council Meeting Attended LGNZ Leaders' Zoom Attended Annual Plan/Spatial Plan Consultation Meeting at Mataroa Community Hall
31	To attend MTFJ Core Group Meeting in Wellington To attend Annual Plan/Spatial Plan Consultation Meeting at Tutaenui Hall

Attachments:

1. Elected Member Attendance - Oct 22 - March 23 [↓](#)

Recommendation

That the Mayor's Report – March 2023 be received.

Elected Members

Date	Meeting	HWTM	Wilson	Calkin	Carter	Dalgety	Duncan	Hiroa	Lambert	Loudon	Maughan	Raukawa	Wong	Notes
25-Oct-22	Council (Inaugural)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	
03-Nov-22	Council	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	
14-Nov-22	Creative NZ Committee	PR					PR							
16-Nov-22	Audit and Risk	PR	PR	AT		PR		PR		AT	AT			
21-Nov-22	HRWS	PR							PR		AT			
23-Nov-22	Finance/Performance	PR	PR	AP	PR	PR	PR	AP	AB	PR	PR	AB	PR	There was confusion re membership of the committee
23-Nov-22	Council	PR	PR	PR	PR	PR	PR	AP	PR	PR	PR	AP	PR	HWTM was late due to Council business
29-Nov-22	ERWS	AP									PR		AT	
29-Nov-22	Bulls													Meeting not held due to lack of quorum
30-Nov-22	Santoft DMC	PR		PR	PR									
01-Dec-22	Turakina CC	PR			PR									
12-Dec-22	Hunterville CC	PR				PR			PR					
13-Dec-22	TRAK	PR					PR							
14-Dec-22	Taihape CB	PR					PR						PR	
14-Dec-22	Marton CC													Meeting not held due to lack of quorum
15-Dec-22	Finance/Performance	PR	PR	PR	PR	PR	AT			PR	PR		PR	
15-Dec-22	Council	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	
20-Dec-22	Ratana CB	PR	AT		AT									
26-Jan-23	Workshop	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	
01-Feb-23	Santoft DMC	PR		AT	PR									
08-Feb-23	Taihape CB	PR					PR	AT					PR	
08-Feb-23	Marton CC	CB	AB								AB			Apology from HWTM as he attended the Taihape CB
09-Feb-23	Workshop	PR	AP	PR	PR	PR	PR	PR	PR	PR	PR	AP	PR	
09-Feb-23	Turakina CC	PR			PR									
13-Feb-23	Hunterville CC	AP				PR			PR					
14-Feb-23	Ratana CB	PR						PR						
16-Feb-23	Workshop	PR	PR	PR	PR	PR	PR	AP	PR	PR	PR	AP	PR	
22-Feb-23	Finance/Performance	PR	PR	AP	PR	PR				PR	PR		PR	
22-Feb-23	Council	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	AP	PR	
1-Mar-23	Workshop	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	AP	PR	
07-Mar-23	ERWS	PR									PR		PR	
09-Mar-23	A&I Workshop	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	
09-Mar-23	P&P	PR	PR				PR	PR	PR		AP			
13-Mar-23	HRWS	AP				PR			PR					
14-Mar-23	BCC	PR		PR	PR									
15-Mar-23	R&A	PR	PR	AT		PR		AP		PR				
15-Mar-23	Council	PR	PR	PR	PR	PR	PR	AP	PR	PR	PR	PR	PR	
20-Mar-23	Youth	PR					PR						PR	

Present (and is a member of the committee)

PR

Apology

AP

Absent - no apology received

AB

Not a member of the committee

Not a member of the committee (but still attended)

AT

Not present as on Council business

CB

Attended via Zoom [this indicator is no longer used]

ZM

9 Chief Executive's Report

9.1 Chief Executive's Report - March 2023

Author: Peter Beggs, Chief Executive

1. Reason for Report

- 1.1 This report provides Elected Members with an update on key activities across the organisation. Items requiring a specific decision are towards the end of this report.

2. Events Held in February

- 4 February – (Private Event) at Mt View - RSA Veterans Unveiling
- 10 – 12 February - (Private Event), at Memorial Park Taihape - Taihape Show Jumping Event
- 15 February – (Private Event) at Te Matapihi - Ride for Talei
- 18, 19 February - (Private Event) at Sir James Wilson Park - NZCF Central Area Drones Assessment for NZCF
- 23 February – Day Function at Te Matapihi
- 26 February – Taihape Memorial Park and Gumboot throwing lane - Community Event Gumboot Friday

3. Health Safety and Wellbeing Update

- 3.1 The dashboard for February 2023 is attached (Attachment 1).

4. Staff Movements

- 4.1 In February, we welcomed two new employees to RDC:

- Gerhard Roux, Manager Financial Services
- Marita Wilkinson, Financial Accountant

- 4.2 We also farewelled one employee:

- Clare Manners, Project Manager (Casual)

5. Engagement and Consultation Schedule – 2022/23

- 5.1 An updated Engagement and Consultation schedule is attached (Attachment 2), for the Council's information.

6. External Submissions

- 6.1 The updated list of current and recently closed submissions is attached (Attachment 3).

Consultations proposed for submission

- 6.2 Review of the Resource Management (Infringement Offences) Regulations. Officers suggest this be made as an operational/management submission. Submissions close 31 March 2023.
- 6.3 Strengthening the “Tree Regulations” to improve resilience of electricity supply. Officers are reviewing this document to understand if there are any impacts to Council-owned trees. Submissions close 19 April 2023.

Consultations not proposed for submission

- 6.4 Improving New Zealand’s economic resilience. It is proposed not to submit, as the consultation appears to be aimed at business/individual perspectives on supply chain disruptions. Submission close 17 April 2023.

Consultations submitted on during February/March 2023

- 6.5 Water Services Entities Legislation Bill and Water Services Economic Efficiency and Consumer Protection Bill. Submissions closed 17 February 2023 (Attachment 4).
- 6.6 Spatial Planning Bill and Natural and Built Environment Bill. Submissions closed 19 February 2023 (Attachment 5).
- 6.7 Future for Local Government Draft Report. Submissions closed 28 February 2023 (Attachment 6).
- 6.8 National Environment Plan on PFAS. Submissions closed 28 February 2023 (Attachment 7).
- 6.9 Declaration of inconsistency: voting age in the electoral act. Submissions closed 15 March 2023 (Attachment 8).

7. Update on Koitiata Recreation Reserve Drainage Issues

- 7.1 Koitiata Recreation Reserve drainage issues were raised by the community with Council in September 2022. Since then, the Council has met with the community representatives to discuss their concerns and to investigate the issues.
- 7.2 The issues to date have proven to be particularly complex requiring input from Crown agencies, adjoining landowners and Horizons Regional Council. The issues include drainage for the village and the wetland.
- 7.3 A high-level assessment of the issues has indicated a complex consenting process is required from the relevant consenting authorities. Preliminary cost estimate for consenting, supporting technical reports and public notification are estimated at \$1.6M with a consenting timeframe of at least 3-5 years.
- 7.4 The Council has met with Horizons Regional Council to discuss the issues raised by the community and to assist with determination of the causes.
- 7.5 Council officers are now preparing an impact report for presentation at the April 2023 Council meeting.

8. Update on Contract with the Ratana Communal Board (Contract 991)

- 8.1 Council has a contract with the Ratana Communal Board (Contract 991) for parks and town maintenance in Ratana. This contract is being reviewed by an external contractor, using the process under Section 17a of the Local Government Act. A report is expected back by the end of April 2023.
- 8.2 The Ratana Communal Board have been advised this review is taking place.

9. Request from Youth Council

- 9.1 A request has come in from the Youth Council for Cr Gill Duncan, Cr Fi Dalgety and Cr Jeff Wong to be the elected member representatives on the Youth Council for 2023. Refer to Recommendation 2 below.

10. Request from New Zealand Boot-throwing Association

- 10.1 A request has been received from Ms Elizabeth Mortland on behalf of the Boot-throwing Association for a 100% fee waiver for hiring Taihape Memorial Park on Sunday, 26 February for a community event – Due Drop Hope Challenge 2023. Her request is attached (Attachment 9).
- 10.2 As per our Schedule of Fees and Charges the cost for “special events users per day” is \$787. A discounted fee of 10% of the total fee for non-contact sport, non-profit recreational users is available to be applied which would reduce the fee to \$78.70. Refer to Recommendation 3 below.

11. Financial Implications

- 11.1 There are no financial implications for this operational report.

12. Impact on Strategic Risks

- 12.1 There are no strategic risk implications for this operational report.

13. Mana whenua implications

- 13.1 There are no mana whenua implications for this operational report.

14. Statutory Implications

- 14.1 There are no statutory implications for this operational report.

15. Decision Making Process

- 15.1 This item is not considered to be a significant decision according to the Council’s Policy on Significance and Engagement.

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Attachments:

1. **Health, Safety and Wellbeing Dashboard - Feb 2023** [↓](#)
2. **Consulation and Engagement Timeline - as at March 2023** [↓](#)
3. **Submissions - March 2023** [↓](#)
4. **Water Services Entities Submissions** [↓](#)
5. **Spatial Planning and NBE Submission** [↓](#)
6. **Future For Local Government Submission** [↓](#)
7. **Draft PFAS NEMP Submission** [↓](#)
8. **Declaration of Inconsistency voting age Submission** [↓](#)
9. **Request for fee waiver - New Zealand Boot-throwing Association** [↓](#)

Recommendation 1:

That the Chief Executive's Report – February 2023 be received.

Recommendation 2:

That Cr Gill Duncan, Cr Fi Dalgety and Cr Jeff Wong be approved as the elected member representatives on the Youth Council for 2023.

Recommendation 3:

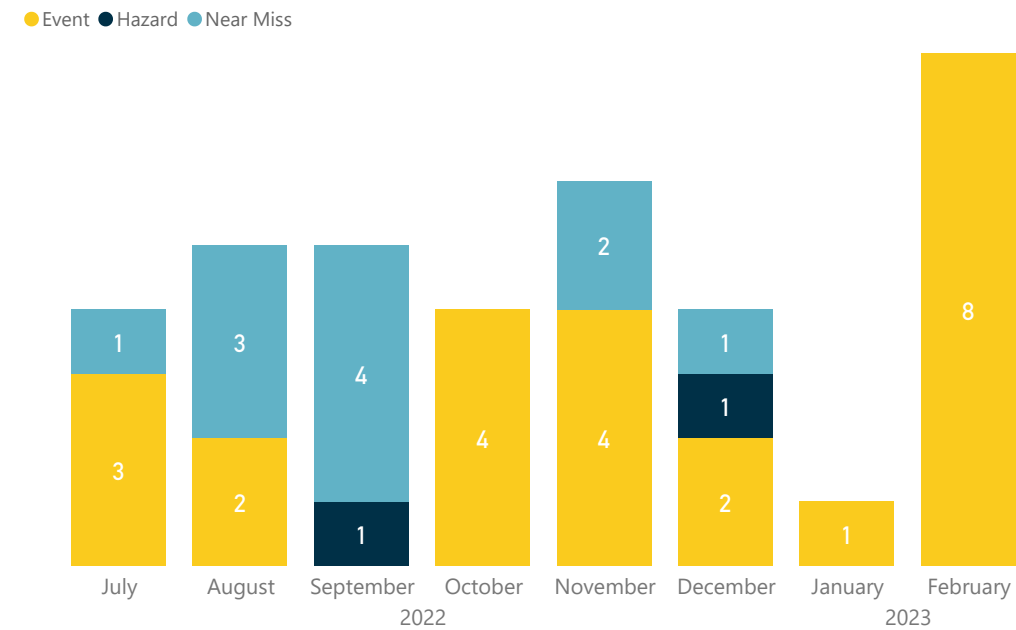
That Council approves / does not approve [delete one] a 100% fee waiver of the discounted rate of \$78.70 for the Boot-throwing Association for hiring Taihape Memorial Park on Sunday, 26 February for the Due Drop Hope Challenge 2023



Rangitikei District Council Health & Safety

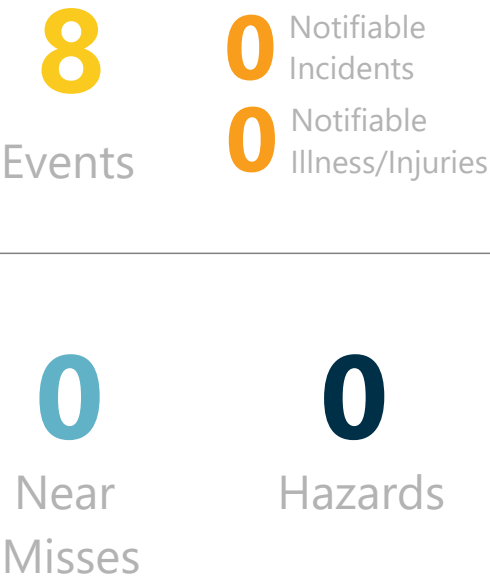
Events, Hazards and Near Misses

01 June 2022 to date



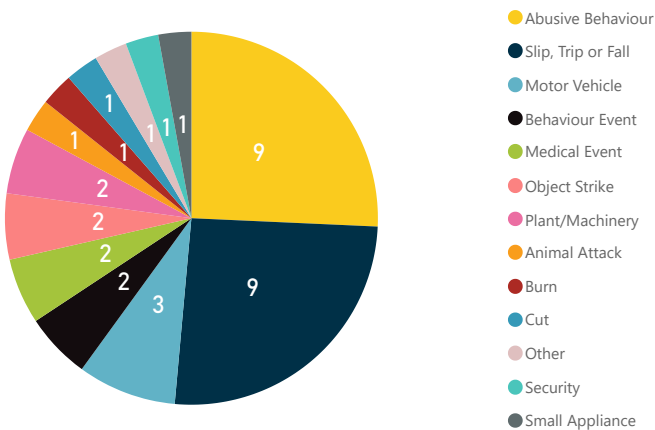
Last month

February 2023



Event/Near Miss Category

01 June 2022 to date



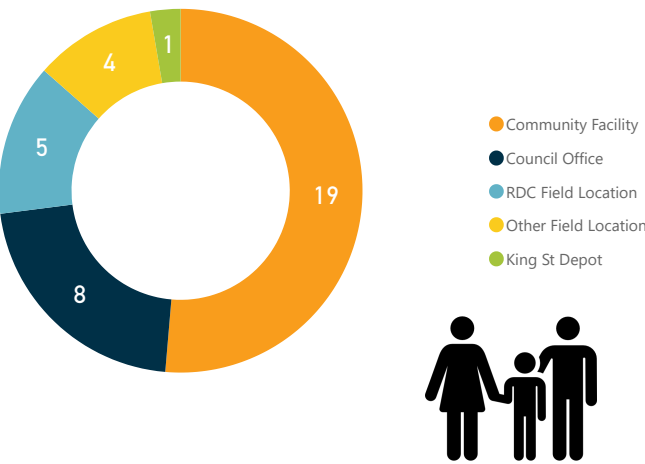
Wellbeing News

Hauora Ake – Wellbeing Programme
It's been great to see the high uptake of options in our new Wellbeing Programme, including our new initiative 'My Choice Wellbeing'. If you want to find out more about what's on offer, check out the Health, Safety and Wellbeing section of Kapua, and if you have any questions chat to Marcelle, Sharon, Christin or Matt.

Swimming for Fun or Fitness
Even though the weather has been poor, temperatures have still been high. If you're looking to cool off or continue to work on your fitness, swimming is a good way to achieve this goal. As part of Hauora Ake RDC staff can gain free access to the Marton and Taihape pools when you show your RDC photo identification card at the pool entry.

Location

Events, Hazards and Near Misses



Driver Ratings

	Dec	Jan	Feb
★★★★★	6	12	8
★★★★	9	9	11
★★★	14	10	13
★★	6	3	4
★	0	0	0

Coming Up

Taituarā Wellbeing Survey
Taituarā have partnered with Ask your Team to run a national local government wellbeing survey. We've decided to participate as it will give us some wellbeing great insights to consider alongside our quarterly Korero Mai – Have Your Say surveys and will allow us to benchmark how we are doing alongside other Councils.
We'll be running the survey between 27 March and 7 April and we encourage everyone to participate. More details coming out soon!

Health Safety & Wellbeing Focus Week 27 - 31 March.
To coincide with the Wellbeing Survey we're organising a week focused on a range of health, safety and wellbeing activities. Daily focus areas will include driver safety, mental wellbeing, workstation ergonomics, fire safety and emergency preparedness. There will be some fun activities, great prizes and opportunities for you to work with your colleagues to improves health, safety and wellbeing awareness. You'll hear more about what's on offer closer to the time.

Health and Safety Committee Meeting 21st March 2023
The next Health, Safety and Wellbeing Committee Meeting will be on Tuesday 21st March. Please connect with your HSW Rep if there is anything you would like them to bring to the meeting.

Engagement / Consultations - 2022/23

RANGITĪKEI DISTRICT COUNCIL

TOPIC	Staff (Lead)	Elected Member (Lead)	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Pae Tawhiti Rangitikei Beyond - Spatial Plan	Katrina											Public Consultation			
Future of Local Government	Peter		Stakeholder Engagement	Public Consultation											FINAL REPORT DUE
Three Waters	Arno							NEXT STEPS	TO BE CONFIRMED						
RMA Reforms	Katrina								Public Consultation						
Annual Plan 2023/24	Carol												Public Consultation		
Proposed Fees & Charges 2023/24													Public Consultation		
Rates Remission Policy Amendment													Public Consultation		
Revenue and Financing Policy Amendment													Public Consultation		
Forestry Differential	Dave							Public Consultation							
Traffic and Parking Bylaw	Georgia												Public Consultation		
Local Body Elections	Carol	N/A	Local, Regional and National Campaign				Election Day								
Community Committee Nominations	Carol							Public Consultation							
Business Baseline Survey	Jo		Public Engagement												
Primary Producers' Needs Assessment	Jo			Public Engagement											
Welcoming Communities Rangitikei	Rhianna		Public Engagement				Stakeholder Engagement								

Key

Stakeholder Engagement (by other orgs)

Stakeholder Engagement (RDC)

Public Consultation

Public Engagement

Public Consultation (by Central Government)

Local and national campaign - Enrolments, Standing for Council, Voting

Election Day

Item 9.1 - Attachment 2

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Submissions Currently Open					
Name of initiative	Agency engaging	Due date	Description	RDC Action	Submission Lead
Review of the Resource Management (infringement Offences) Regulations	MFE	31/03/2023	The document outlines why the 'instant fines' issued by councils need to be reviewed, and options for updating infringement notice offences to promote environmental compliance.	Operational Submission	Georgia Etheridge
Improving New Zealand's economic resilience	Productivity Commission	17/04/2023	The Government wants to identify the policies and interventions that can enhance the resilience of New Zealand's economy and living standards to persistent medium-term supply chain disruptions. This short paper pulls together the current evidence on economic resilience as the first step in the inquiry.	Do not submit	NA
Strengthening the 'Tree Regulations' to improve resilience of electricity supply	MBIE	19/04/2023	The Electricity (Hazards from Trees) Regulations 2003 have been reviewed. The discussion document considers the objectives of the regulation, and options to address the issues identified, relating to how works owners identify vegetation that poses a risk to power supplies, how to limit over-trimming of vegetation, distributing responsibility between the vegetation and work owners, and the process to access vegetation on private land. It also suggests extending the role of the current arbitrator of vegetation disputes to allow them to provide recommendations more broadly and earlier in processes.	TBC: Officers considering impact on Council	TBC
Submissions Closed February/March 2023					
Name of initiative	Agency engaging	Due date	Description	RDC Action	Submission Lead
Water Services Entities Legislation Bill	Nat	17/02/2023	Bill covering powers funding and pricing, links to land use planning and amendments to LGA - Water reform	Submitted	Michael Hodder
Water Services Economic Efficiency and Consumer Protection Bill	Finance and Expenditure Committee	17/02/2023	Gives effect to government decisions to introduce economic and consumer protection regulation for the three waters services	Submitted	Michael Hodder
Inquiry into the 2022 Local Elections	Justice Select Committee	14/02/2022	Examine law and administrative procedures for 2022 local elections, with reference to: - low voter turnout - election services by private organisation - voting age	Did not submit	NA
Spatial Planning Bill	Environment Select Committee	19/02/2023	One of two Bills progressing reform of the resource management system - extension to 19th approved by email 22 December	Submitted	Katrina Gray
Natural and Built Environment Bill	Environment Select Committee	19/02/2023	One of two Bills progressing reform of the resource management system - extension to 19th approved by email 22 December	Submitted	Katrina Gray

ITEM 9.1 ATTACHMENT 3

Name of initiative	Agency engaging	Due date	Description	RDC Action	Submission Lead
Regulation of methamphetamine contamination in rental housing	HUD	20/02/2023	Regulation to give clarity on responses to methamphetamine level including a threshold for responses. This will give certainty around response to contamination of residential rental properties	Did not submit	NA
National Environment Plan on PFAS	MFE (joint with NZ and Aust EPA)	28/02/2023	The Heads of EPAs of Australia and New Zealand (HEPA) have released the draft per- and poly-fluoroalkyl substances National Environmental Management Plan (PFAS NEMP) version 3.0 for public consultation. We're advised that this potentially affects any entity that deals with water, wastewater, stormwater, biosolids, composting and landfills.	Submitted	Georgia Etheridge
Smoked Tobacco Regulatory Regime	Ministry of Health	15/03/2023	Implementing the Smokefree Environments and Regulated Products (Smoked Tobacco) Amendment Act, with proposals on flavours and nicotine content of products, and total numbers, locations and other requirements for retailers.	Did not submit	NA
Occupational regulation reforms in the building sector	MBIE	6/04/2023	Proposals for change to the Licensed Building Practitioners regime, the Plumbers, Gasfitters and Drainlayers regime and the Electrical Workers regime. -	Did not submit	NA
Declaration of inconsistency: Voting age in the Electoral Act	Justice Select Committee	15/03/2023	the Supreme Court declared that the minimum voting age of 18 years is inconsistent with the Bill of rights. The new process for declarations of inconsistency between legislation includes a committee review.	Submitted	Georgia Etheridge

FROM THE
OFFICE OF THE MAYOR



17 February 2023

Ref: 3-OR-3-5

Rachel Brooking
Chair
Finance and Expenditure Committee
Parliament Buildings
Wellington

By email: fe@parliament.govt.nz

Water Services Legislation Bill and Water Services Economic Efficiency and Consumer Protection Bill

Rangitikei District Council appreciates the opportunity to make a submission on these two Water Services Bills.

We had circulated a draft to members of the Council's standing Iwi Advisory Committee, Te Roopu Ahi Kaa, with the intention of talking with them on 14 February 2023. However, Cyclone Gabrielle caused this hui to be cancelled. I am hopeful that it will be rescheduled in time to allow me to convey their thinking in my conversation with the Committee.

As noted in our earlier submission on to the Water Services Entities Bill, we are disappointed that the whole legislative framework was not prepared in a comprehensive way: even these two bills show a lack of congruence in their drafting. While we will set this out in more detail below, we suggest there are two general points which need close consideration:

- a. extending the use of 'mana whenua' into the Water Services Economic Efficiency and Consumer Protection Bill (replacing 'Māori');
- b. applying the performance requirements for the prescribed price-quality path for each water services entity in the Water Services Economic Efficiency and Consumer Protection Bill to include critical functions required in the Water Services Legislation Bill.

While we reiterate our understanding of and support for change to how the three waters are managed, we need to express two major concerns: firstly, the level of opposition to the reform proposals in our community and secondly whether the Minister's assurances on the financial implications for individual consumers will be delivered.

Making this place home.

06 327 0099 027 617 7668 andy.watson@rangitikei.govt.nz www.rangitikei.govt.nz 46 High Street, Private Bag 1102, Marton 4741

We use the term ‘the principal Act’ when referring to the Water Services Entities Act.

In addition, we think that stormwater should be excluded from the current legislation. Given the complex interrelationships with other functions performed by local councils – particularly roading and parks – more time is needed to consider how stormwater can be managed by the new water services entities.

Water Services Legislation Bill

(abbreviated as ‘the Legislation Bill’)

The Council understands that the main focus of the Legislation Bill is to detail what the new entities are to do and how they are to do it. Council thinks that the new part 12 (sections 351-454 of the principal Act) is a realistic basis for ensuring high compliance. However, Council wishes to raise a number of key issues in other provisions of the Legislation Bill:

1. Relationship between water services entities and local councils
2. Tiriti o Waitangi / Treaty of Waitangi
3. Security for lenders
4. Affordability
5. Extension of services
6. Revenue collection
7. Rural water supplies
8. Rating obligations of water services entities
9. Transfer of council debt to water services entities
10. Regional advisory panels

Taking these in turn

1. Relationship between water services entities and councils

Clause 7 amends section 13 (functions of water services entities) of the principal Act, including “to partner and engage with its territorial authority owners”. Council agrees with this addition as it recognises the critical relationship between the water service entities and local councils being more than its role with the regional representative group. But there is no elaboration in the Legislation Bill on this. For example, councils will need clarity on the approval and consenting processes for future large scale residential developments as these will require supporting three waters services. These processes are likely to require considerable liaison between consumers and the water services entity, necessitating considerable involvement from local councils.

By contrast, clause 95 amends section 125 of the principal Act to *require* regional councils and territorial authorities to consider the findings and implications of any water services assessment in their current infrastructure strategy and long-term plan, the district plan, and the broader duty to improve, promote and protect public health.

We suggest:

- (i) adding to the amended section 13(c) "...including having regard for their placemaking, planning, consenting and community wellbeing functions", and
- (ii) Including in the water services entity's performance requirements for the price-quality path specified in the Water Services Economic Efficiency and Consumer Protection Bill reporting on this partnering and engagement function.

2. Tiriti o Waitangi / Treaty of Waitangi

Clause 4 and clause 7 both amend section 13 (functions of water services entities) of the principal Act, including "to partner and engage with mana whenua in its service area" (meaning the iwi or hāpu holding and exercising in accordance with tikanga authority or other customary rights in that area).

Section 465 requires the water services entities chief executives to prepare and publish a report on how any 'specified document' (which includes any rule, requirement, restriction, plan or strategy) gives effect to

- the principles of te Tiriti o Waitangi
- Te Mana o te Wai (to the extent that this applies to the content of the specified document).

There is greater clarity on what 'partner and engage' with mana whenua means as compared with that for territorial authorities and the section 465 reports ensure accountability for this. However, this could be further strengthened by including it in the water services performance requirements for the price-quality path specified in the Water Services Economic Efficiency and Consumer Protection Bill

We suggest including reporting responsiveness to issues raised by or on behalf of Māori [or mana whenua] in the water services entity's performance requirements for the price-quality path specified in the Water Services Economic Efficiency and Consumer Protection Bill.

3. Security for lenders

Clause 15 provides for a new section 137A to be included in the principal Act. This allows for a receiver (appointed under the Receivership Act 1993 in respect of a loan or other obligation) to assess and collect a charge on the basis of it being a uniform charge in the dollar on the rateable value of property. This provision forces local councils to take responsibility for collecting debts incurred by the water services entity in its area. The Departmental disclosure statement and Explanatory statement in the Bill are silent on this provision, and it is not discussed in the Cabinet paper of 17 November 2022 approving the introduction of the Legislation Bill. Presumably, the effect is that the Crown avoids the need to offer a guarantee for lenders on the grounds that ownership technically still remains with councils. Council thinks this provision is unfair: we oppose this impost on all ratepayers irrespective of whether they are consumers of three water services.

We suggest that this provision is removed from the Bill.

4. Affordability

Council is particularly concerned to ensure that affordability remains a paramount consideration for the water services entities. The Legislation Bill does not adequately address this issue and the provisions are overly discretionary. The earlier commitment of the Minister for “safe, clean, affordable water for everyone in New Zealand no matter where they live” has become blurred.

Clause 22 adds new section 334 into the principal Act. Charging a group of consumers differently may only occur if the group receives a different level (or type) of service, or the cost of providing the service to that group is different. However, a water services entity board *may* decide not to apply a ‘costs should lie where they fall’ approach (including in order to remedy prior inequities in the provision of services). This fails to address *future* needs of rural communities.

Clause 13 amends section 133 in the principal Act to provide that the Minister may give directions on price charging through a Government policy statement which includes geographic averaging but only after 1 July 2027. Prior to that date, new clause 79 in Schedule 1 of the principal Act (through Schedule 1 of the Legislation Bill) the Minister may make regulations determining the charges to be made on residential customers.

Council is pleased to see clause 22 adding new section 318 in the principal Act providing for the application of the rate rebate scheme to services delivered by the water services entities.

We suggest

extending the obligations on water services entities provided in the new Part 9 to assess not only the access each community and population has to three water services but also the affordability of that access. (This should be included in the performance requirements of the prescribed price-quality path specified in the Water Services Economic Efficiency and Consumer Protection Bill.) amending new section 334 **Charges for water services must be averaged geographically** and amending 334(1) by replacing ‘may’ with ‘must’.

5. Extension of services

We question new section 339 which allows a water services entity to charge an unconnected property which is within 100 metres of a water or wastewater network with sufficient capacity to serve that property. This could have significant implications for rural properties which historically elected not to connect to a raw (untreated) or raw water scheme. There are instances in the Rangitikei District where such raw water mains run through rural properties without any connection being made to them, either because of financial considerations or because they had alternative sources. This potential anomaly is readily resolved by restricting the provision to properties within urban areas.

We suggest

amending new section 339 (1) by adding ‘urban’ after ‘property’

6. Revenue collection

Clause 22 adds section 336 to the principal Act allowing a water services entity to insist that a local council collects charges on its behalf (in exchange for a 'reasonable payment for providing the service') until 1 July 2029. (This is referred to as "pass-through billing".) To facilitate this, a water services entity will enter into a 'charges collection agreement' with the council. If a charging agreement is not agreed upon, the Minister has power to impose terms, an intervention which we oppose.

Council's strong preference is that the water services entities should have their own billing processes so that local councils are not involved. This new section 336 blurs the line between councils and the water services entities and will be confusing to ratepayers and consumers. Changes are needed to mitigate this. If the council sends out invoices on behalf of a water services entity, they should be separate and on the water services entity's letterhead so that it will be the entity (and not the council) which will be the point for questions and complaints. (We are aware that clause 73 the Water Services Economic Efficiency and Consumer Protection Bill requires each water services entity to have established a complaints process effective from 1 July 2024.) In addition, there is potential for additional cost to councils in giving effect to a charging schedule different from what it currently has. If it is not practical for water services entities to implement their own billing / collection system (either individually or collectively by contracting to a third party), they should be obliged to work within the charging systems used by each territorial authority within their area. This is permitted by the new clause 61 in Schedule 1 of the principal Act (by Schedule 1 of the Legislation Bill).

Council is concerned to see Schedule 1 of the Legislation Bill adds new clause 63 into Schedule 1 of the principal Act, allowing a water services entity to charge a council for stormwater services between 1 July 2024 and 1 July 2027 if the water services entity is not charging system users directly. While new section 340 requires water services entities to calculate the total recoverable cost of delivering its stormwater services in its service area during the financial year in accordance with any relevant input methodologies for price-quality regulation that the Commerce Commission has determined, clause 61 just referred to above makes it unnecessary to wait for that calculation to charge individual property owners for stormwater. This complexity is just one of many which arise from including stormwater within the scope of the present legislation. More time and engagement with local councils is needed to determine the best solution for managing stormwater.

We suggest that
 amending subsection (1) by adding "by issuing separate invoices with the letterhead of the relevant water services entity"
 subsections (3) and (4) in the new section 336 are removed
 new section 337 is amended to read (a) unless the council agrees otherwise, the current charges and rates collected by each council, adjusted for inflation in accordance with that council's normal practice and (b) binding on both parties
 stormwater is removed from the scope of the current legislation.
 new clause 63 added in Schedule 1 is removed.

7. Rural water supplies

Clause 22 adds a new Part 8 (sections 234-244) to the principal Act. Local government-owned mixed-use rural water supplies that provide both drinking water (to 1000 or fewer non-farmland dwellings) and water for farming-related purposes (where 85% or more of the water supplied goes to agriculture/ horticulture) must transfer to the water services entities. These supplies may (on application) subsequently (i.e after 1 July 2024) be transferred to an “alternative operator” (defined as one or more individual users of the service or an entity incorporated by and owned entirely by one or more users of the service) The proposed alternative operator must pay all costs associated with the application, including the cost of the independent panel of experts which assesses whether the transfer proposal is viable and the referendum.

While the process mirrors the recommendations from the Rural Supplies Technical Group, the timing is not: they envisaged that any such exceptions would be considered before 1 July 2024. The Cabinet paper from 17 November 2022 notes this change, as one which is likely to be contentious, but gives no explanation. Yet Taumata Arowai has already developed its acceptable solution for such supplies. Council considers that it is much more efficient to deal with exceptions early, when the relevant local council and the management committee of the rural water scheme are better placed to examine the case of an application for an exception and to prepare the necessary business case. We had already started discussions with the management committees of Rangitikei District’s two largest rural water supply schemes, both of which fall within the “mixed-use” definition. The change in timing implies that Internal Affairs officials wish to discourage applications for exceptions and wish to avoid this distraction during the establishment period of the entities. Deferring consideration until after 1 July 2024 is likely to be cumbersome and runs the risk that the assets of the scheme that are handed back will be different from those that were transferred and that the current arrangements to maintain the schemes will be lost. At a minimum, the assets of all mixed-use rural schemes transferred to the new water services entities should be ring-fenced for a specified period of time.

The ‘mixed-use’ rural water supply schemes are a very minor part of New Zealand’s drinking-water supply. They are, primarily, for horticultural use: schemes which are solely for that purpose are outside the scope of the new water services entities. Given the work by Taumata Arowai noted above, Council considers that the Bill should allow evaluation of whether a ‘mixed-use’ rural water scheme can be managed adequately by scheme members forming a new entity, provided this (including the required referendum) is completed by 31 March 2024. This would mean the transfer request process in the Bill would become the responsibility of councils rather than the water services entities.

We suggest that rural mixed-use water supplies be outside the scope of transfer to a water services entity unless the relevant council makes such a request. This may be achieved by amending clause 3(a) of Schedule 1 in the Water Services Entities Act by adding ‘except for ‘mixed-use’ rural water supply schemes which are included only at the request of the local government organisation currently administering such schemes’.

amending the new sections 236, 238, 239 and 241-by substituting ‘local government organisation’ for ‘water services entity’.

amending the new section 236 by adding to subsection (c) ‘and completed by 31 March 2024’.

If this suggestion, is not accepted we ask that the Bill provides that assets of all mixed-use rural water schemes transferred to the water services entities are ring-fenced for five years from 1 July 2024 to provide assurance that a transfer proposal from such a scheme is based on that scheme’s assets.

8. Rating obligations of water services entities

Clause 22 adds a new Section 342 to the principal Act which provides that water services entities will not pay rates on pipes through land they do not own, nor on assets located on land they do not own. However, the Legislation Bill does not clarify what rates the entities will pay to local councils for land transferred from local councils which is used for facilities such as bores, reservoirs and treatment plants. Council thinks that having the entities pay a share of rates is an important way of funding the partnering and engagement role expected from local councils. Applying the approach taken with property used by Defence is a reasonable compromise.

We suggest amending clause 22 by adding a new section 342A to the Water Services Act: A water services entity shall pay rates to the relevant local councils on the value of the land transferred by that local council for the entity's facilities.

9. Transfer of Council debt to water services entities

Schedule 1 of the Bill inserts a new Part 2 into Schedule 1 of the principal Act. Council's concern lies with clause 54 which provides that the assessment of the total water services infrastructure debt amount will be made by the Chief Executive of the Department of Internal Affairs. We are puzzled by this approach to a matter of great importance to local councils and their communities who potentially might end up carrying unexpected (and unbudgeted) levels of debt. It appears to be outside the scope of arbitration provided in clause 44 of this amended Schedule 1. There is no recourse to the Minister if there is a disagreement on the amount, but there should be an opportunity for formal review. The council must agree the date and manner of payment (but this does not extend to the total amount).

We suggest that 'water services infrastructure debt' is included within the scope of arbitration in clause 44 of this amended Schedule 1.

10. Regional advisory panels

Clause 7 which amends section 13 of the principal Act includes among the specified functions "to provide advice, information, funding and support for ... (any regional advisory panel) to perform or exercise its duties, functions and powers..." Council is disappointed that the Legislation Bill has not included provisions which make the formation of regional advisory panels mandatory. We think having such panels, established in close consultation with the territorial authorities in each entity area, will help keep the regional representative group to a manageable size. We are aware that the Water Services Entities Act as passed allows the size of the regional representative group to be determined by each entity without restricting the number of members.

We think there should be a reporting requirement (at least once annually) by each panel to the territorial authority (or authorities) whose area the panel covers. This will help reinforce communication between the water services entities and local councils.

We suggest an additional clause 9A adding a new section 91 (ea) **Establishing regional advisory panels** in the Water Services Entities Act: *Each water services entity (through its regional representative group) must consult with all of its constituent territorial authorities and (as far as practicable) give effect to their view on what would be appropriate geographic areas for each regional advisory panel to cover, taking into account population and the territorial authorities' individual discussions with iwi and hapū with whom they relate.*

We suggest adding subclause 3 to section 48 in the Water Services Entities Act: *Each regional advisory panel will provide at least one written report annually to the territorial authority or authorities whose area the panel serves, outlining the issues addressed and conveyed to the regional representative group.*

Water Services Economic Efficiency and Consumer Protection Bill

(abbreviated as 'the EECB Bill')

Council fully supports the EECB Bill's objectives of ensuring service quality and consumer rights protection, as specified in clause 12: incentivise innovation and investment including replacing, upgrading and new assets, improve efficiency, share the efficiency gains in the supply of water services, including through lower prices, and limit ability to extract excessive profit. We have highlighted the following issues

1. The case for economic regulation
2. Tiriti o Waitangi / Treaty of Waitangi
3. The Water Services Commissioner
4. Service quality code, complaints and disputes resolution
5. "Information disclosure" regulations
6. "Quality" and "price-quality" regulation

Taking these in turn

1. The case for economic regulation

Economic regulation protects consumers from problems that can arise in markets with little or more competition. This is the principle applying to electricity, gas and tele-communications. Consumers will not be able to choose an alternative provider for three waters services other than the entity covering their location. This lack of choice is no different from the present situation; with the possible exception of the performance measures for assets (including the three waters) prescribed by Internal Affairs for annual reporting, there has been no economic regulation of the three waters under 67 councils.

'Affordability' is not a term used in the EECB Bill. We think it should be. In addition, a broader view needs to be taken about the impact on the services provided on the environment and health.

Clause 141 requires water services entities to pay all or part of the costs incurred by the Commerce Commission in carrying out the functions specified in the EECB Bill. Council is aware that this provision mirrors that through which the Remuneration Authority operates. However, we think it would be preferable for the Commission to wholly Crown-funded in carrying out these functions. We agree with clause 142 which requires the water services entities to pay a levy to fund the disputes resolution service

We suggest
adding 'affordability, including regard for groups more vulnerable to price shocks' to clause 12.
adding 'take into account the impacts on their services on the environment and public health'.
Including affordability as a measure in the prescribed price-quality path for each water services entity.
deleting clause 141.

2. Tiriti o Waitangi / Treaty of Waitangi

Clause 6 requires the Commerce Commission to maintain systems and processes which have the capacity to uphold Tiriti o Waitangi, and engage with Māori and understand perspectives of Māori. Schedule 2, clause 1 provides that the consumer dispute resolution service must make available processes recognised under tikanga, for use when appropriate and that implement te ao Māori approaches.

However, the EECB Bill does not provide any mechanism to evaluate the adequacy of the systems and processes of the Commerce Commission in terms of section 6. There is no mention of an expectation of familiarity with tikanga or te ao Maori in clause 128 specifying the knowledge required in the Water Services Commissioner.

As noted above, the EECB Bill does not use the term 'mana whenua' included in Legislation Bill.

We suggest adding to clause 128 'familiarity with tikanga or te ao Maori' and adding what each water services entity is achieving in engaging with Maori [or mana whenua] in the prescribed price-quality path for the water services entities.

3. The Water Services Commissioner

Clauses 127-135 provide for the Minister to appoint a Water Services Commissioner – from someone who is already a member of the Commerce Commission – to exercise all functions, duties and powers specified for the Commerce Commission.

Having a dedicated appointment will be crucial in developing and monitoring the economic regime being implemented. Allowing other members of the Commerce Commission will help address workload issues. However, we question whether it is essential that the appointment is made from an existing member of Commerce Commission.

We are surprised that there is no annual reporting requirement specified for the Water Services Commissioner. While that work will be noted in the Commerce Commission's annual report, we think there will be high community interest in the Water Services Commissioner's work.

Council considers that clause 52 provides an important safeguard by requiring a water service entity to reconsider its funding and pricing plan if inconsistent with any charging principles set out in any legislation dealing with water services. However, we think there needs to be clear public reporting on that reconsideration.

We suggest amending clause 128 'or eligible for appointment' which would allow a Water Services Commissioner to be appointed before becoming a member of the Commerce Commission and adding to clause 129 with subclause 5: The Water Services Commissioner will provide a written report annually on functions carried out by the Commission under this Act'.
and
amending clause 53 by adding 'and publicly report on the outcome.'

4. Service quality code, complaints and disputes resolution

Clause 69 requires the Commission to make a service quality code but not necessarily before until 1 July 2027. This is three years after the water services entities have started business. Council thinks that this approach needs rethinking. The water services entities should be developing their own service quality codes during the establishment period (as part of their transitional obligations in clause 2(a) Schedule 1 of the Water Services Entities Act), so they are in place and visible for consumers and entity staff alike. We think the more appropriate role for the Commission is to periodically review these codes and issue guidelines (as is the case in section 234 of the Telecommunications Act).

Clauses 73-74 requires the water services entities to establish a complaints process; clause 75 provides that the Water Services Commissioner will monitor the complaints process. Clause 76 provides for an independent resolution service. The Minister must approve all such resolution services: Schedule 2 specifies the requirements, including a review by the Commission of all such resolution services at least every three years.

Council supports the proposed separation of the complaints from dispute resolution but we think the Commission should review and ultimately approve all complaints processes before they are implemented. The systems established by the four entities should be readily comparable. We agree with clause 77 making decisions of the resolution service binding unless the customer lodges an appeal and the periodic reviews by the Commerce Commission.

The complaints and dispute resolution provisions complement (but do not substitute for) the more formal economic regulation. The Act makes them effective from 1 July 2024. This timing is critical. However, given the likelihood that information disclosure regulation will not be in place until 1 July 2027, it will be harder for decide on reasonable thresholds for complaints.

We suggest that

clause 69 is amended **Water service entity must make service quality code**

(1) Each water services entity must develop and publish a service quality code by 1 July 2024 covering all its services.

(2) The Commission must review the service quality codes of the four water services entities and publicly report on this by 1 July 2027 to each of the entities, including guidelines

Clause 70 is amended to substitute 'Water services entity' for Commission'

clause 73(1)(b) is amended by adding, previously approved by the Commission.

5. "Information disclosure" regulations

Clause 15(5) allows the information disclosure determination by the Commerce Commission to be unique to each water services entity, but the determination may apply to more than one. While there are likely to be common elements, preferring a unique approach rather than a generic approach will limit comparisons of performance across the four water services entities. However, experience with the generic mandatory performance measures prescribed by Internal Affairs for the three waters services administered by councils shows the need for careful assessment of what information will be useful.

The information disclosed is intended to allow consumers and interested stakeholders to influence the strategic direction and performance of water services entities. However, the degree of aggregation consequent on the scale of each water services entity may limit the usefulness of the disclosure to a consumer interested in a specific area. One option would be to require a more focused disclosure relevant to the regional advisory panels, where these are established.

We suggest extending clause 34(1) to specify 'the areas relevant to regional advisory panels'

6. "Quality" and "price-quality" regulations

"Quality" reports on matters such as frequency of interruptions, water leakage, and customer service expectations.

"Price-quality" is the regulatory tool which caps the maximum allowable revenue, subject to a set of minimum quality standards. It may include incentives such as penalties requiring a reduction in prices because of failure to meet the required quality standard and also performance requirements such as a particular approach to risk management, ring-fencing minimum amounts of revenue for investment purposes.

Council considers that "price-quality" brings teeth into the regulation of water services entities and makes the information disclosure requirements more meaningful. However, we think that the use of incentives penalties/rewards/ compensation in the prescribed price-quality path for each water services entity should be mandatory rather than discretionary and that the performance requirements for the prescribed price-quality path for each water service entity should be expanded.

We suggest,
in clause 42(3) replacing “may” with “must” so that there is a mandatory regime of incentives, penalties, rewards and compensation.
In clause 42(3)(b) extending the list of the performance requirements for the prescribed price-quality path for each water services entity to include –
reporting consideration given to affordability
reporting responsiveness to issues raised by or on behalf of Māori
reporting the partnering and engagement undertaken with territorial authorities (cf. clause 7 in the Water Services Legislation Bill amending section 13 of the Water Services Entities Act)

I would like an opportunity to talk with the Committee.

The contact person to arrange a time for that session is Karen Cowper, Executive Officer:

karen.cowper@rangitikei.govt.nz

Nga mihi



Andy Watson
Mayor of the Rangitikei District



15 February 2023

Secretariat
Environment Committee
Select Committee Services
Parliament Buildings
WELLINGTON 6160

Tēnā Koe

Submission on the Spatial Planning Bill and Natural and Built Environment Bill

Thank you for the opportunity to submit on the Spatial Planning Bill and Natural and Built Environment Bill. We thank the Committee for the extension of time to the submission period. Rangitikei District Council (Council) has developed one submission on both bills due to the interconnected nature of the proposed pieces of legislation.

Council agrees that reform of the resource management system is needed. We support amendments that incorporate increased strategic planning, increase the agility of the system, and decrease costs.

Council is concerned that the proposed system may not deliver the transformational change intended or create the efficiency gains sought. However, the vast volume of consultations out from Government, limits Council's ability to comprehensively comment on the proposed pieces of legislation. Therefore, Council has focused comments on 'local matters' and does not provide comments on the technical aspects of the bills. The following key areas are discussed:

1. Local input
2. Funding
3. Implementation and transition
4. Consenting
5. Treaty settlements

1. Local input

Council's main concern is the potential loss of local voice and knowledge in the resource management system, particularly in the development of the regional spatial strategy and natural and built environment plans. The comments provided below seek to ensure increased local decision-making is incorporated into a regional plan-making system.

Statement of Community Outcomes

We support the requirement under the Spatial Planning Bill (Section 24(2)(b)) and the Natural and Built Environment Bill (Section 107(1)) for the Regional Planning Committee to 'have particular regard to' any Statement of Community Outcomes in preparing the regional spatial strategy or

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natural and built environment plans. We see this as an important mechanism for consideration of local views and knowledge.

Section 645(2) of the Natural and Built Environment Bill identifies the purpose of the statement of community outcomes as “to record a summary of the views of a district or local community within the region”.

Council has invested considerable time and effort creating a spatial plan for the Rangitikei. We will finalise the document by mid-2023. This document provides a clear picture of the outcomes and priorities for our communities and should hold weight for the regional planning committee when developing the regional spatial strategy. Council requests that the purpose of the statement of community outcomes is expanded to make it clear that existing spatial planning, community planning or growth planning documents can form part of a statement of community outcomes.

Decision requested

That Section 645(2) of the Natural and Built Environment Bill is amended as follows:

The purpose of the statement of community outcomes is to record a summary of the views of a district or local community within the region. The statement of community outcomes may consist of, or include, local spatial planning, community planning, or growth planning documents.

Plan-making processes

Spatial Planning Bill

Section 30 of the Spatial Planning Bill sets out that the regional planning committee must adopt a process for preparing its regional spatial strategy. This section outlines that the process must comply with section 31 to 34.

- Section 31 – support quality decision-making
- Section 32 – encourage participation
- Section 33 – comply with Māori participation arrangements
- Section 34 – contain key steps.

We support Schedule 4, Section 3 which requires the regional planning committee to provide the body with the opportunity to review the draft regional spatial strategy. However, we request that subsection (2) is expanded to provide local authorities greater scope to comment on the content of the draft strategy.

Decision requested

That Schedule 4, Section 3(2) of the Spatial Planning Bill is amended as follows:

- (2)The purpose of a review is to allow the appointing body to—
- (a) familiarise itself with the content of the draft strategy;
 - (b) identify any errors;
 - (c) identify any risks in the implementation or operation of the draft strategy; and
 - (d) provide comment on the content that is relevant to that appointing body

Natural and Built Environment Bill

Schedule 7 of the Natural and Built Environment Bill sets out the process for preparation, change and review of natural and built environment plans.

Council supports Schedule 7, Clause 20 related to enduring submissions and Schedule 7, Clause 22(1)(e) that requires consultation with local authorities in the preparation of a plan. Council requests a strengthening of these clauses by requiring a review of a draft plan by the local authorities in the region.

Decision requested

That additional provisions are added to Schedule 7 of the Natural and Built Environment Bill to require the regional planning committee to provide a draft plan to local authorities in the region for comment prior to notification.

Membership of regional planning committee

The membership of the regional planning committee is a key part of ensuring local voice in the reformed planning system. Council supports each local authority being able to appoint one member onto the committee. Council does not support Clause 3(2)(d) which gives weight to population when considering the composition of the committee. The Rangitikei has a small population, but significant land area to manage. The districts resource management issues are no less important or deserve less weighting than those of larger centres in our region.

Decision requested

That Schedule 8 Clause 3(2)(d) of the Natural and Built Environment Bill is removed.

2. Funding

The second most significant concern about implementing the proposed legislation is the potential funding implication. There are several areas that will create cost increases for local government.

1. Plan-making - Schedule 8, Clause 36(1) requires local authorities to *jointly fund and provide resources sufficient to enable the committee and the secretariat to perform or exercise their functions, duties, and powers.*
2. Monitoring and Enforcement – increased monitoring and reporting requirements (sections 836/837 of the Natural and Built Environment Bill.
3. Implementing actions from the Regional Spatial Strategy – such as provision of infrastructure.

Council's concerns are supported by the *Supplementary Analysis Report* that identifies an increase in cost to the local government sector of 11% under the proposed system. This report identifies cost increases for the sector associated with developing and monitoring new economic instruments (\$27m annually), increased monitoring and enforcement activity (\$18m annually) and reviewing and implementing additional national direction under the NPF (\$15m annually).

3

As a small local authority cost increases to deliver reform may have a significant impact on our ratepayers and could result in unintended outcomes, such as the reduction in levels of service for other functions to maintain rating affordability for our communities. In addition, there appears to be little alignment with the long term planning (funding cycle). Council requests additional support is provided by Central Government for the implementation of the new system.

Decision requested

That Central Government provide funding to support transition to the proposed resource management system including; funding support for the development of the first regional spatial strategy and natural and built environment plan, funding for Māori participation in the system, and funding for additional administrative costs incurred with the new system.

That key phases of implementing the new resource management system are aligned with local government long term planning cycles.

3. Implementation and transition

Council supports a phased transition process which develops the planning framework in the correct hierarchy – national direction first, followed by the development of regional spatial strategies and then the natural and built environment plans.

Council has reservations about the capacity in the planning sector and iwi sector to resource the transition. Council notes the Ministry for the Environment has engaged a consultant to investigate capacity of the system for the transition. Staff will be needed to continue to implement the existing resource management system (which is already under resourced), as well as, implement the new system. Council suggests significant effort by Central Government should be placed into resourcing the transition. Without adequate resourcing the effectiveness of the new system could be compromised.

Council supports the ability for local authorities to undertake plan changes under the Resource Management Act 1991 up until the adoption of the regional spatial strategy.

The proposed legislation could also benefit from greater alignment with 3 Waters and local government reform.

Decision requested

Retain the ability to enable local authorities to undertake RMA plan changes up until adoption of the regional spatial strategy.

That significant Central Government resource is placed into ensuring capacity of the planning and iwi sectors in the implementation and transition.

4. Consenting

The Natural and Built Environment Act proposes resource consenting will remain a function of local authorities. Council supports this approach as a way of retaining local oversight in the resource management space.

Decision requested

That the resource consenting function remains with local authorities.

5. Treaty settlements

Council has been able to talk about this submission briefly with our Te Roopuu Ahi Kaa (the Council's standing Iwi advisory committee). Council supports the proposed greater role for mana whenua participation in the proposed system. A key area of interest and concern for the iwi and hapū in the Rangitikei is ensuring existing Treaty Settlements are protected under the new system and any outstanding settlements are not adversely impact by the proposed system.

Te Roopuu Ahi Kaa Komiti does not support the establishment of a national Māori entity

Decision requested

Retain provisions in the Spatial Planning Bill (section 20 and Schedule 2) and Natural Environment Bill (Section 111 and Schedule 2) that protect treaty settlements and statutory acknowledgements.

I look forward to the opportunity to appear before the committee to speak to Council's submission.

Naku noa



Andy Watson
Mayor of the Rangitikei



Submission by:



To:



In relation to:

He mata whāriki, he matawhānui

Draft report

23 February 2023



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1.0 Introduction

- The Rangitikei District Council (RDC) welcomes the opportunity to make submissions (the submission) on the Review Panel's (the Panel's) draft report (the report) released in October 2022.
- RDC has followed the progress of the Inquiry with great interest and engaged with the Panel back in March 2022, particularly in relation to the five key shifts the Panel identified for consideration at that time.
- It notes the report is not a 'draft' of the Panel's final report, providing a significant amount of information on the Panel's thinking, an initial set of recommendations, and asking a range of further questions.
- RDC has considered the report in some detail applying the lens of the five key shifts on which most of the chapters are based, as well as discussing the structure examples set out in the report.
- To avoid duplication and provide a rounded RDC response, the submission notes the key points made back in March 2022 and builds on these with further feedback for the Panel to consider.

2.0 Revitalising citizen-led democracy & Replenishing and building on representative democracy - Chapters 2 & 7***What RDC said to the Panel in March 2022 about "Shift 1" - strengthening local democracy:***

- *Rangitikei District Council is a district with only 16,500 people, but multiple small towns, eight iwi and a large land area. We are now experiencing growth which is putting significant pressure on land, housing, and services; all these provide a representation challenge in hearing the voice of the community:*
- *If RDC was to end up under a larger entity, with responsibilities similar to that of a Community Board, it would have limited ability to strengthen local initiatives and community involvement.*
- *If the Panel suggested a larger population base is required for Local Government in future, it will be even harder for decision makers to understand the needs and challenges of each community...currently there is a significant part of the population who are excluded/not engaged with Local Government, this would be more difficult at a larger scale.*

February 2023:

- In October 2022 the RDC welcomed two newly established tangata whenua ward representatives and four new general ward Councillors to the Council of 12 representatives, including re-elected Mayor Andy Watson.
- Rangitikei also has two community boards and four community committees, the latter covering each of four towns, as well as an active Youth Council.
- RDC has closely considered the Panel's quite specific recommendations about representative democracy as these need, in the Council's view, to be coordinated with what might change at a national level as a result of the current Independent Electoral Review.
- *Electoral Term* - The Council sees advantages and disadvantages in lengthening the term to four years. In itself it won't necessarily 'strengthen local democracy'. There may be efficiency gains, but much depends on what happens at a national level and when; and, also how the planning requirements such as the three-yearly long-term plan reviews are dealt with.
- *Voting age* - At this time a reduction in voting age to 16 years is not generally supported by the Council. A key concern is the need to better civics education generally and in schools particularly, as the basis for any future move in this respect.

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- *Universal Single Transferrable Vote* – The Council generally sees merit in a single system across local government, but again much depends on what might happen at a national level. It may be that STV provides a better representation of peoples’ overall preferences across the electorate, but it can be challenging when there is a large number of candidates.
- *Employment provisions of chief executives* – RDC does not have a strong view on this matter, but sees merit in it being addressed, noting that the Public Service Act provides for a CE to have a term for 5 years and can have multiple terms, while under the Local Government Act Council CE roles must be advertised after the 5/7 years. Although incumbent CEs can reapply, many have an inbuilt expectation to only live so long in the role. RDC agrees that it is important for overall Council performance for the CE to have a positive employment relationship and sense of security, which is not always the case under such provisions.

3.0 Allocating roles and functions in a way that enhances local wellbeing & Local Government as champion and activator of wellbeing - Chapters 4 and 5

What RDC said to the Panel in March 2022 about ‘Shift 2’ - stronger focus on wellbeing:

- *Frameworks and funding for achieving community wellbeing need to be simplified and administered locally to allow the different agencies to work together on achieving shared outcomes, this will require additional government funding. From a wellbeing perspective, the key issues that Local Government must and can influence are:*
 - *Employment outcomes, including the link between non-mainstream education and training*
 - *Community’s link with MSD and other wellbeing support services*
 - *Cross-agency health outcomes*
 - *Social housing and funding*
- *As well as focusing on the potential new remit for Local Government, it is important that the Panel also considers how to best continue to deliver existing core services such as rural based roading, which are critical to the social and economic wellbeing of our community.*
- *Local Government is the best avenue for providing localism into big picture economic decision-making by:*
 - *Advocating for its communities, and*
 - *Understanding how policies will work on the ground and how to customise these to result in better outcomes for specific communities.*

February 2023:

- There is a huge ‘PR’ exercise required to get the public ‘attuned’ to councils and understand that councils focus is increasingly on local wellbeing. Presently there is a disconnect between the local council and people’s daily lives, in the role councils play.
- As previously indicated the opportunity is there for councils like RDC to be more influential in local wellbeing, more opportunities to be involved; but this is subject to more funding and resourcing at the right level.
- RDC believes that there is an opportunity to collect community views on dimensions of wellbeing that they want council to focus on, instead of a pre-determined definition provided centrally. Everybody has a different perspective of wellbeing across society, and this includes a Te Ao Māori perspective.
- The reinstatement of the four wellbeings gives a wider scope to consider supporting activities that otherwise would not be relevant under the LG Act, e.g., social housing. Councils can choose what to invest in, but wellbeing gives the opportunity and mandate.

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- RDC notes the core principles set out in the report in relation to any review of the future allocation of roles and functions. Council supports recognising and giving consideration to these values in Council decision-making, but not an implication that this would be mandatory.
- RDC has previously indicated that as well as considering new remits, it is important to consider how Council will deliver existing services. If Councils' take on additional responsibilities, there is a risk of losing sight of core responsibilities or finding funding does not stretch far enough.
- RDC notes that a number of councils have expressed a desire to have a first principles review to consider what is the right level for each function.
- But it also notes concern across the sector around unfunded mandates. If Central Government requires more services from Councils, funding should be provided. Councils have already seen things being devolved without funding coming alongside. Funding alignment should be a core principle.

4.0 A Tiriti-based partnership between Māori and local government - Chapter 3

What RDC said to the Panel in March 2022 about 'Shift 3'- authentic relationship with Hapū/Iwi/Māori:

- *The future relationship needs to be shaped considering the Māori world view and the principles of kaitiakitanga which has a different meaning and emphasis than co-governance*
- *The future Local Government system should provide clearer guidelines on what an effective iwi partnership looks like*
- *Rangitikei has the resources of eight iwi with huge participation potential if the system is set up to support this, however*
 - *Iwi/hapū capacity and capability need to be addressed and resources need to be made available to support this*
 - *Reform of the Pakeha – Māori relationship is needed all the way up to central government.*

February 2023:

- RDC supports consideration of Māori worldviews as part of decision making, but the system needed clearer guidance on what the future partnership may look like. Clarity is sought about what co-governance means and how it might be appropriately expressed in Council actions.
- It is important to note that the Council, like others, has developed strong existing relationships and it doesn't want to destabilise what is already working, nor undermine it with a new system.

5.0 A stronger relationship between central and local government - Chapter 5

What RDC said to the Panel in March 2022 about 'Shift 4'- genuine partnership between CG/LG:

- *The reality and needs for residents in small town New Zealand is substantially different from those in Wellington. Local Government is close to its community and understands their issues and needs. One-size fits all CG policies often do not fit those needs*
- *Regulation and reform outcomes should be considered for the impact they will have on someone in Taihape as well as for someone in Auckland. There should be a mechanism for Local Government's knowledge and voice to be better utilised when Central Government is designing new policies. This will enable a practicality/sense check from a local implementation perspective.*

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- *Central and Local Government have different perspectives and need to act in the interests of their respective communities. This will naturally result in differences in opinion from time to time. However, this must be underpinned by a high trust model in both directions. Local Government feels threatened by Central Government's willingness to assert authority but has no ability in return to meaningfully oppose additional regulatory burden, responsibilities, and constraints.*
- *The boundaries problem needs addressing... it prevents RDC and the region from developing a consistent geographical presence that can collaborate across agencies. This collaboration will be critical if Councils are expected to take on a broader remit for wellbeing and respond to issues that cut across health, justice, social development, and local community services.*

February 2023:

- There are several avenues for local government to engage with, and influence, Central Government. Councils make individual submissions and participate in the remit process through LGNZ, but there is no requirement that Central Government has to respond. RDC would like to see a requirement that Central Government actively consider remits, even if they cannot be bound to action them
- By comparison there are a range of proposals that come out of Wellington-based agencies or inquiries that have attached a requirement for government to respond, and for that response to be tabled in Parliament
- RDC suggests that remits passed by LGNZ, as the organisation that represents the interests of local government, be given the same status (consideration) as reports or recommendations from central agencies; including the opportunity for the house of representatives to give consideration to such 'submissions' in the same way Councils are required to give consideration to submissions on their planning documents.

6.0 Building an equitable, sustainable funding and financing system – Chapter 8

What RDC said to the Panel in March 2022 about 'Shift 5'- more equitable funding:

- *RDC believes that the current rating system should be substantially reduced as the primary way of funding Local Government*
- *There should be a distribution of taxation from Central Government, as this:*
 - *Allows for progressive tax principles;*
 - *Is better suited to delivering social and community wellbeing rather than property-based services. Delivering social services via a property-based rate is unlikely to be equitable;*
 - *Is needs based, not just population based*
- *Local assets, including rural roads, are key supporting elements of placemaking and wellbeing and will continue to require funding – which could remain via a rates-based funding system*
- *Sources of external funding, sponsorship and partnerships must also be explored*
- *Equity between different groups of ratepayers (e.g., urban, rural, and business) must be maintained in any new system. Equity between districts is also important, as already recognised via Waka Kotahi Financial Assistance Rates and this should be considered in the design of any new funding system.*

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February 2023:

- In relation to the appropriate basis and process for allocating central government funding, RDC believes more consideration should be given to where government income is generated from, on a district basis.
- The Council believes that Government should pay rates on a consistent capital basis, noting that some districts are only rated on land value.
- While rates are the dominant source of funding, should there be additional service delivery functions by local councils such as RDC, then consider having these funded from sources other than rates.
- RDC supports the long-held local government sector viewpoint that GST on rates is a tax on tax, that offends the principles of fair and appropriate taxation and that GST should go back to the district of origin.

7.0 Designing the local government system to enable the change we need – Chapter 9

- Currently unitary councils vary greatly in size and the smaller ones seem to work well. This should be an option retained for the future and not necessarily aligned with existing regional boundaries. These are catchment based whereas there a range of existing social and economic factors that should be accorded more weight in the future
- Unitary authorities provide a one stop shop, avoiding times where a resident is unaware which council to approach or how responsibilities are split, and may find themselves referred between the two as there is uncertainty which Council should be resolving an issue.
- They can also simplify administration and consultation. The community aren't worried who provides the services, as long as things are done. Integrating rules and policies stops confusion between areas.
- There is however still a need to retain the local voice and while the report implies more of a regional scale (and that there isn't consideration of the option to stay as is), it has been demonstrated elsewhere that the unitary approach works at a district scale.
- However, the positives of a smaller number of bigger entities (be they unitary or combined authorities) in making partnership with central government easier are noted.
- Regardless of structure it is important to note the number and wide range of 'bilateral and multilateral' relationships between councils and other agencies and not try to fix something that is not totally broken.
- RDC is concerned about how Three Waters and Regional Planning Committee boundaries line up? Three Waters are already not aligned with existing Horizons boundaries, and the Water Entity scale is too large for a local voice. There is a presumption that RM reform will reflect existing boundaries, but this may not be correct.
- It is important to note that Three Waters is separating RDC from Manawātū District Council which doesn't reflect current water services delivery arrangements (managed by MDC for RDC under contract) and also regional relationships.
- RDC believes Option Three, whereby local councils retain a local voice but the combined authority delivers appropriate regional services, has merit – it has the potential for the best of both local and regional councils.

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8.0 System Stewardship and the Pathway Forward – Chapters 10 and 11

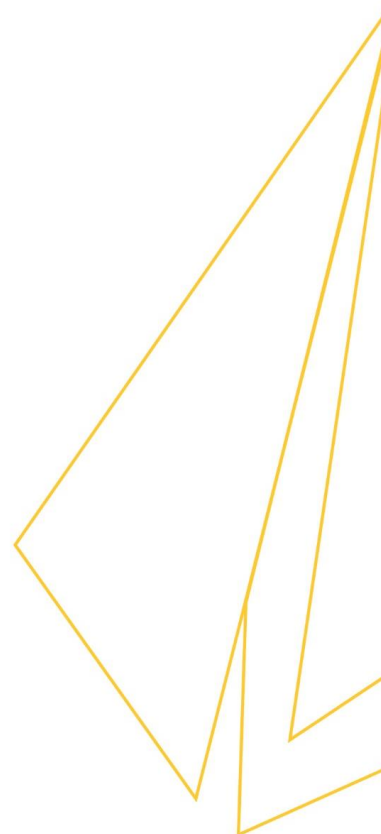
- RDC supports a more integrated or comprehensive stewardship system that is a partnership between local and central agencies.
- It believes the Panel needs to chart a more specific pathway forward that accounts for the number and range of reforms affecting Councils and the lack of alignment, with only short timeframes to shape proposals and then implement them. There are real risks in this approach.

Ngā mihi



Andy Watson

Mayor of the Rangitikei



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28 February 2023

Department of Climate Change, Energy, the Environment and Water
GPO Box 3090
Canberra ACT 2601
Australia

Submitted via: <https://haveyoursay.agriculture.gov.au/nemp-on-pfas>

Tēnā Koutou,

Rangitikei District Council submission on the Draft PFAS National Environmental Management Plan Version 3.0

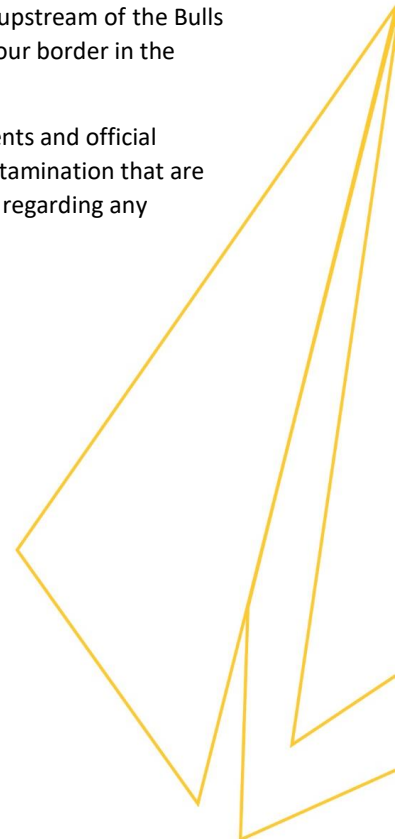
Rangitikei District Council (Council) has an interest in requirements regarding PFAS contamination.

PFAS contamination has been detected in our district in groundwater upstream of the Bulls water intake, as well as contamination at Ohakea which sits just over our border in the Manawatū, it is likely that the two may be linked.

The Rangitikei Council have received multiple submissions from residents and official information requests citing concerns over health and the levels of contamination that are deemed to be acceptable. As such, we would like to be kept informed regarding any discussion with respect to this matter.

Ngā mihi

Andy Watson
Mayor of the Rangitikei District



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RANGITIKEI
DISTRICT COUNCIL

14 March 2023

Committee Secretariat
Justice Committee
Parliament Buildings
Wellington

Submitted via www.parliament.nz/en/pb/sc/make-a-submission/

Attention Committee Secretariat

Tēnā Koutou,

Rangitikei District Council submission on the Declaration of inconsistency: Voting age in the Electoral Act

We note that two recent consultations from government agencies have referred to the minimum voting age, being the Inquiry into the 2022 Local Elections and the draft report from the Review into the Future for Local Government.

Below is Council's feedback submitted to the Review into the Future for Local Government. This view was recorded prior to consideration of the Declaration of Inconsistency, however with the limited timeframe provided, Council is not able to prepare an updated comment for this consultation.

At this time a reduction in voting age to 16 years is not generally supported by the Council. A key concern is the need to better civics education generally and in schools particularly, as the basis for any future move in this respect.

Ngā mihi

Andy Watson

Mayor of the Rangitikei District, on behalf of the Rangitikei District Council

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From: elizmortland@gmail.com <elizmortland@gmail.com>

Sent: Monday, 6 February 2023 5:03 pm

To: Andy Watson <Andy.Watson@rangitikei.govt.nz>; Peter Beggs <Peter.Beggs@rangitikei.govt.nz>

Subject: Memorial Park, Taihape

Hello Andy and Peter,

I write now to request that RDC waives the hireage fee for Memorial Park on Sunday 26 February for a community event.

The Due Drop Hope Challenge 2023 is a 16-day event to swim/bike/run the length of the North Island from Cape Reinga to the Beehive in Wellington. Their aim is to raise money and awareness around mental health in collaboration with the I Am Hope charity and its Gumboot Friday platform, a free counselling service for Kiwi kids. The athletes will be coming through Taihape on Sunday 26 February.

The organiser of the Due Drop Hope Challenge, Zoe Dawson, contacted me on 24 January to ask if NZBTA would be interested in organising a community event that afternoon/evening. They will provide a coffee cart and a sausage sizzle – for donations.

NZBTA offered to organise gumboot throwing on the day – at the Gumboot Throwing Lane.

Since then, Gumboot Day was cancelled so now NZBTA will run the full North Island gumboot throwing competitions, including the North Island Championships – to promote gumboot throwing, Taihape, and the New Zealand Gumboot Throwing Championships at the Ford Ranger NZ Rural Games (in Palmerston North on 11 March).

I have also been in discussion with Pania Winiata from the Taihape Community Development Trust. The TCDT trustees have agreed to organise a mini-Gumboot Day on 26 February so that this will be a full community event and all will be held at Memorial Park.

As this will be a major fund-raising enterprise (for I Am Hope, and local community organisations) and an opportune second chance to have a Gumboot Day this year I request that RDC waives the hireage fee for Memorial Park.

I also write to invite you to the Day to introduce you to the Due Drop Hope Challenge crew and athletes – and to throw a gumboot, of course!

I have also arranged with Zoe that the cyclists will cycle through Marton on Monday 27 February on their way to Wellington.

I look forward to hearing from you soon about this and hope that you can make it up to Taihape on the Day.

Regards,

Eliz

Elizabeth Mortland

Secretary - New Zealand Boot-throwing Association

President - International Boot-throwing Association

10 Reports for Decision

10.1 Adoption of the Local Governance Statement

Author: Katrina Gray, Senior Strategic Planner

Authoriser: Carol Gordon, Group Manager - Democracy & Planning

1. Reason for Report

- 1.1 To present the reviewed Local Governance Statement to Council for adoption.

2. Context

- 2.1 The Local Governance Statement is required to be prepared and publicly available within six months of the triennial election.
- 2.2 The purpose of the Local Governance Statement is to provide information about how Council operates, how it makes decisions, and how members of the community can influence these processes. It supports the purpose of local government by promoting democracy and provides information on how to influence local democratic processes.
- 2.3 The reviewed Local Governance Statement is attached (Attachment 1). Once approved by Council the document will be formatted and uploaded to the website.

3. Review by the Policy/Planning Committee

- 3.1 The Policy/Planning Committee reviewed the Local Governance Statement from the 2019-2022 triennium at their 9 March 2023 meeting and have recommended the amended Statement to Council for adoption. Several updates have been proposed (tracked) to reflect updates to legislation, increase simplicity and clarity, and ensure information is current.

4. Financial Implications

- 4.1 There are no financial implications.

5. Impact on Strategic Risks

- 5.1 There are no impacts on strategic risks.

6. Mana whenua implications

- 6.1 There are no mana whenua implications.

7. Statutory Implications

- 7.1 The Local Governance Statement is required to be reviewed within six months of the local government election (section 40 of the Local Government Act 2002).

8. Decision Making Process

8.1 This item is procedural in nature and is not considered to be significant.

Attachments:

1. Local Governance Statement - with tracked changes (under separate cover)

Recommendation

That the report 'Adoption of the Local Governance Statement' be received.

Recommendation

That the Local Governance Statement be adopted [without amendment/as amended].

10.2 Support requests for the Christmas Tree by Marton Development Group

Author: Adina Foley, Senior Project Manager

Authoriser: Peter Beggs, Chief Executive

1. Reason for Report

- 1.1 This report seeks decision on the level of support by Council for the artificial Christmas tree supplied and managed by Marton Development Group (MDG).

2. Context

- 2.1 MDG is fundraising for an artificial Christmas Tree to be put up in the green area (corner of High Street and Broadway) every year to enhance the Christmas feeling in Marton.
- 2.2 Staff and MDG have been working collaboratively on anticipated operational issues and who should be responsible for each. There remain some items that MDG wish for Council to provide.
- 2.3 The power for the Council tree which was formerly lit up every Christmas, located between the Marton RSA and Citizens' Memorial Hall and the Te Ahuru Mowai playground, was cut off due to the design of the playground. Additionally, the pine tree had grown so much that it had become difficult to maintain the lights on the tree due to height risks.

3. Power at the green space (corner Broadway / High Street)

- 3.1 The question around power for the green space at Broadway and High Street in Marton has been raised by MDG and by the community group building the stage in the green space.
- 3.2 A meter or unique installation control point number (ICP) needs to be registered for anyone to connect power to this site.
- 3.3 There are various options on how this could be completed, however all options lead at one point back to Council as the land owner; ICPs can only be connected in the name of the land owner.
- 3.4 Once registered, monthly fees will occur as well as usage dependant charges.

4. Summary of responsibilities and requested support

- 4.1 The majority of the cost and commitment is with MDG, however Council staff have been asked to be responsible for a small number of items. Given Council's desire to be financially prudent, and that this project is of high community interest, staff believe these items should be considered by Council. Below is an outline of what responsibilities MDG has committed to and also what support has been requested by Council (including what implications these may have for RDC).

4.2 MDG Responsibilities

Purchase and pay for the tree
Safely Erect tree and lights every year (including tools that may be required for this e.g. ladder/scissor lift).
Safely dismantle tree and lights every year (incl. tools that may be required for this e.g. ladder/scissor lift). Maintain and store the tree when not in use.
Purchase and locate container for storage.
Implement appropriate safety measures while the tree is installed in the public space, and to prevent theft/ damage of the tree (rain, wind, theft, public safety) as much as reasonably practicable.
Make good to the ground once the tree is returned to storage

4.3 Requested support from RDC

<p>Power for the Christmas tree lights</p> <p>Implication for RDC: Operational cost, unknown but will vary depending on power requirements of lights and hours of operation. Impact considered minor.</p>
<p>Donation toward the purchase of the tree</p> <p>Implication for RDC: \$3,000 or more. Elected Members to decide level of support.</p>
<p>Building consent fee waiver (it might be possible to receive a blanket consent exemption for the life of the tree)</p> <p>Implication for RDC: Operational cost, \$318 (potentially only one off).</p>
<p>Prepare surface for the container if stored on RDC site</p> <p>Implication for RDC: Potential operational cost, depending on storage location and requirement for hard surface. Not able to be quantified.</p>
<p>Insurance:</p> <p>It was requested for RDC to take over ownership so that the tree could be insured by the Council's property insurance. RDC's insurance broker has advised that the Council's policy has a \$250,000 deductible on the Material Damage, which would put the tree under deductible.</p> <p>Ownership:</p> <p>Council may or may not choose to rates fund depreciation of the asset, should the asset be owned by Council</p> <p>Implication for RDC: If Council decides to take on the ownership of the tree, a decision will be required on rate funding depreciation of the tree.</p>

5. Financial Implications

- 5.1 Depending on the level of support Elected Members would like to commit to, there will be unbudgeted operational expenditures to Council.
- 5.2 To date no budget has been allocated to this project other than Project Management support.

6. Conclusion

- 6.1 Staff are requesting feedback from Elected Members on the level of support that may be granted to this project.
- 6.2 Should support be provided by Council, staff will work with MDG to set up an agreement clarifying roles and responsibilities of both MDG and Council for this community-led project, includes ownership and responsibility around the handling and maintain of the tree.

Recommendation 1

That the report 'Support requests for the Christmas Tree by Marton Development Group' be received.

Recommendation 2

That Council **agrees/does not agree (delete one)** to the registration of an electrical connection through an ICP under Council's name for the community groups using the green space at Broadway and High Street in Marton and fund the monthly fees and user charges for this connection, noting this is an unknown and unbudgeted operational cost to Council.

Recommendation 3

That Council **will / will not (delete one)** support Marton Development Group's purchase of the Christmas tree organised by MDG with a sum of \$_____ (enter sum), noting this is an unbudgeted operational cost to Council.

Recommendation 4

That Council **will / will not (delete one)** waive the annual Building Consent Fee (currently \$318) for the erection of the Christmas tree and associated banner.

Recommendation 5

That Council **will / will not (delete one)** support the Christmas tree project by paying a maximum of \$_____ for the preparation of the surface (if required) to support the container storing the Christmas tree, noting this is an unbudgeted cost to Council.

Recommendation 6

That Council **will / will not (delete one)** take ownership of the tree and that it **will / will not (delete one)** rates fund depreciation of the tree.

10.3 Project Management Office Report - March 2023

Author: Adina Foley, Senior Project Manager

Authoriser: Peter Beggs, Chief Executive

1. Reason for Report

This is a monthly report on the most significant projects (based on budget) currently being delivered by Council's Project Management Office (PMO).

The report for this month has been changed in its format and shared with the Assets & Infrastructure Committee who have endorsed the changes.

Constructive feedback on this style of reporting is welcomed.

2. Notes for the Report

2.1 The colours in the report follow a traffic light system of **red**, **orange** and **green** to indicate health of the *overall project* as well as health in the categories: *H&S, Programme, Cost, Quality* and *Top 5 Risks*.

2.1.1 **Green – No / low concerns**

2.1.2 **Orange – some concerns**

2.1.3 **Red – significant concerns**

2.2 The top 5 risks are included in the report; further risks and their mitigations can be found in the work plan for each project. The risks are identified and are all actively managed by the PMO office and the Project Manager assigned to the project. The risks get updated and new ones added when they have been identified. Any new risks that raise concerns will be brought back to Council as an update in the PMO report.

3. Projects Overview

Wastewater Projects

3.1 Marton to Bulls Wastewater Centralisation Project

3.2 Lake Waipu Improvement and Ratana Wastewater Treatment Project

3.3 Papakai Pump Station Taihape

Water Projects

3.4 Marton Water Strategy

Community Facilities & Other Projects

3.5 Taihape Amenities Building

3.6 Marton Civic Centre

3.7 Taihape Town Hall / Civic Centre

3.8 Marton Industrial Park and Rail Hub

4. Miscellaneous Projects and Updates

4.1 Hunterville Town Hall – earthquake strengthening and accessibility improvements

4.1.1 In the December 2022 PMO report, staff updated Council that the Detailed Seismic Assessment and Accessibility Report for the Hunterville Town Hall had been received. The report shows the NBS to be under 20%, but this figure only represents some parts of the building; as such the building is technically earthquake prone.

4.1.2 Further to this update staff have reviewed the report in more detail and sought further advice from the engineer that prepared the Seismic Assessment. There is limited risk to human life, therefore the building can remain open.

4.1.3 There were three elements that scored under 20% NBS which are:

1. Reinforced concrete wall capacity
2. Reinforced concrete column capacity
3. Roof and floor diaphragm capacity

4.1.4 Further commentary from the structural engineer confirmed, should a significant event (earthquake) occur, these three elements would likely see excessive cracks or water tightness issues in the roof, but not collapse. It was the professional opinion that these items do not pose any life safety hazards, but will result in irreparable damage to the structure.

4.1.5 One point of concern was the canopy in the front of the building. Cracks would likely cause the canopy to collapse onto the sidewalk – which would create a hazard to the public.

4.1.6 Staff have received the quote for concept level design of earthquake strengthening and improved accessibility for the Hunterville Town Hall. The Hunterville Town Hall has an earthquake rating of 20% NBS and costings have been sought for raising this to a minimum of 67% with a target of 80% NBS if reasonably practicable.

4.1.7 The cost for Preliminary design (which is not detailed enough for construction) of earthquake strengthening and improving accessibility has been received as \$45,514 excl. GST, with timeframes of 2-3 months to complete the preliminary design.

4.1.8 There is currently no budget allocated for this work; it would be anticipated that this will be operational spend.

4.1.9 There are a few options for Council's consideration:

1. Accept the quote received for the earthquake strengthening and accessibility improvements concept design of the Hunterville Town Hall, noting this is anticipated (presently) to be an unbudgeted operational spend.

OR

2. Staff investigate an alternative procurement methodology for seismic strengthening by tendering the work as a design and construct contract, noting that this is anticipated to be an unbudgeted capital spend.

OR

3. Include this work as a project for consideration in the 2024-34 Long Term Plan.

AND

4. To address the original request to improve accessibility for the Hunterville Town Hall, staff could investigate costings for wheelchair access to the hall's ground floor, noting that this may not satisfy all of the Building Code requirements on accessibility improvements if an upgrade were to be commissioned.

4.2 Property valuation for the Marton RDC owned property (see attachment)

4.2.1 As it has been requested by councillors, staff commissioned a property valuation for a number of properties in Marton which may be obsolete once the Marton Civic Centre Project is completed.

4.2.2 See attachment for details.

Attachments:

1. PMO report March - three waters projects [↓](#)
2. PMO report March - community facilities and other projects [↓](#)
3. Marton RDC properties valuations [↓](#)

Recommendation 1

That the report 'Project Management Office Report - March 2023' be received.

Recommendation 2

That staff accept the quote of \$45,514 excl. GST received for concept design of the earthquake strengthening and accessibility improvements of the Hunterville Town Hall, noting that this is anticipated to be an unbudgeted operational spend.

OR

That staff investigate an alternative procurement methodology for seismic strengthening by tendering the work as a design and construct contract and report this methodology to Council for further decision.

OR

Staff include the work to strengthen and improve accessibility for the Hunterville Town Hall as a project for consideration in the 2024-34 Long Term Plan.

Recommendation 3

To address the original request to improve accessibility for the Hunterville Town Hall, staff investigate costings for wheelchair access to the hall's ground floor (noting that this may not satisfy all the Building Code requirements for accessibility improvements if an upgrade were to be commissioned), and report this to Council for consideration.

Project Name	Project Summary	Project Lead	Est Start Date	Est Finish Date	Health/ Safety	Programme	Cost	Quality	Top 5 Risks	Project Budget	Actual Spend to date	Iwi Consultation	Key Tasks Completed	Next Steps (March Update)
Wastewater														
Marton to Bulls Wastewater Centralisation	The purpose of the project is to improve the current Marton and Bulls wastewater network to become efficient, effective, and reliable wastewater collection, treatment and disposal services in a culturally sensitive and environmentally responsible manner that meets evolving regulatory requirements and ongoing sustainable compliance. The Marton to Bulls wastewater centralisation scope includes the construction of a wastewater pipeline from Marton Wastewater Treatment Plant to Bulls Wastewater Treatment Plant, development of best practical option for the discharge, consenting, upgrades of the treatment plants at Marton and Bulls	Dave Te Maro-Geary, Adina Foley	Oct-20	Jun-25	No concerns to date	There is urgency around the delivery of a draft consenting strategy to Horizons Regional Council until the end of March to avoid further fines or legal action.	The budget is \$25mil, however it is not possible yet to put confident costs against all the components of the project	No concerns to date.	1. Infringement notices, fines or Court Order by Horizons until project is completed due to slow progress 2. Unrealistic Expectations of what can be delivered 3. Budget not sufficient for scope 4. Land not available (if land discharge) 5. Long consenting periods & unrealistic consent conditions	\$ 25,000,000	\$ 7,467,050	Ongoing meetings set up with iwi. Iwi is a partner in this project.	Pipeline construction is mostly completed, except for three crossing which need to be designed, consented and implemented. Council engaged Lowe Environmental for development of the consenting strategy. Met with Iwi to strengthen the partnership between iwi and RDC.	A significant change has been made to this project where the project management has been brought back into the PMO (enabled by the employment of a dedicated senior project manager for this project). The PMO will resume the leading role to progress this project further working with relevant experts and consultants where required. Horizon Regional Council expect draft consenting strategy by the end of March 2023. Continue iwi engagement and PUG meetings. Commence community engagement. Commence assessments of waterway impacts and capacity to receive treated wastewater from Marton and Bulls WWTP's. Planner to be engaged by end of March / early April. Awaiting proposal from GHD which includes detailed design for two bridges, resource consenting and pump station.
Lake Waipu Improvement and Ratana Wastewater Treatment	This project is a collaborative effort involving local iwi, RDC, HRC and the community of Ratana, and is partly funded (46%) by Ministry for the Environment (MfE). The project is to remove treated effluent from Lake Waipu and to dispose of it to land. The project started on 1 July 2018 with an agreement with the Ministry for the Environment (MfE) and has an estimated duration of 5 years. Construction will need to be completed by December 2023. The scope of this project includes purchase of land for disposing of treated wastewater (instead of discharge to Lake Waipu), the installation of irrigation equipment and an upgrade of the existing Rātana Pā wastewater treatment plant.	Damien Wood	Jul-18	Dec-23	No concerns to date	Construction will need to be completed by December 2023, duration of when the resource consent will be approved are unknown and further testing details have been requested by Horizon Regional Council.	Actual construction costs can only be finalised once all detail has been specified or designed and the resource consent conditions are known. The costs are expected to be more than the current estimates, however staff are evaluating all potential solutions to minimise (or eliminate) any budget overspend.	No concerns to date	1. Tight timeframe to complete project by December 2023. 2. Ongoing discharge to waterway/ Lake Waipu may be grounds for public notification of the consent application (or limited notification). 3. Unforeseen requirements/ consent conditions for RDC. 4. The approved budgets might not be sufficient to cover the full cost of the upgrade. 5. Funding by MfE is linked to milestones, if the project is delayed there is a chance of funding loss.	\$ 2,425,000	\$ 880,611	Regular meetings and updates via email by the PM. Iwi is on board with the project and its approach and supports the irrigation to land option.	Land has been found and purchased. Pipeline design started and negotiation with affected parties ongoing. Irrigation design started. Treatment plant upgrades defined. Resource consent has been lodged.	Onsite groundwater sample collection to be continued throughout the consenting period. Request for further information has been received from Horizons, team is preparing a response to Horizons (estimated to take 6-8 weeks) - high risk of delay in consenting process. Pipeline easement negotiations with landowners continue towards acquisition of easements. Iwi hui to be organised once the Resource Consent application has been advanced. Budget update report to be brought to council for decision (after consent conditions are known). Continue working collaboratively and closely with Horizons to progress the consent.
Taihape/ Papakai wastewater pump station	Design and construction of a new wastewater pump station and rising main. Includes upgrade to power supply.	Damien Wood / MDC	Jan-23	Oct-23	No concerns to date	Alternative tank design will push out programme to Sept 2023, but will result in cost savings. Power Transformer works have been delayed and are now scheduled for completion in Jul 2023	No concerns to date. Tank design variation has potential savings	No concerns to date	1. Delays due to bad weather or supply chain challenges. 2. Poor communication to residents affected by road closures.	\$ 6,358,184	\$ 511,795	Regular meetings and updates via email by the PM.	Tender has been awarded and construction has started in Jan 2023.	Finalise alternative design for fibreglass storage tanks to save cost and enhance efficiency for the construction. This saving has been estimated at \$150-200k. Alternative design is being reviewed. Pump expected to be operational by July 2023. New tank installed in September 2023. Community engagement to continue.
Water (Drinking)														
Marton Water Strategy	The Marton Water Strategy has been developed with a new bore as its foundation to replace the current source for potable water for Marton. It includes: - Construction of new raw water bore - Design of treatment plant refurbishment and consenting - Upgrades to existing treatment plant Once all the project is completed, Marton will be provided with pleasant tasting and smelling potable water that meets the NZ Drinking Water Standards. Staff will look at options for the use of the dams once Marton is drawing water from a bore. This will include looking at restoring flow to the Tutaenui Stream. All work is expected to be completed by the end of 2024.	Dave Te Maro-Geary / MDC	Jun-22	Dec-24	No concerns to date	The target completion of the end of 2024 is still expected to be achieved.	Additional costs for the new pilot hole is covered within project contingency.	No concerns to date	1. Water quality of the aquifer is not suitable 2. Water flow is not sufficient 3. Long consenting periods & unrealistic consent conditions 4. Challenges in the engineering consulting market making it difficult to secure contract for design in a timely manner.	\$ 11,000,000	\$ 1,044,064	Initial discussion held with iwi, they are very supportive	Total depth of drilling has been reached at 462m. Request For Proposals to provide Engineering & Design services for the Water Treatment Plant Upgrade has been advertised on GETS, closing 10/03/2023.	Review the two tenders received for the design services. Award tender for design. Two strata zones to be tested for flow and quality (270-287m, and 319-335m). Additional analysis of soil samples to assist with production bore design. Both strata zone have been tested. The results are being analysed and results presented back to Council including recommendations on next steps in April.

Project Name	Project Summary	Project Lead	Est Start Date	Est Finish Date	Health/ Safety	Programme	Cost	Quality	Top 5 Risks	Project Budget	Actual Spend to date	Iwi Consultation	Key Tasks Completed	Next Steps (March Update)
Community Facilities														
Taihape Amenities Building / Ngā Awa Block	This project is to build a new sports and community group facility within Taihape Amenities Park with 4 changing rooms including toilets, showers. Staff were successful in applying for external funding: \$40,000 from Four Regions Trust and \$374,000 from the Lotteries Funding.	Adina Foley	Nov-20	Apr-23	No concerns to date	Construction started March 2022. Significant delays have occurred due to bad weather and design challenges. Completion expected by mid April 2023.	Staff are being vigilant on scope changes and monitor the budget and contingencies closely.	No concerns to date	1. Risk of delays caused by bad weather, illness and supply chain challenges 2. Risk of cost overruns. 3. Risk of lengthy process to achieve CCC	\$ 4,648,757	\$ 3,061,912	Discussions have been held with Ngāti Tamakopiri, PMO to keep engaging with iwi.	Building Consent approved. Construction started. Communication updates on various channels. The building is weather tight.	Construction to continue. Interior work to continue. Communication to continue. Staff are starting on planning the opening of the building in April 2023 and will prepare comms and plans for this occasion.
Marton Civic Centre	The current Council civic buildings in Marton are earthquake prone and are required to be strengthened to meet government legislation. Council purchased several heritage buildings in Marton’s town centre with the option to restore the buildings and use them as a replacement Civic Centre/library/community hub. To identify the best way forward, a Better Business Case (BBC) was undertaken to help Council better plan the projects. The shortlist options have been presented to Council in the September 2022 meeting. Due to rising construction costs, only the bare minimum option was within the LTP budget.	Adina Foley	Oct-19	Dec-27	No concerns to date	Project scope has not yet been confirmed, LTP planned for this project to be completed in year 2-4, this is unlikely to be achieved.	Project scope has not yet been confirmed, LTP budget is \$19m, however all costed options are well above the budgeted amount.	Project scope has not yet been confirmed	Project scope has not yet been confirmed	\$19,000,000 (formally reported as \$20m in error)	\$ 290,368	Ngā Wairiki Ngāti Apa was invited to BBC workshops. Need to engage again.	Draft Better Business Case has been presented to Council in Sept 2022. Architect has created concept design for the alternative option to upgrade the existing Marton Office and Library. Cost estimates of all options are higher than the current budget.	Community to share feedback on Key Choice within the Annual Plan Consultation in March/April 2023. Next steps to be decided by Council.
Taihape Town Hall and Library Redevelopment	Council included costs for the refurbishment of the Taihape Town Hall within the 2021-31 LTP. Since the LTP was adopted, the Town Hall and Library was closed due to the earthquake risk posed to staff and the public (the detailed seismic assessment report provided a rating of only 10% of National Building Standard). To identify the best way forward, a Better Business Case (BBC) was undertaken to help Council better plan the projects.	Adina Foley	Feb-22	Dec-27	No concerns to date	Project scope has not yet been confirmed	Project scope has not yet been confirmed, LTP budget is \$9.7m, however all costed options are well above the budgeted amount.	Project scope has not yet been confirmed	Project scope has not yet been confirmed	\$ 9,700,000	\$ 121,536	Iwi were an active part of workshop panel.	Building was closed. Business case workshops completed. Concept designs of the shortlisted options have been completed. All options have been estimated by QS.	Community to share feedback on Key Choice within the Annual Plan Consultation in March/April 2023. Next steps to be decided by Council. Report on the unsolicited offer of service to strengthen the town hall and Grandstand included in this March Council Agenda.
Other & Community-Led Developments														
Marton Industrial Park and Rail Hub	The Marton Rail Hub (MRH) project is a Rangitikei District Council sponsored initiative to establish a rail hub and, in partnership with private investor/s, a log yard on currently rural designated land parallel to Makirikiri Road, Marton. A change to the District Plan is required by rezoning 65Ha from rural to industrial use. The District Plan change is currently before the Environment Court and its timeline for the decision is open ended. However, to minimise programme delay, design in support of Resource Consent submissions (assuming a positive Court outcome) is progressing in parallel. The Council is investing \$0.75M and has secured an additional \$9.1M grant funding from central government.	Mark Barnes	Oct-20	Jun-24	No concerns to date	Original completion is well delayed due to the extensive Environment Court process. The MRH programme will be reviewed following the Court decision. Design in support of Resource Consent being progressed.	Forecast costs align with approved Council and PGF funding provision.	Design deliverables align with business case.	1. Further lengthy delays due to lengthy court process 2. Design challenges in the collaboration with kiwi rail 3. Cost escalations	\$ 9,850,000	\$ 2,961,567	Discussions have been extensive with Ngā Wairiki Ngāti Apa	Environment Court submissions completed. Project financial audit completed. Contracts requiring variation identified. Resource consent-level design 60% complete.	Continued discussions with developer(s) Receive outcome of environment court.

Morgans
PROPERTY ADVISORS

COMMERCIAL | RESIDENTIAL | RURAL

COMMERCIAL VALUATION ADVISORY REPORT

**55 & 59 Grey Street & 46 High Street,
31 High Street,
27 & 29 High Street,
305 Broadway,
304, 312 & 318 Broadway,
MARTON**



PREPARED BY
REGISTERED VALUER: **K D (KEN) PAWSON**
FNZIV, FPINZ, B COM (VPM)

VALUATION DATE: **2 March 2023**

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Appendices

➤ Search Copies of Records of Title

Version Control			
Version 1 (Draft)	Date Report Completed:		7 March 2023
	Released to:	Client:	Rangitikei District Council Attention: Adina Foley
Version 2 (Final)	Date Report Completed:		21 March 2023
	Released to:	Client:	Rangitikei District Council Attention: Adina Foley



1. Executive Summary

1.1 Assets Valued

55 & 59 Grey Street & 46 High Street,
31 High Street,
27 & 29 High Street,
305 Broadway,
304, 312 & 318 Broadway,
MARTON

1.2 Instructions

We refer to emailed instructions received from Adina Foley of Rangitikei District Council on 14 February 2023 and our subsequent Scope of Works letter issued. We have been asked to provide Market Value estimates for the above properties for planning/possible sale purposes. Due to timeframe limitations we confirm that we have completed roadside inspections only for the subject properties, have made suitable investigations and can now report as follows. We have agreed to provide our reporting in an abbreviated format to assist the Council with their preliminary planning options for these properties.

This abbreviated report provides for a brief description of each property, a current market commentary, sales analysis and valuation workings.

While this report does not purport to meet with current IVS, NZIV or PINZ minimum Valuation Reporting Standards, we advise a fully compliant report can be made available in the future should you so require.

1.3 Client Name

Rangitikei District Council
Attention: Adina Foley

1.4 Property Description

Five commercial properties located within the main central business district of Marton township.

The sites include four 'improved' properties and one 'bare-land' property. We understand that most of the buildings on the improved properties are deemed 'earthquake prone'. Also, there are varying degrees of Asbestos materials.

We note that the Marton Restrooms (27 High Street) and the Abraham and Williams Building, the Cobbler Building and the Davenport Brothers Building (all within the 304, 312 and 318 Broadway parcel) are subject to Historic Places Category 2 listings. These factors, along with others, have been considered in making our assessment of market value.

1.5 Date of (Roadside) Inspection

2 March 2023

1.6 Purpose

To assess "Market Value" for planning/possible sale purposes.



1.7 Valuation Estimates

Address	Land Area (sq m)	Value of Improvements	Land Value	Total Market Value
55 Grey St, 59 Grey St and 46 High St	5666	\$ 599,000	\$ 901,000	\$ 1,500,000
31 High St	740	\$ 259,000	\$ 155,000	\$ 414,000
27 High St and 29 High St	861	\$ 109,000	\$ 172,000	\$ 281,000
305 Broadway	1607	\$ 9,000	\$ 297,000	\$ 306,000
304 Broadway, 312 Broadway and 318 Broadway	1687	\$ 127,000	\$ 295,000	\$ 422,000

Estimated values all plus GST and are subject to Critical Assumptions contained in Section 1.10 of this Report.

1.8 Critical Assumptions

Our valuation assumes the following:

- That the properties comply with the terms and conditions of all relevant legislation and the requirements of Territorial Authorities, except as detailed herein.
- This advisory report has been prepared for value guidance only and is not intended to be a structural geotechnical or environmental survey. No enquiries in respect of any property or of any improvements erected thereon have been made or any sign of timber infestation or other defect whether latent, patent or structural.
- That the sites are free of any land contamination that would restrict continued industrial use.
- That, given the client preferred us not to complete on-site inspections, any assumptions as to the size/construction/condition etc of the buildings is proven as correct.

1.9 Valuation Approaches & Methodology

Our assessment of Market Value has considered the following approaches and methodology:

- **Income Approach** – Provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset. The capitalisation of the actual or potential market rental income having regard for yields as derived from sales of comparable property to which we have made an allowance for strengthening, refurbishment, demolition.
- **Market Approach** – Provides an indication of value by comparing the asset with comparable assets for which price information is available.

Depending on the various attributes, the most appropriate approach has been utilised for each property.



1.10 Valuation Standards

We reference the following International Valuation Standards 2022 (IVS Effective 31 January 2022), the Australian and New Zealand Guidance Papers for Valuers and Property Professionals (GPVPP):

➤ International Valuation Standards

Glossary

Framework

General Standards

- IVS 101 Scope of Works
- IVS 104 Bases of Value
- IVS 105 Valuation Approaches and Methods

Note: Departure from the above IVS 2022 standards:

- IVS 102 Investigation and Compliance (due to roadside inspections)
- IVS 103 Reporting (due to the abbreviated format of the report)

Asset Standards

- IVS 400 Real Property Interests

➤ Guidance Papers for Valuers and Property Professionals (GPVPP)

ANZ Valuation Guidance Papers

- ANZVGP 110 Consideration When Forming an Opinion of Value When There is a Shortage of Market Transactions
- ANZVGP 111 Valuation Procedures – Real Property

ANZ Property Guidance Papers

- ANZPGP 201 Disclaimer Clauses & Qualification Statements

NZ Valuation Guidance Papers

- NZVGP 501 Goods & Service Tax (GST) in Property
- NZVGP 505 Assessing Rental Value
- NZVGP 506 Valuation of Contaminated Land

1.11 Reporting Valuer

This Valuation report is prepared by Ken Pawson, a Registered Valuer, a Fellow of the New Zealand Institute of Valuers and a Fellow Member of the Property Institute of New Zealand. Ken Pawson holds a current Practicing Certificate (No 580) and has in excess of 25 years valuation experience within the central and lower North Island regional markets assessing rural, residential, commercial and industrial property.



1.12 Certification

Experience

The principal signatory has a minimum of five years experience in valuing the subject class of asset, has all appropriate qualifications and registrations enabling them to practice as a valuer and has not been subject at any stage to disciplinary action by the relevant professional governing body.

Independence

The signatory has no direct or indirect pecuniary or other interests in the property being valued, and is not aware of any other potential conflicts of interest.

Professional Indemnity Cover

We certify that Pawson Property Solutions Limited holds current professional negligence insurance for an amount not less than the assessed value of the subject property.

1.13 Compliance Statement

Morgans Property Advisors can confirm that, unless stated otherwise:

- *This Valuation does not comply fully with the International Valuation Standards 2022 (IVS Effective 31 January 2022) due to roadside nature of the inspections and the abbreviated format of the report. Departures from IVS 2022 include but are not limited to IVS 102 Investigation and Compliance and IVS 103 Valuation Reporting Standards*
- *The Valuer has made a roadside inspection of each property, but as instructed only an abbreviated report is provided*
- *The valuation was performed in accordance with the PINZ/NZIV Code of Ethics and Rules of Conduct. As a member of both NZIV and PINZ the NZIV Code of Ethics takes precedence*
- *The statements of fact presented in this report are correct to the best of the Valuer's knowledge*
- *The analyses and conclusions are limited only by the reported assumptions and conditions*
- *The Valuer's fee is not contingent upon any aspect of the report*
- *The Valuer has no interest in the subject property*
- *The Valuer has satisfied professional education requirements*
- *The Valuer has experience in the location and category of the property being valued*
- *No-one, except those specified in the report, has provided professional assistance in preparing the report*

1.14 General Valuation Policies

This valuation and all valuation services are provided by Pawson Property Solutions Limited (trading as Morgans Property Advisors) solely for the use of the addressee. Pawson Property Solutions Limited does not and shall not assume any responsibility for any person other than the client for any reason whatsoever including breach of contract, negligence (including negligent misstatement) or wilful act of default of itself or others by reason of or arising out of the provision of this valuation or valuation services. Any person, other than the client, who uses or relies on this valuation does so at their own risk. This valuation has been completed for the specific purpose stated in this report. No responsibility is accepted in the event that this report is used for any other purpose.

This report is relevant as at the date of preparation and to circumstances prevailing at the time. However, within a changing economic environment, returns on investment and values can be susceptible to variation - sometimes over a relatively short time scale. We therefore strongly recommend that before any action is taken involving acquisition, disposal, borrowing, restructuring, or any other transaction that you consult us.



Pawson Property Solutions Limited has a policy of not contracting out of the provisions of the Consumer Guarantees Act. Accordingly, where there is any conflict between any statement in this report and Consumers Guarantees Act 1993, the latter shall prevail.

Neither the whole nor any part of any valuation report, or any reference to the same may be included in any published document, circular or statement without our written approval as to the form and context in which it may appear.

Yours faithfully

Pawson Property Solutions Ltd

K D (Ken) Pawson (Director)

Registered Valuer, FNZIV, FPINZ, B Com (VPM)

MISSION STATEMENT

"To provide accurate valuation and property advice that is professionally presented on time to maximise the benefit to our clients".



2. Legal and Statutory Details

2.1 Legal Description

Address	Title Identifier	Legal Description	Area (Sq m)	Capital Value
55 Grey St	WN15B/318	Lot 2 Deposited Plan 42469	1395	\$ 330,000
59 Grey Street	WN5/115	Allotment 76 Deposited Plan 14	1088	\$ 185,000
46 High Street	WN5/103	Allotment 75 Deposited Plan 14	1088	\$ 680,000
	WN15/11	Part Lot 74 Deposited Plan 14	759	
	WN15/12	Part Lot 74 Deposited Plan 14		
	WN15/243	Part Allotment 73 and Part Allotment 74 Deposited Plan 14	379	
	WN81/212	Part Lot 73 Deposited Plan 14	424	
	WN20/3	Part Allotment 73 Deposited Plan 14	506	
	WN22B/175	Lot 1 Deposited Plan 53074	27*	
Total			5666	\$1,195,000

*Appears not assessed for RV purposes

Address	Title Identifier	Legal Description	Area (Sq m)	Capital Value
31 High Street	Part WN782/13	Lot 4 Deposited Plan 19833	<u>740</u>	\$ 305,000 (Pt)
Total			740	\$ 305,000 (Pt)

27 High Street	WN211/140	Lot 2 Deposited Plan 19833	444	\$ 143,000
29 High Street	Part WN872/88	Lot 3 DP 19833	417	\$ 102,000
Total			861	\$ 245,000

305 Broadway	WN55B/553	Lot 2 Deposited Plan 88285	<u>1607</u>	\$ 221,000
Total			1607	\$ 221,000

304 Broadway	WN17D/1046	Lot 2 Deeds Plan 11	807	\$ 180,000
312 Broadway	WN309/203	Lot 1 Deposited Plan 6521	210	\$ 105,000
318 Broadway		Part Section 17 Rangitikei Agricultural Reserve and being Lot 2 Deposited Plan 6521 and being Part Lot 1 Application Plan 3126	<u>670</u>	\$ 235,000
Total			1687	\$ 520,000



2.2 Resource Management

Operative Rangitikei District Planning Scheme		
Address	Zoning	Overlays
55 & 59 Grey St & 46 High St	Residential	Nil
31 High St	Commercial	Parts of the site are zoned Indicative Flood Zone & Flood Level 2
27 & 29 High St	Commercial	Parts of the site are zoned Indicative Flood Zone & Flood Level 2 Historic Heritage H35 on 27 High St
305 Broadway	Commercial	All of the site is zoned Indicative Flood Zone, part zoned Flood Level 2
304, 312 & 318 Broadway	Commercial	All of the site is zoned Indicative Flood Zone, part zoned Flood Level 2 Historic Heritage H18, H21 and H22

As per Resource Management Act 1991 the subject is considered a Permitted Activity under the above scheme.

2.3 Zoning Effect

No adverse effects.

2.4 Highest & Best Use

In assessing market value we firstly consider the issue of 'highest and best use'. The 'highest and best use' is the use of an asset that maximises its potential and that is possible, legal, and financially feasible. The 'highest and best use' may be for continuation of the asset's existing use or for some alternative use.

Highest and best use for the subject properties is likely to be as developed commercial/industrial sites.



3. Description of Land & Improvements

3.1

55 & 59 Grey Street & 46 High Street – Main Council Depot

Land Area (Sq m)	5,666 sq m.
	A slightly irregular shaped site with level contour and three street frontages.
Building Ages	Main – 1923 Annex – 1982 Asset Building – 1936 Workshop (fire) - 1952
General description	Mixture of quite modern standard (yet with old structures) main offices/amenities (Main building and Annex building), to assumed more dated premises (Asset building), plus higher stud workshop/fire building.
Other Improvements	Includes larger areas of sealed car park/access spaces, landscaping and site fencing.
Condition at Inspection Date	Assumed average/good condition to the main and Annex building with fair/average functional condition to the other two buildings.
Seismic Matters	We have been provided with a detailed Seismic Assessment Report for 46 High Street which shows a seismic rating of 15% of the New Zealand Build Standard (NBS).
Special Comment (if required)	Underlying Residential zoning.



Main building



Workshop/fire building



3.2

31 High Street, Library and Civil Defence

Land Area (Sq m)	740 sq m (the instructing plan excludes Lot 5 and Lot 7 to the rear). A slightly irregular shaped, corner site with level contour.
Building Age	Circa 1916.
Construction Details	Concrete walls and a mixture of corrugated iron and tray profile iron roof. Scaling from plans shows around 285 sq m of offices/amenities and 195 sq m of mostly open plan library space.
Other Improvements	Includes sealed car park spaces and basic landscaping.
Condition at Inspection Date	Overall fair/average.
Seismic Matters	We have been provided with a detailed Seismic Assessment Report for the property which shows a seismic rating of 18% of the New Zealand Build Standard (NBS).
Special Comment (if required)	As noted, the land area is less than the title area given the instructing plan does not include the access strip (Lot 5 DP 19833) along the back boundary nor a separate small parcel (Lot 7 DP 19833) to the rear of 27 High Street.



From High Street



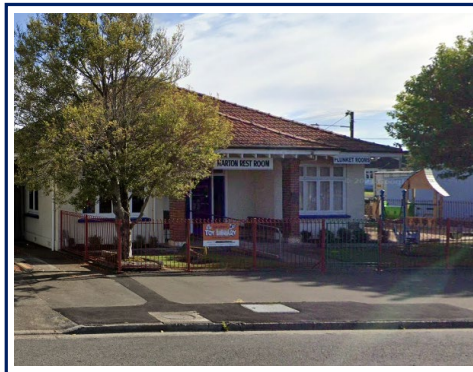
From Blackwell Street



3.3

27 & 29 High Street, Toy Library and Rest Rooms

Land Area (Sq m)	861 sq m (the instructing plan excludes Lots 6 to the rear). Two lots providing a trapezoidal shaped site with level contour and good frontage to High Steet.
Building Age	Circa 1927.
Construction Details	Understood to include insitu concrete walls, timber framed internal walls and a clay tile roof.
Other Improvements	Includes sealed rear car park spaces, playground and associated fencing.
Condition at Inspection Date	Overall fair/average.
Seismic Matters	We have been provided with a detailed Seismic Assessment Report for the property which shows a seismic rating of <10% of the New Zealand Build Standard (NBS).
Special Comment (if required)	Again, the land area is less than the title area given the instructing plan does not include the access strip (Lots 6 DP 19833) along the back boundary. Note: The building is subject to a Category 2 Historic Places Trust Listing which will likely make any redevelopment such as demolition, alteration, subdivision etc a Restricted Activity.



From High St (photo from Street-View)



From rear carpark



3.4

305 Broadway

Land Area (Sq m)	1,607 sq m.
	An almost square, corner site with flat contour and good street profile.
Improvements	Limited to around 350 sq m of hard stand plus site fencing between the main grassed area and the hard stand.
Condition at Inspection Date	Tidy/landscaped.
Special Comment (if required)	It appears the demolition of a past building on this site has left the south wall of the adjoining building unstable. Supporting struts currently extend onto the north west end of the subject site.



Looking north over Lower High Street



Looking south east from Broadway



3.5

304, 312 & 318 Broadway

Land Area (Sq m)	1,687 sq m.
	A nearly square, corner site with level contour.
Buildings Age	Appear mostly early 1900's.
Construction Details	Mostly two storey with a mixture of concrete/masonry brick walls and corrugate iron roof cladding of various pitches. Include retail to ground floor and presumably past residential or shop storage upstairs. We understand the buildings are all vacant.
Other Improvements	Sealed rear (internal) courtyard.
Condition at Inspection Date	Overall fair only.
Seismic Matters	We have been provided with a detailed Seismic Assessment Report for the property which shows a seismic rating of 15% of the New Zealand Build Standard (NBS).
Special Comment (if required)	All three buildings are subject to Category 2 Historic Places Trust Listings which will likely make any redevelopment such as demolition, alteration, subdivision etc a Restricted Activity.



From Broadway



Rear Courtyard

3.6 *Note: This report has been prepared for valuation purposes only and is not intended to be a structural, geotechnical or environmental survey. No enquiries in respect of any property, or of any improvements erected thereon, has been made for any sign of timber infestation, asbestos or other defect, whether latent, patent or structural.*



4. Market Considerations

- 4.1 In its attempt to curb annual inflation, the Reserve Bank has progressively increased the Official Cash Rate to the current 4.75%. This was the tenth consecutive increase from October 2021 when the OCR was a record low of 0.25%.

With the persistence of the inflation rate, there is a strong prospect of further OCR increases and the likelihood that Banks continue to deposit and mortgage rates. Given this, property yield levels have limited further downward movement and logically may face increasing upward pressures.

Market uncertainty and reduced confidence in some sectors including tourism and retail will continue to be a consideration for the medium term as the prospect of a looming depression plays a part in the national and international market. The government has phased out most restrictions and 'lockdowns' seem a thing of the past (unless a new virulent strain emerges). The opening of the borders has also seen a re-emergence of our tourism industry. Regular reviews of market value assessments are recommended.

Demand for investment properties remains in distinct markets. The preferred investment property, and one where demand remains insatiable, includes those properties that are new and/or seismically strong, are well tenanted with a strong lease covenant, well located and there is some prospect of rental growth over the lease term certain.

Where the above criteria are met then yields have been forced downwards to record low levels. For Whanganui and other regional centres, yields in the range 5.50% - 6.50% are now relatively commonplace. In certain instances, and for properties in the more accessible price brackets, then yields below 5.50% have been achieved.

Conversely for those properties that are perhaps older and do not exhibit all the requisite characteristics then yields in the range 8.0% - 9.0% have been achieved. Most purchasers remain averse to risk. Where there is a shortcoming or stigma then same are inevitably reflected in the final "yield".

The "secondary" investment market is much more circumspect and subdued. Active investors that are experienced in the market often will recognise scope and the opportunity to "add" value. Notwithstanding the continued uncertainty around the costs associated with earthquake strengthening or properties which are earthquake prone remain foremost. This situation has been exacerbated by the requirements of lenders understanding the seismic status of a building.

For properties that are vacant or are about to fall vacant then purchasers remain circumspect. It is not unusual to see yields in the range 8.50% plus. Owner occupiers are often in this market.

Given upward OCR and trading bank interest pressures, while there remains significant investor monies seeking property investment, it appears that further reductions in yields face stronger "headwinds".

The impact on the property market at time of writing may be limited however there is the feeling that the impact of Covid-19 on consumer confidence may not yet be fully realised. Some caution on property value expectations may be appropriate.



5. Sales Evidence

5.1 In arriving at our assessment we have collated and analysed a number of sales. While the sales may not be necessarily directly comparable with regards to location/construction, by having regard to such sales data, we are provided with a guideline for assessing the value of both the land and the improvements. A sample of these sales are included below.

5.2 FIRSTLY, INNER TOWNSHIP COMMERCIAL PROPERTIES

266 BROADWAY



\$250,000
April 2022

Sale of the Property Brokers building in downtown Marton. Appears to have sold to at least one of the principals of Property Brokers who were previously renting the premises. Based on last advised rental (considered significantly under-rented) the sale price provides a yield of 6%.

Floor area of approximately 420 sq m.
Land area 460 sq m. **R.V.** \$190,000.

216 BROADWAY



\$260,000
March 2021

Sale of an older style, two storey commercial premises (previously takeaways and book shop) on the western side of Broadway. Service lane access to the rear boundary. Equates to \$517 per sq m (land) gross of buildings.

Floor area of approximately 360 sq m.
Land area 503 sq m. **R.V.** \$225,000.

222 BROADWAY



\$240,000
March 2021

Sale of an older style, extended two storey commercial premises (Marton Outdoor Power) on the western side of Broadway. Service lane access to the rear boundary. Equates to \$311 per sq m (land) gross of buildings.

Floor area of approximately 327 sq m.
Land area 771 sq m. **R.V.** \$224,000.



14 12- HIGH ST



\$380,000
March 2022

Sale of the former BNZ bank building in downtown Marton. Includes the former banking chamber etc on ground floor (converted for residential bedroom use) and a self-contained, two bedroom flat upstairs.

Floor area of approximately 440 sq m.
Land area 784 sq m. **R.V.** \$185,000.

189 175- BROADWAY



\$395,000
August 2021

Vacant possession sale of the former Bloomers Garden Centre property in Marton Township. Includes a larger site with the main building in the middle of the site and a smaller building on the left boundary.

Floor area of approximately 148 sq m.
Land area 1,163 sq m. **R.V.** \$190,000.

303 297- BROADWAY



\$250,000
June 2021

An older (private) sale of the Cooks Bar and Cafe, with TAB and Gaming Machines etc. Located in the heart of Marton CBD and being an older building with a more modern facade. Includes dual street frontages (backs onto Hair Street) and sealed rear carpark. Analyses to \$290 per sq m gross of buildings.

Floor area of approximately 860 sq m.
Land area 1,928 sq m. **R.V.** \$360,000.

**5.3 SECONDLY, OUTER TOWNSHIP COMMERCIAL AND INDUSTRIAL PROPERTIES****30 HIGH ST**

\$350,000
December
2022

Private sale of a light industrial property with good profile to High Street. Includes an estimated 1990's built, lightweight garage/workshop with front canopy as the main improvement. Balance of land being of asphalt and metal hardstand. Analyses to \$432 per sq m gross of improvements or \$309 per sq m net of improvements.

Floor area of approximately 110 sq m.
Land area 809 sq m. **R.V.** \$210,000.

16 STATION RD

\$310,000
August 2021

Sale of a small industrial premises with modernised office/amenities space to the front and warehousing to the rear. Also around 200 sq m of side access/yard space. Backs onto a stream, leaving more like 625 sq m (74%) effective land area. Equates to \$496 per sq m of effective land, gross of building.

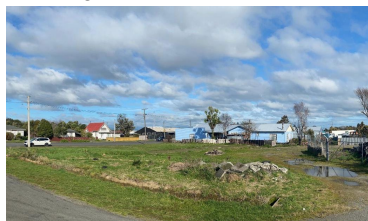
Floor area of approximately 240 sq m.
Land area 847 sq m. **R.V.** \$310,000.

80 MILL ST

\$349,000
January 2022

Vacant possession sale of an industrial yard with a three bay workshop/store shed with one further (lean-to) enclosed bay and one further (lean-to) open bay. Sold with vehicle hoist and with vehicle inspection pit. Further includes a tidy amenities structure with sink bench, hob, shower and toilet. After allowing for land value, amenities building and yard, the main workshop analyses to around \$910 per sq m net rate. On our estimate of market rental, sale provides for a yield of 6.7%.

Floor area of approximately 143 sq m.
Land area 1,012 sq m. **R.V.** \$230,000.

7 MAIN ST

\$185,000
October 2021

Sale of a Commercial zoned bareland corner section in Marton Township. No improvements, flat contour. Equates to \$91.44 per sq m land.

Floor area of approximately 220 sq m.
Land area 2,023 sq m. **R.V.** \$250,000.

4 2- WAITERE ST

\$325,000
August 2022

Sale of a commercial zoned site with a large (931 sq m), 1950's built commercial building as the main improvement. Also a street-side domestic garage. Balance of site remains as undeveloped (in grass). Structures appear to have included deferred maintenance. After allowing \$241,000 for land and \$15,000 for the garage etc, the building has a net rate of \$74 per sq m.

Floor area of approximately 931 sq m.
Land area 2,680 sq m. **R.V.** \$245,000.



5.4 THIRDLY, INNER CITY COMMERCIAL PROPERTIES IN WHANGANUI

55 VICTORIA AV



\$355,000
January 2022

Sale of the Country Lane building, being an estimated early 1900's built, two storey retail building. Likely earthquake prone. Based on estimated passing rental.

Floor area of approximately 640 sq m.
Land area 273 sq m. **R.V.** \$200,000.

139 VICTORIA AV



\$300,000
August 2021

Sale to an out of town investor of a two storey, estimated 1920's built retail premises currently occupied by The Bed Barn. Understood earthquake prone with single digit %NBS. Further includes carparking to the rear accessed by way of service lane. Has been leased back to the Bed Barn with rental providing for a 8.3% yield on purchase price.

Floor area of approximately 350 sq m.
Land area 511 sq m. **R.V.** \$290,000.

201 -203 VICTORIA AV

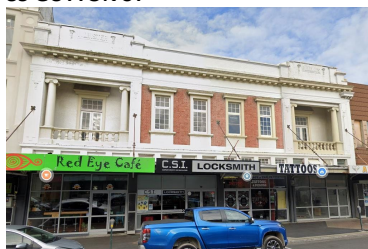


\$342,000
December 2022

Sale of a two story, 1924 built building (assumed as earthquake prone) on a corner site in central Whanganui. Includes a mixture of commercial and residential use.

Floor area of approximately 740 sq m.
Land area 611 sq m. **R.V.** \$390,000.

85 GUYTON ST



\$300,000
August 2021

Sale of the Ilminster Building, a heritage listed, early 1900's built, two storey, earthquake prone building just off Victoria Avenue. Includes four retail tenancies plus flats above.

Floor area of approximately 571 sq m.
Land area 618 sq m. **R.V.** \$315,000.



5.5 The above sales (sorted by land area) provide for the following metrics:

Full Address	Sale Date	Sale Price	Land Area	SP/Land Area Gross of Improvements	RV	Ratio (SP:RV)	Floor Area (sq m)
INNER MARTON TOWNSHIP							
266 BROADWAY	Apr-22	\$ 250,000	460	\$ 543	\$ 190,000	1.32	420
216 BROADWAY	Mar-21	\$ 260,000	503	\$ 517	\$ 225,000	1.16	360
222 BROADWAY	Mar-21	\$ 240,000	771	\$ 311	\$ 224,000	1.07	327
14 12- HIGH ST	Mar-22	\$ 380,000	784	\$ 485	\$ 185,000	2.05	440
189 175- BROADWAY	Aug-21	\$ 395,000	1163	\$ 340	\$ 190,000	2.08	148
303 297- BROADWAY	Jun-21	\$ 250,000	1928	\$ 130	\$ 360,000	0.69	860
MARTON INDUSTRIAL/OUTLYING							
30 HIGH ST	Dec-22	\$ 350,000	809	\$ 433	\$ 210,000	1.67	110
16 STATION RD	Aug-21	\$ 310,000	847	\$ 366	\$ 310,000	1.00	240
80 MILL ST	Jan-22	\$ 349,000	1012	\$ 345	\$ 230,000	1.52	143
7 MAIN ST	Oct-21	\$ 185,000	2023	\$ 91	\$ 250,000	0.74	220
4 2- WAITERE ST	Aug-22	\$ 325,000	2680	\$ 121	\$ 245,000	1.33	931
WHANGANUI CENTRAL							
55 VICTORIA AV	Jan-22	\$355,000	273	\$ 1,300	\$ 200,000	1.78	640
139 VICTORIA AV	Aug-21	\$300,000	511	\$ 587	\$ 290,000	1.03	350
201 -203 VICTORIA AV	Dec-22	\$342,000	611	\$ 560	\$ 390,000	0.88	740
85 GUYTON ST	Aug-21	\$300,000	618	\$ 485	\$ 315,000	0.95	571

5.6 Comment:

With the exception of the property at 175-189 Broadway, all of the first cluster of sales (Inner Marton Township) are likely to require significant seismic upgrade work. Their value range is between \$240,000 and \$395,000 yet none have the scale (floor area and land area) of the Grey St/High St and 304-318 Broadway subject properties.

With such small sample sizes, it is difficult to pick trends but overall we note higher per sq m (of land) rates for the smaller sites. Essentially a law of diminishing returns. The Inner Marton Township sales provide a range of per sq m (land) of between \$130 and \$543 per sq m however if the 297-303 Broadway (Cooks Bar and Café) is excluded, the range is tighter at between \$311 and \$543 .per sq m.

The Marton Outlying/Industrial sale are mostly of lower per sq m values, given less central location and, in some cases, only limited industrial improvements.

The Whanganui sales have been included to provide an upper level of value. These sales are quite tightly clustered in the \$300,000 to \$355,000 range but with higher per sq m rates. There are other (older sales and not included in this selection) of central Whanganui earthquake prone buildings with sale prices of \$500,000 and more. Whanganui is a stronger market given the larger population base.



The only indicator of land value, is that of 7 Main Street at \$91 per sq m. This being a large, industrial zoned site in a lesser location when compared to the subject properties. Our expectation is of higher land values in the Broadway, High Street etc locations.

The Grey Street/High Street subject property (main council buildings) is on Residential zoned land. While not included in the above selection of sales, we have researched Marton residential sections over the past year and note around 12 sales with section sizes of between 417 sq m and 800 sq m and with a sale price range of between \$139,100 and \$195,000 (these residential sales being inclusive of GST). Per sq m rates range between \$200 per sq m and \$334 per sq m.



6. Valuations

6.1 In arriving at our assessment of Market Value we have considered three different approaches, depending on the attributes of the respective subject properties. Approaches used include the Income Approach (potential market rental capitalised at a market derived yield rate to provide indicated investment value) and the Market Approach (direct sales comparison).

6.2 The respective properties have been valued as follows:

55 AND 59 GREY STREET AND 46 HIGH STREET - MAIN COUNCIL DEPOT

While having seismic strength issues on the main (finance) building and asbestos issues within each of the four buildings, the property, in our opinion, would still find a ready market. The buildings appear functional enough to be worth strengthening. Alternatively, they should be able to be rented in their current state, albeit not to government or some corporate tenants.

The Income approach has been applied to determine Total Market Value i.e. an estimated market rental of \$138,000 per annum has been assessed for the three main buildings (Finance, Assets and Fire) as well as the areas of hardstand parking/access etc.

This rental has then been capitalised to value and the added value of 'surplus land' (land fronting Grey Street that is not developed and not included in the rental area) added back as follows:

Market Net Rental as Assessed	\$	138,000
Then capitalised at	11.50%	(reflective of market reaction to seismic/asbestos 'issues')
Provides Indicated Income Value	\$	1,200,000
Plus for Added Value of Surplus Land	\$	<u>300,000</u>
Indicated Investment Value plus GST, if any (rounded)	\$	1,500,000

Land Content

There is a strong underlying land value with this site. The land is Residential zoned and, if not occupied by current structures, would be well suited to intensive residential subdivision. To this extent, we have assessed the land value on the basis of a hypothetical residential subdivision, working through the process of assessing the gross realisation of nine residential sections (average size 632 sq m) attaining an average of \$165,000 per section. After allowing for fees, costs of services, profit and risk etc a block land value of \$901,000 excluding GST has been assessed.

The estimated Market Value can therefore be apportioned as follows:

Buildings and other Improvements	\$	599,000
Land	\$	<u>901,000</u>
Land and Buildings	\$	1,500,000
Chattels	\$	<u>Nil</u>
Total Market Value plus GST, if any	\$	1,500,000

**31 HIGH STREET - LIBRARY SITE**

Again considered functional enough to be retained, with allowances for strengthening etc.

The Income Approach has again been considered most appropriate for this property with an estimated market net rental of \$48,306 per annum, being capitalised to value as follows:

Passing Rent Net of Operating Expenses	\$	47,606
Then capitalised at	11.50% (reflective of market reaction to seismic/asbestos 'issues')	
Provides Indicated Income Value	\$	413,968
Indicated Investment Value plus GST, if any (rounded)	\$	414,000

Land Content

A commercial zoned, corner site. There is very limited market evidence for commercial land in Marton however consideration has also been given to industrial and residential value levels in assessing the land value at \$210 per sq m.

The estimated Market Value can therefore be apportioned as follows:

Buildings and other Improvements	\$	259,000
Land	\$	155,000
Land and Buildings	\$	414,000
Chattels	\$	Nil
Total Market Value plus GST, if any	\$	414,000

**27 AND 29 HIGH STREET - TOY LIBRARY/REST ROOM SITE**

Again considered functional enough to be retained, with allowances for strengthening etc.

Within the Income Approach, we have estimated a market net rental of \$23,330 per annum (as offices or similar) being capitalised to value as follows:

Passing Rent Net of Operating Expenses	\$	26,708
Then capitalised at	9.50%	
Provides Indicated Income Value	\$	282,132
Indicated Investment Value plus GST, if any (rounded)	\$	281,000

Land Content

Similar comments to 31 High Street but without the benefit of corner site profile. Land has therefore been assessed at \$190 per sqm and the estimated Market Value apportioned as follows:

Buildings and other Improvements	\$	109,000
Land	\$	172,000
Land and Buildings	\$	281,000
Chattels	\$	Nil
Total Market Value plus GST, if any	\$	281,000

305 BROADWAY

A high profile corner site with Commercial zoning. Improvements are limited to some fencing and asphalt hardstand. Again, there is very limited market evidence for commercial land in Marton however consideration has been given to industrial sales (base rate) and what has been paid for similar profile sites in other centres. and residential value levels in assessing the land value at \$200 per sq m.

Improvements (limited to fencing and part asphalt hardstand)	\$	9,000
Land	1,606 sq m @ 185 per sq m =	\$ 297,110
Provides Indicated Value	\$	306,110
Indicated Market Value plus GST, if any (rounded)	\$	306,000

i.e.

Improvements	\$	9,000
Land	\$	297,000
Total Market Value plus GST, if any	\$	306,000

**304, 312 AND 318 BROADWAY**

Includes three, two storey commercial buildings along with a rear courtyard area. The buildings all appear early 1900's built and are unoccupied and earthquake prone. Redevelopment is the most likely option for this property, the structures considered to be too daunting for most developers to touch (particularly given modest rental levels if redeveloped).

The properties are similar to most of the comparable sales denoted as being Inner Marton Township and as such, we have applied the Market Approach to the valuation. Direct sales comparison has been made on the basis of total market value per sq m (of land). On this basis, we estimate market value as follows:

Total Land Area	1,687	sq m @	250	per sq m (gross of improvements) =	\$	421,750
-----------------	-------	--------	-----	------------------------------------	----	---------

Indicated Market Value plus GST, if any (rounded)	\$	422,000
--	-----------	----------------

Estimated Market Value apportioned as follows:

Added Value of Improvements	\$	127,000
Land	\$	295,000
Total Market Value plus GST, if any	\$	422,000

We thank you for your instructions. If you have any queries please do not hesitate to contact the writer.

Morgans Property Advisors

21 March 2023



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN55B/553**
Land Registration District **Wellington**
Date Issued 16 November 1999

Prior References
WN27C/262 WN597/127

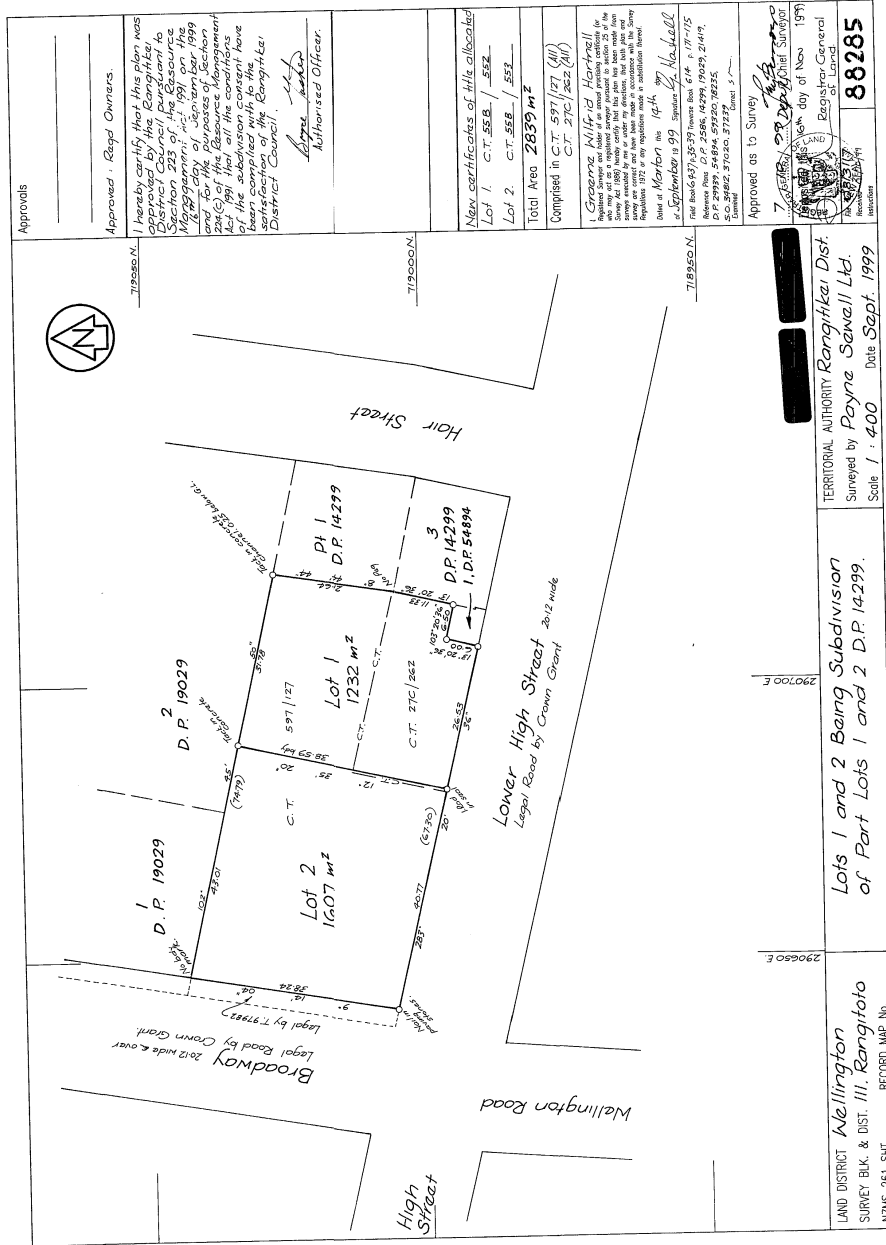
Estate Fee Simple
Area 1607 square metres more or less
Legal Description Lot 2 Deposited Plan 88285
Registered Owners
Rangitikei District Council

Interests
B645286.2 Encumbrance to Lion Nathan Limited - 8.1.1998 at 2.53 pm

ITEM 10.3 ATTACHMENT 3

Identifier

WN55B/553



Transaction ID 649062
Client Reference icampbell002

Search Copy Dated 07/03/23 8:47 am, Page 2 of 2
Register Only



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **WN211/140**

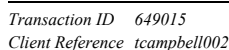
Land Registration District **Wellington**

Date Issued 28 August 1912

Prior References
30/568

Estate Fee Simple
Area 444 square metres more or less
Legal Description Lot 2 Deposited Plan 19833
Registered Owners
Mayor Councillors and Burgesses of the Borough of Marton

Interests





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **WN872/88**
Land Registration District **Wellington**
Date Issued 04 December 1959

Prior References
WN337/267

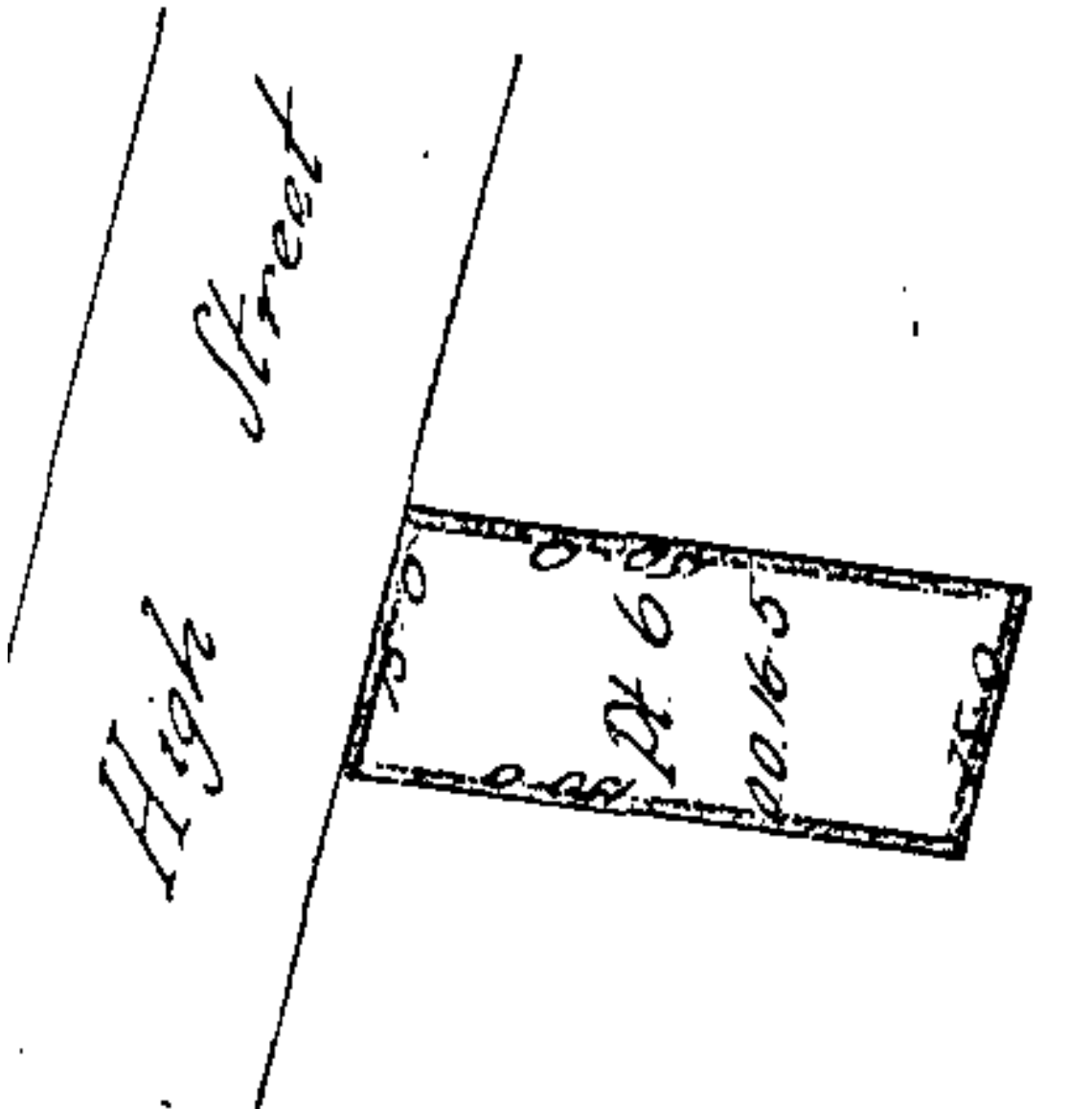
Estate Fee Simple
Area 417 square metres more or less
Legal Description Part Lot 6 Deeds Plan 480
Registered Owners
Marton Borough Council

Interests

ITEM 10.3 ATTACHMENT 3

Identifier

WN872/88



Transaction ID 649005
Client Reference tcampbell002

Search Copy Dated 07/03/23 8:40 am, Page 2 of 2
Register Only



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN782/13**

Land Registration District **Wellington**

Date Issued 21 March 1958

Prior References

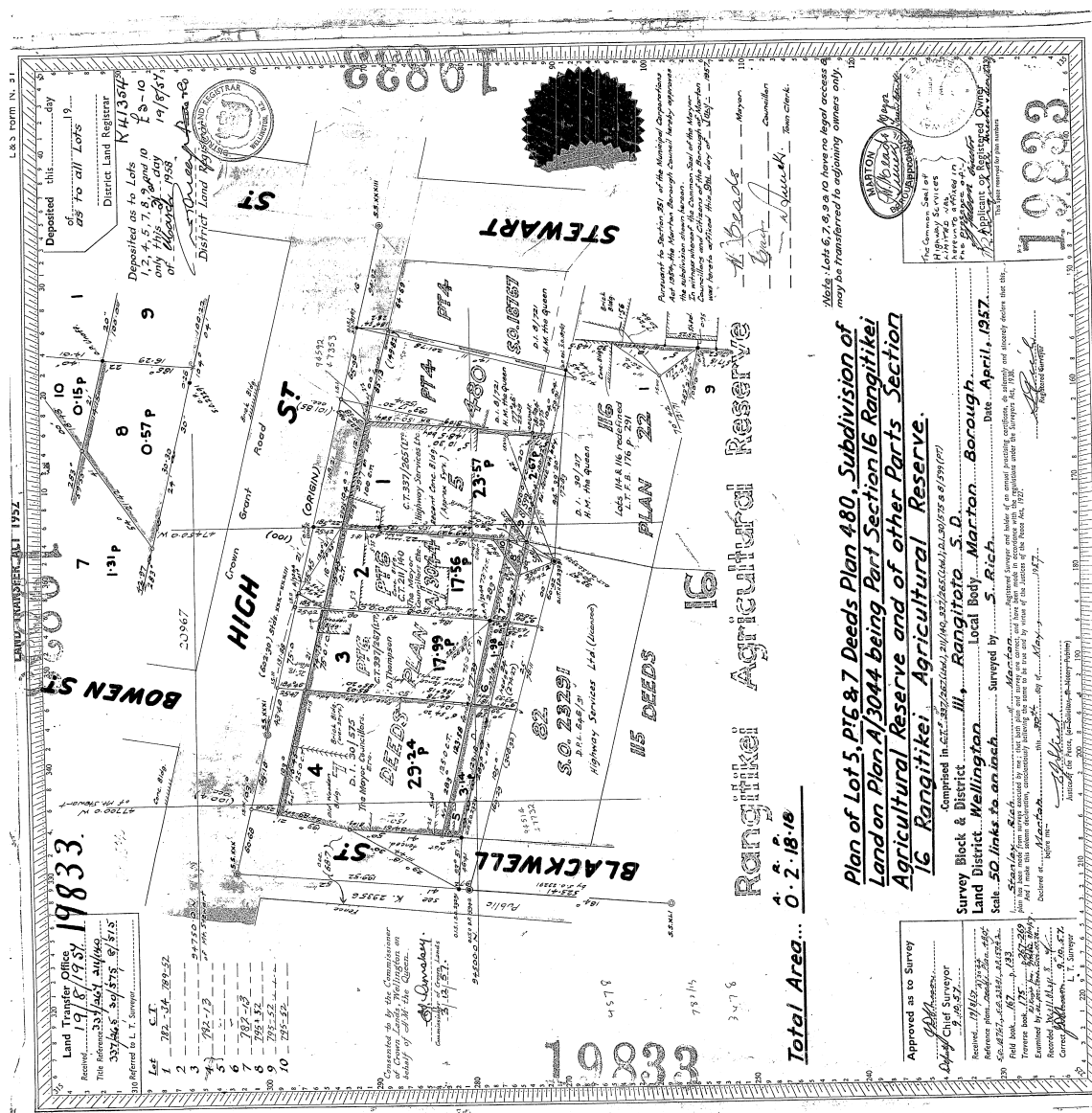
DI 30/575 DI 8/599

Estate	Fee Simple
Area	852 square metres more or less
Legal Description	Lot 4-5, 7 Deposited Plan 19833
Registered Owners	
Marton Borough Council	

Interests

For frontage to a legal street as regards Lot 7 herein see Certificate of Title WN211/140

WN782/13





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN5/103**
Land Registration District **Wellington**
Date Issued 12 March 1875

Prior References
WN5/94

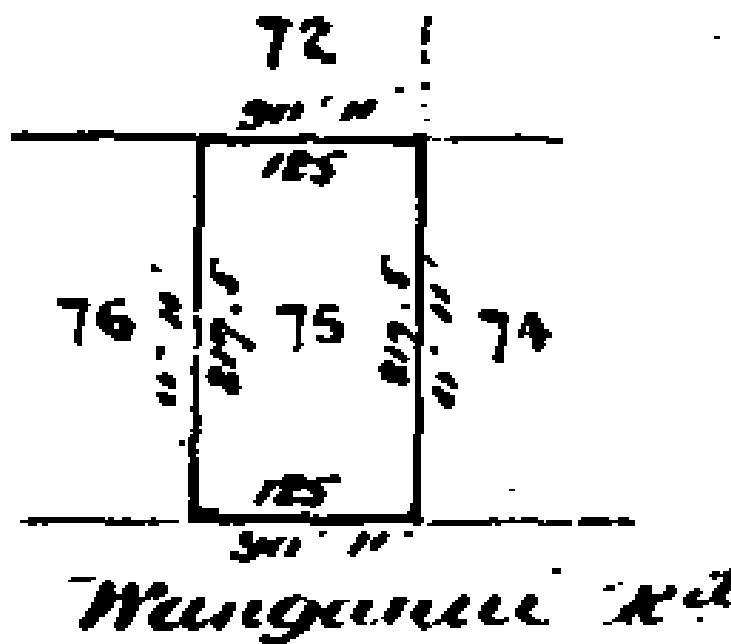
Estate Fee Simple
Area 1088 square metres more or less
Legal Description Allotment 75 Deposited Plan 14
Registered Owners
Rangitikei County Council

Interests

Identifier

WN5/103

**Image Quality due
to Condition
of Original**





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

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R.W. Muir
Registrar-General
of Land

Identifier **WN5/115**
Land Registration District **Wellington**
Date Issued 25 March 1875

Prior References
WN4/5

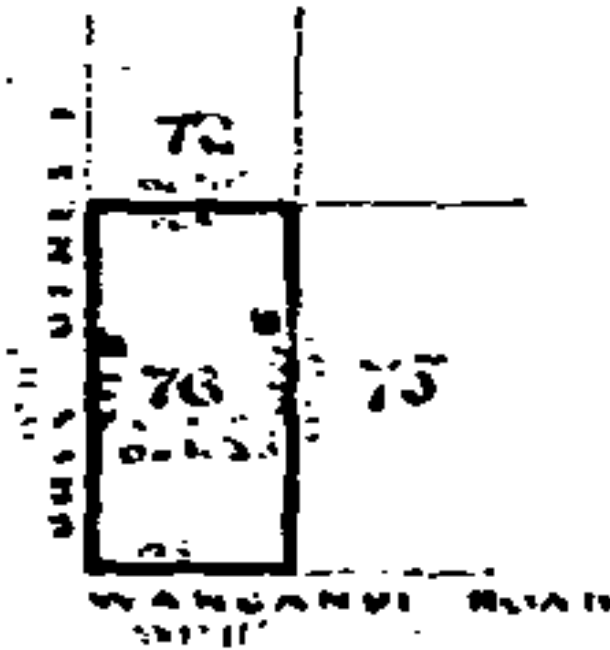
Estate Fee Simple
Area 1088 square metres more or less
Legal Description Allotment 76 Deposited Plan 14
Registered Owners
Rangitikei County Council

Interests

Identifier

WN5/115

**Image Quality due
to Condition
of Original**





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

Search Copy



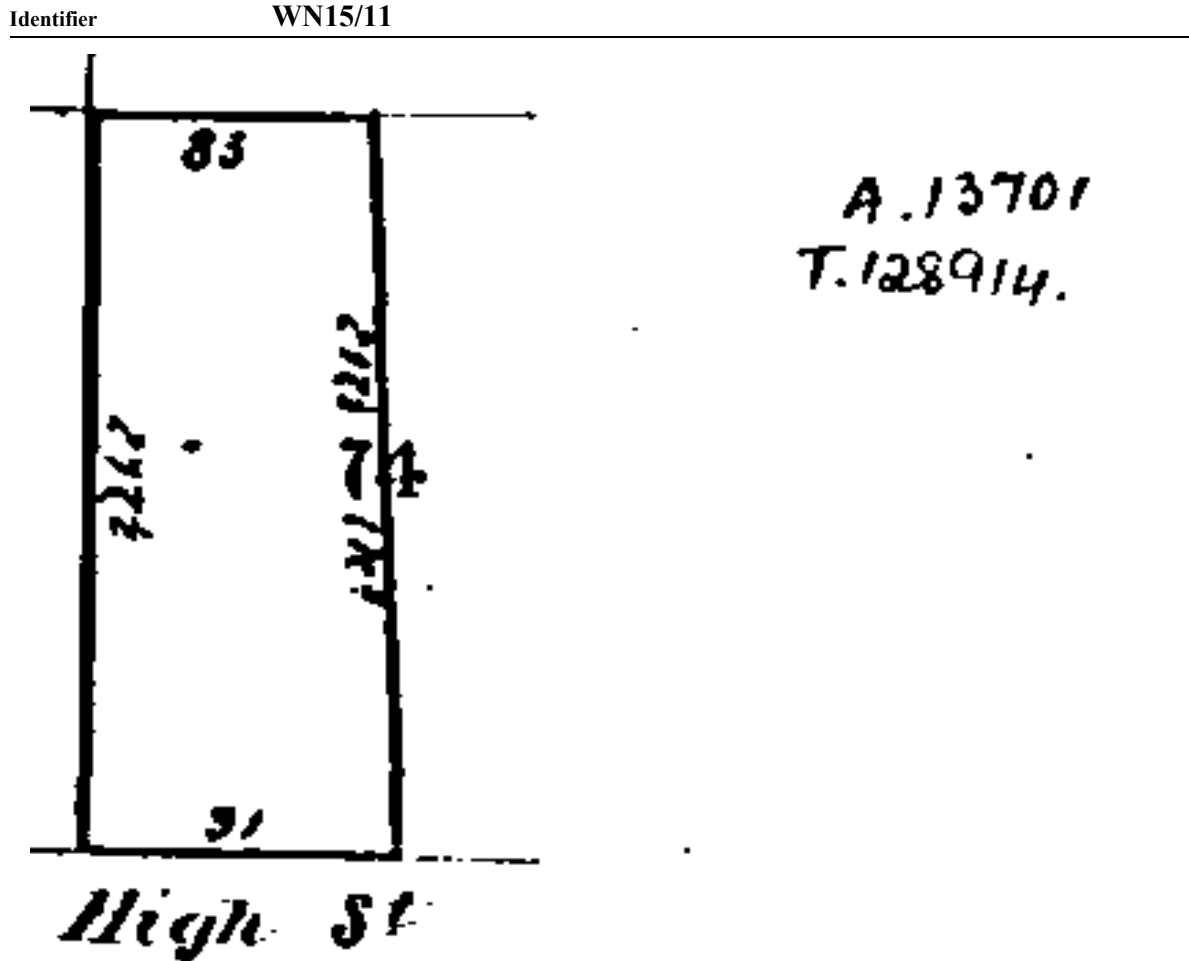

R.W. Muir
Registrar-General
of Land

Identifier **WN15/11**
Land Registration District **Wellington**
Date Issued 11 September 1878

Prior References
WN13/259 WN13/261 WN13/266

Estate Fee Simple - 1/2 share
Area 759 square metres more or less
Legal Description Part Lot 74 Deposited Plan 14
Registered Owners
Rangitikei County Council

Interests



**Image Quality due
to Condition
of Original**



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

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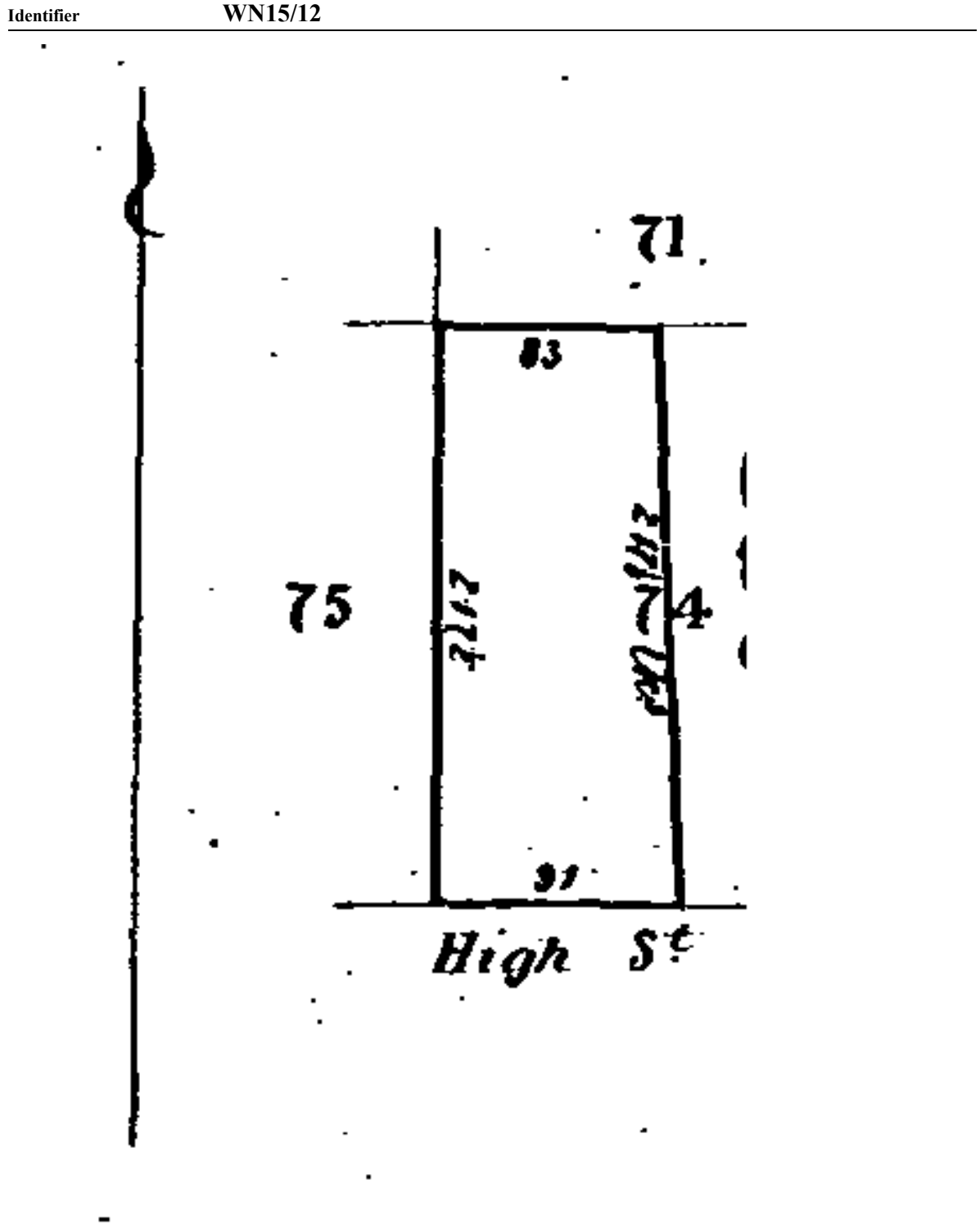

R.W. Muir
Registrar-General
of Land

Identifier **WN15/12**
Land Registration District **Wellington**
Date Issued 11 September 1878
Prior References
WN13/259 WN13/260 WN13/261

Estate Fee Simple - 1/2 share
Area 759 square metres more or less
Legal Description Part Lot 74 Deposited Plan 14
Registered Owners
Rangitikei County Council

Interests

ITEM 10.3 ATTACHMENT 3





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

Identifier **WN15/243**

Land Registration District **Wellington**

Date Issued 31 October 1878

Prior References

WN15/259 WN15/260 WN15/261

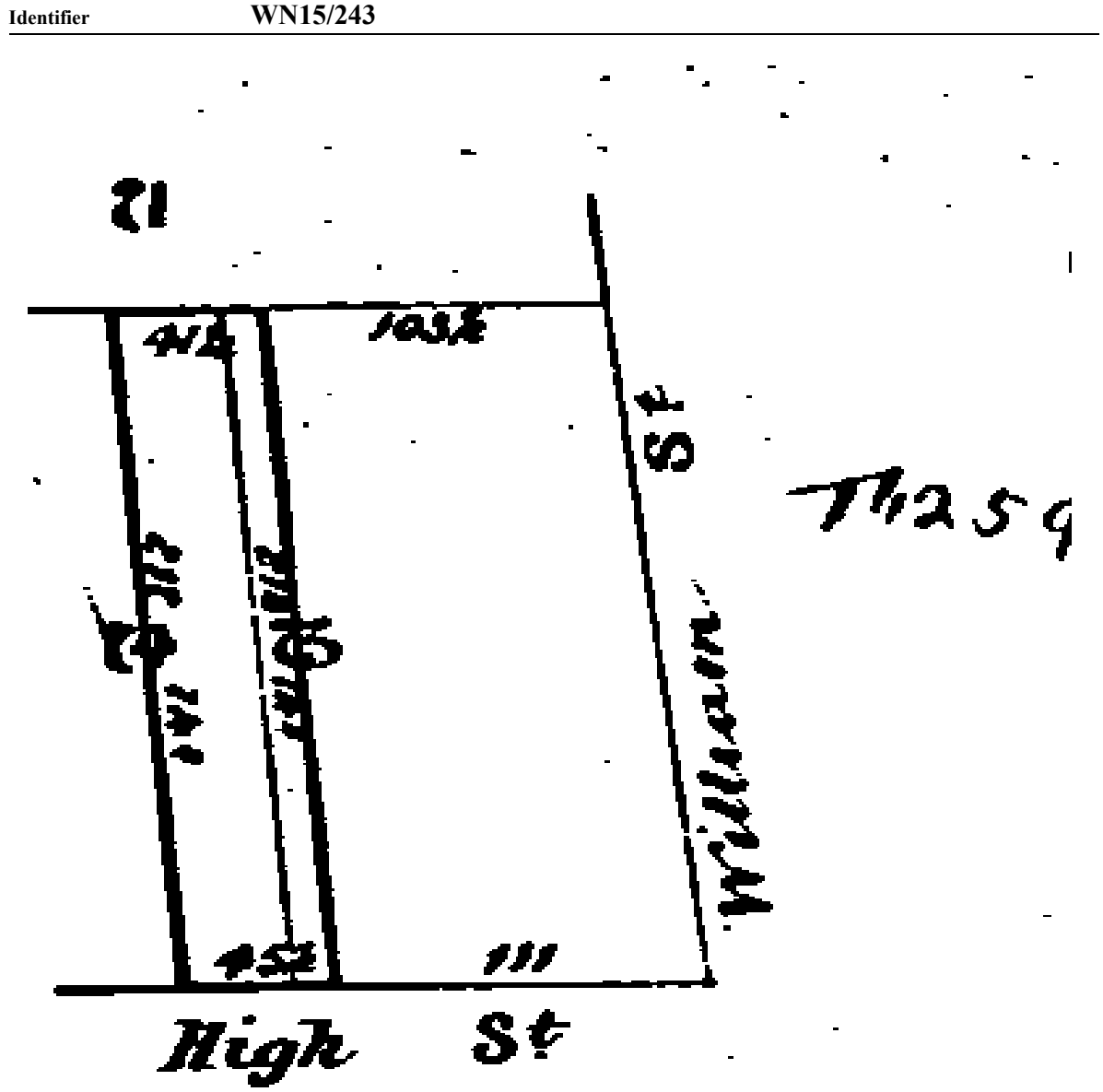
Estate	Fee Simple
Area	379 square metres more or less
Legal Description	Part Allotment 73 and Part Allotment 74 Deposited Plan 14

Registered Owners

Rangitikei County Council

Interests

ITEM 10.3 ATTACHMENT 3





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

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R.W. Muir
Registrar-General
of Land

Identifier **WN15B/318**
Land Registration District **Wellington**
Date Issued 29 September 1975

Prior References
WN122/298 WN5/28

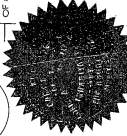


Estate Fee Simple
Area 1395 square metres more or less
Legal Description Lot 2 Deposited Plan 42469
Registered Owners
Rangitikei County Council


Interests


ITEM 10.3 ATTACHMENT 3

Identifier

WN15B/318

APPROVED 		APPROVED 	
THE COMMON SEAL OF THE RANGITOTO COUNTY COUNCIL WAS HERETO AFFIXED IN THE PRESENCE OF:		REGISTERED OWNERS CHRISTIAN 272 1802	
DEPOSITED FOR REGISTRATION Pursuant to a resolution passed on 28 MAY 1974, the Surveyor General of the Rangitoto County Council has caused this plan to be deposited for registration in the office of the Registrar of Land in accordance with the provisions of the Land Transfer Act 1952.		REGISTERED OWNERS CHRISTIAN 272 1802	
The Common Seal of the Rangitoto County Council was hereunto affixed in the presence of the Registrar of Land in accordance with the provisions of the Land Transfer Act 1952.		REGISTERED OWNERS CHRISTIAN 272 1802	
I, the Surveyor General, do hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct in accordance with the provisions of the Land Transfer Act 1952.		REGISTERED OWNERS CHRISTIAN 272 1802	
Dated at HAMILTON this 28th day of MAY 1974.		REGISTERED OWNERS CHRISTIAN 272 1802	
Signed: 		REGISTERED OWNERS CHRISTIAN 272 1802	
Approved as to Survey 18.7.75 Deputy Chief Surveyor		REGISTERED OWNERS CHRISTIAN 272 1802	
Deposited this 29th day of JUNE 1974.		REGISTERED OWNERS CHRISTIAN 272 1802	
Examined and Found Correct 18.7.75 Registrar		REGISTERED OWNERS CHRISTIAN 272 1802	
Received 42469		REGISTERED OWNERS CHRISTIAN 272 1802	

LAND DISTRICT WELLINGTON SURVEY BLK. & DIST. III RANGITOTO N.Z.M.S. 177 SHEET No. N143	LOCAL AUTHORITY MARTON BOROUGH Surveyed by WALL BOHLE PAYNE & RICH Scale 1:300 Date JUNE 1974	TOTAL AREA 2086 m ² Comprised in Cat. 5 - 2B ALL, 122 - 29B ALL.
I, the Surveyor General, do hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct in accordance with the provisions of the Land Transfer Act 1952.		
Dated at HAMILTON this 28th day of MAY 1974.		
Signed: 		
Approved as to Survey 18.7.75 Deputy Chief Surveyor		
Deposited this 29th day of JUNE 1974.		
Examined and Found Correct 18.7.75 Registrar		
Received 42469		

LAND DISTRICT WELLINGTON SURVEY BLK. & DIST. III RANGITOTO N.Z.M.S. 177 SHEET No. N143	LOCAL AUTHORITY MARTON BOROUGH Surveyed by WALL BOHLE PAYNE & RICH Scale 1:300 Date JUNE 1974	TOTAL AREA 2086 m ² Comprised in Cat. 5 - 2B ALL, 122 - 29B ALL.
I, the Surveyor General, do hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct in accordance with the provisions of the Land Transfer Act 1952.		
Dated at HAMILTON this 28th day of MAY 1974.		
Signed: 		
Approved as to Survey 18.7.75 Deputy Chief Surveyor		
Deposited this 29th day of JUNE 1974.		
Examined and Found Correct 18.7.75 Registrar		
Received 42469		



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

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R.W. Muir
Registrar-General
of Land

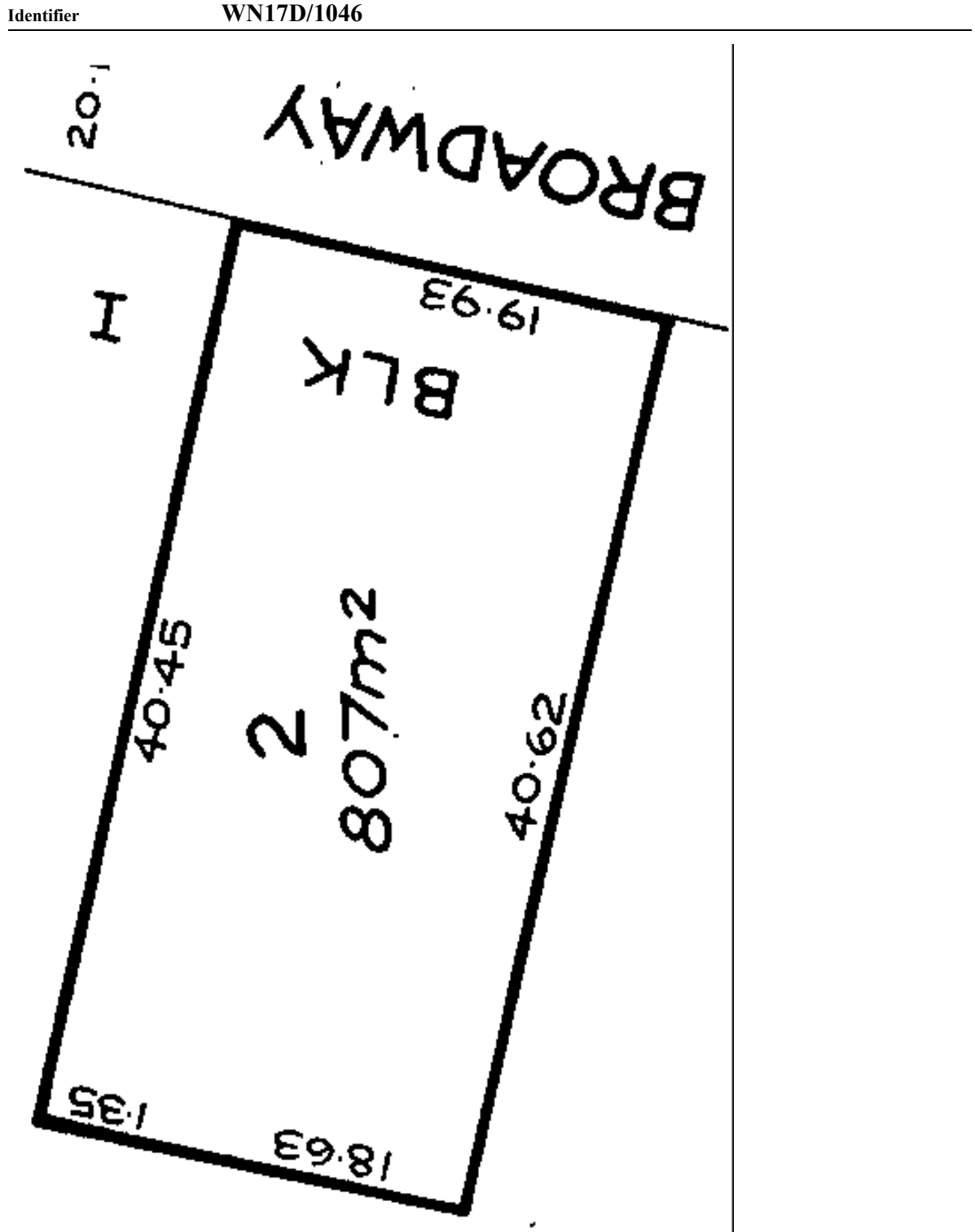
Identifier **WN17D/1046**
Land Registration District **Wellington**
Date Issued 19 July 1977

Prior References
WN342/28

Estate Fee Simple
Area 807 square metres more or less
Legal Description Lot 2 Deeds Plan 11
Registered Owners
Rangitikei District Council

Interests
Appurtenant hereto are party wall rights created by Transfer 157763

ITEM 10.3 ATTACHMENT 3



Transaction ID 649080
Client Reference tcampbell002

Search Copy Dated 07/03/23 8:49 am, Page 2 of 2
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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

Identifier **WN20/3**
Land Registration District **Wellington**
Date Issued 16 March 1880

Prior References
WN16/197

Estate Fee Simple
Area 506 square metres more or less
Legal Description Part Allotment 73 Deposited Plan 14
Registered Owners
Rangitiki County Council

Interests

ITEM 10.3 ATTACHMENT 3

Identifier

WN20/3

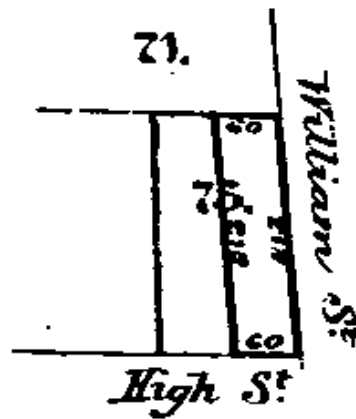


Image Quality due
to Condition
of Original



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UNDER LAND TRANSFER ACT 2017
FREEHOLD**

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R.W. Muir
Registrar-General
of Land

Identifier **WN22B/175**

Land Registration District **Wellington**

Date Issued 15 March 1982

Prior References

WN15B/317

Estate	Fee Simple
Area	27 square metres more or less
Legal Description	Lot 1 Deposited Plan 53074
Registered Owners	
Rangitikei County Council	

Interests

Subject to a right of way over part marked A on DP 53074 specified in Easement Certificate 479102.2 - 15.3.1982 at 10.14 am

ITEM 10.3 ATTACHMENT 3

Identifier

WN22B/175

APPROVED *[Signature]*

REGISTERED OWNER
TOWN OF HARTON

TO BE SUBMITTED TO THE HARTON BOROUGH COUNCIL FOR APPROVAL OF THE SUBDIVISION OF LOT 1 BEING SUBD. OF LOT 1 D.P. 42469.

APPROVING PARAGRAPH TO SEC. 305 OF THE LOCAL GOVERNMENT ACT 1974 THIS SUBDIVISION IS FOR THE PURPOSE OF THE HARTON BOROUGH COUNCIL AND THE HARTON BOROUGH COUNCIL HAS APPROVED THE SUBDIVISION OF LOT 1 BEING SUBD. OF LOT 1 D.P. 42469.

COMMON SEAL OF THE HARTON BOROUGH COUNCIL HAS BEEN AFFIXED HEREON IN THE PRESENCE OF

WITNESSES
MAYOR
TOWN CLERK

SCHEDULE OF EASEMENTS

PARAPHRASE	LETTER	SECTION	BOXES
R.O.N.	A	LOT 1	D.P. 42469

PARAGRAPH TO SEC. 305 OF THE LOCAL GOVERNMENT ACT 1974 HEREBY CERTIFY THAT ALL THE CONDITIONS OF THE SUBDIVISION OF LOT 1 BEING SUBD. OF LOT 1 D.P. 42469 HAVE BEEN COMPLIED WITH AND THE HARTON BOROUGH COUNCIL HAS APPROVED THE SUBDIVISION OF LOT 1 BEING SUBD. OF LOT 1 D.P. 42469.

DATED AT HARTON THIS 14th DAY OF NOVEMBER 1981

TOWN CLERK

DITTO: OLD CADASTRAL MAPS AND CIRCUIT COORDINATES

ORIGIN: H.T. STENANT 7000000

Total Area 27 m²

Comprised in CT 158-317 PT

1. STANLEY RICH at HARTON

Registered Surveyor and holder of an annual practicing certificate

Herewith certify that this plan and survey have been made in accordance with the regulations of the Survey Act 1980 and have been made in accordance with the regulations of the Survey Act 1980

Dated at HARTON this 24th day of NOVEMBER 1981

Field Book

Reference Plans D.P. 42469 D.P. 16

Examined E. L. Piro

Approved as to Survey

Deposited this 11th day of NOVEMBER 1981

File

Recorded 15-12-81

53074

LOCAL AUTHORITY HARTON BOROUGH

Surveyed by SERVICE HARRISON RICH GILBERT

Scale 1:125

Date NOV 1981

COMPUTED PLAN

LOT 1 BEING SUBD. OF LOT 1 D.P. 42469.

LAND DISTRICT WELLINGTON

SURVEY BLK & DIST. III RANGITOTO

NZMS 261 SHEET No. 523/51

Marton 2

Printed by Sherrin Systems Ltd. Auckland, New Zealand

1:1 Sherrin Systems Ltd. Auckland, New Zealand



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R.W. Muir
Registrar-General
of Land

Identifier **WN81/212**
Land Registration District **Wellington**
Date Issued 24 February 1896

Prior References
WN16/197

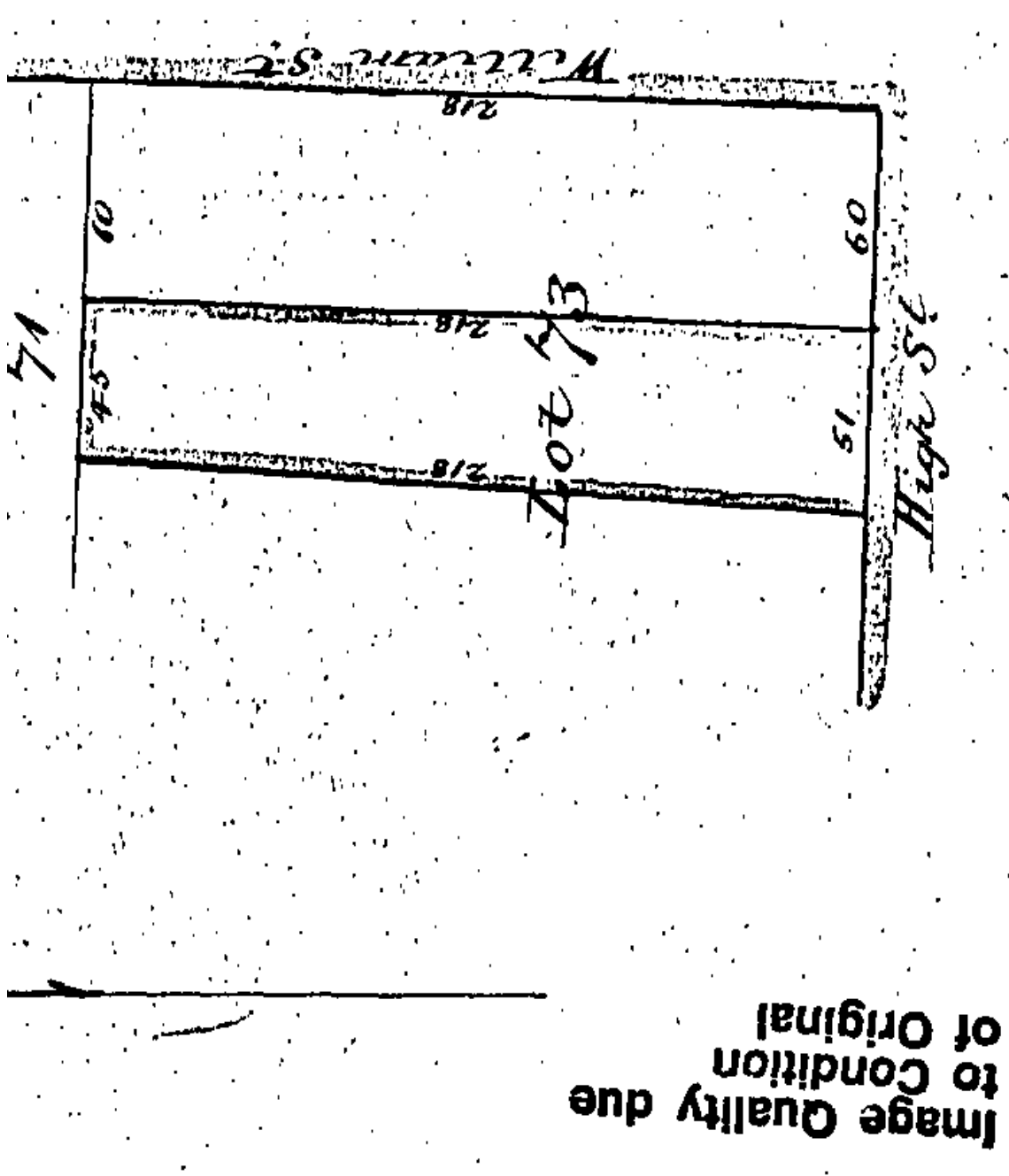
Estate Fee Simple
Area 424 square metres more or less
Legal Description Part Lot 73 Deposited Plan 14
Registered Owners
Rangitikei County Council

Interests

ITEM 10.3 ATTACHMENT 3

Identifier

WN81/212





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN309/203**
Land Registration District **Wellington**
Date Issued 02 February 1924

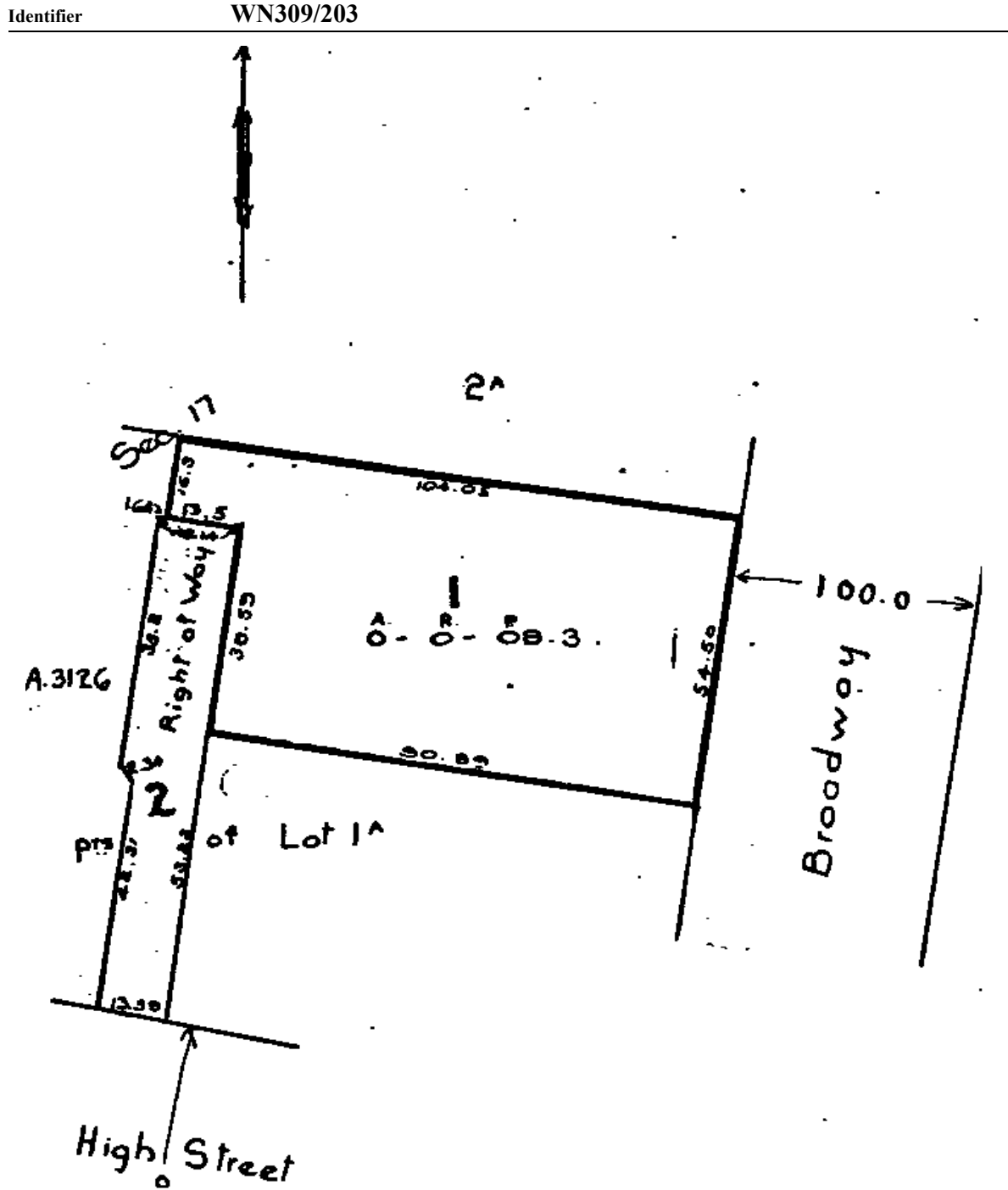
Prior References
WN11/217

Estate Fee Simple
Area 210 square metres more or less
Legal Description Lot 1 Deposited Plan 6521
Registered Owners
Rangitikei District Council

Interests

Subject to party wall rights over part created by Transfer 157763
Appurtenant hereto is a right of way (limited as to height) created by Transfer 157764 - 2.2.1924
Subject to a party wall right over part created by Transfer 157765 - 2.2.1924 at 10.46 am
Appurtenant hereto is a party wall right created by Transfer 157765 - 2.2.1924 at 10.46 am

ITEM 10.3 ATTACHMENT 3





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN550/60**
Land Registration District **Wellington**
Date Issued 21 September 1949

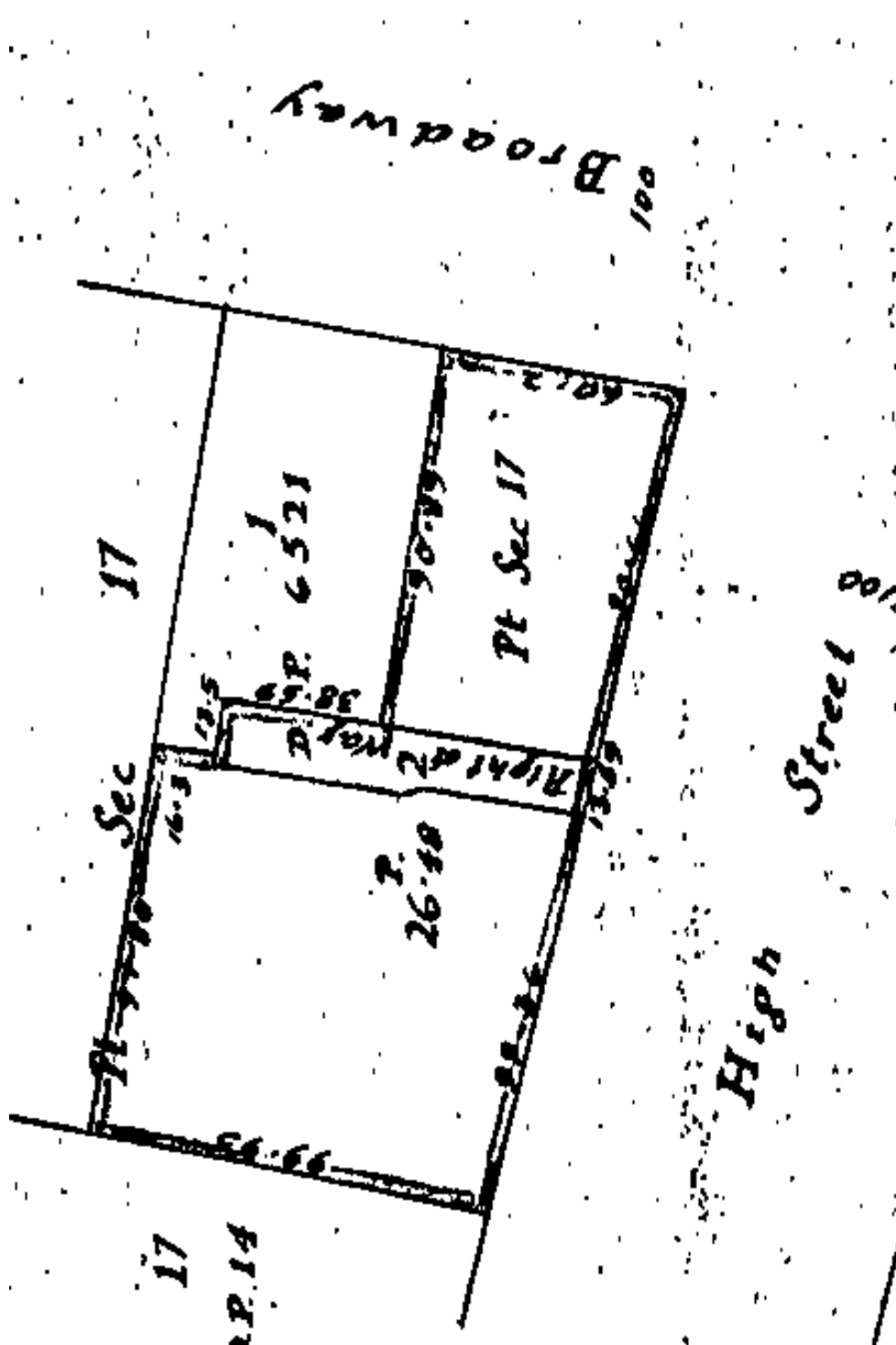
Prior References
WN311/127 WN446/10

Estate Fee Simple
Area 670 square metres more or less
Legal Description Part Section 17 Rangitikei Agricultural
Reserve and being Lot 2 Deposited Plan
6521 and being Part Lot 1 Application Plan
3126

Registered Owners
Rangitikei District Council

Interests

Subject to a right of way (limited as to height) over part created by Transfer 157764
Appurtenant hereto are party wall rights created by Transfer 157765
Subject to party wall rights over part created by Transfer 157765



Search Copy Dated 07/03/23 8:50 am, Page 2 of 2
Register Only

10.4 Proposed Hunterville Subdivision connection to Council's reticulated wastewater network**Author: Peter Beggs, Chief Executive****1. Reason for Report**

- 1.1 This report seeks Council to consider circumstances relating to a subdivision application in Hunterville, and staff concerns of connecting the proposed subdivision to Council's Waste Water Treatment Plant (WWTP) in Hunterville.

2. Context

- 2.1 Rangitikei District Council (RDC) is considering a consent application for a subdivision of 24 homes in Hunterville.
- 2.2 RDC's WWTP in Hunterville occasionally breaches the consent issued by Horizons Regional Council in both volume and quality:
 - 2.2.1 Effluent discharge volumes (including emergency overflow discharges) averaged 186m³/day between December 2014 and May 2022 and have ranged from 0 to 2,718m³/day (with a 95th percentile of 605m³/day). The 250m³/day consent limit is exceeded 30% of the time, while average discharge rate of 3L/s was exceeded 28% of the time between 2014 and 2022. The maximum discharge rate of 7L/s was exceeded 5% of the time during this period.
 - 2.2.2 The dissolved reactive phosphorus (DRP) limit of 0.010gm/m³ was exceeded on 8 occasions.
- 2.3 Council staff have concerns that wastewater from homes within the new subdivision will compound the already known breaches of the WWTP consent.
- 2.4 Council's planning staff have highlighted that the ability to appropriately manage and dispose of wastewater is one of a number of outstanding matters that they require further information on from the developer before they will be able to make a recommendation on the subdivision consent application. The application will continue to be processed in accordance with the Resource Management Act 1991.

3. Hunterville WWTP

- 3.1 Staff have commissioned investigation work on the wastewater networks in Hunterville to consider improvements to reduce the volume of storm water that enters the wastewater pipes during rain events. This work will reduce the daily wastewater volumes entering the treatment plant. The reduction of the storm water inflow and infiltration will not achieve compliance with the consent condition but will improve the situation.
- 3.2 Staff have also engaged wastewater process engineers to review the Hunterville treatment process and suggest improvements. These improvements will allow the plant to comply with the consent conditions describing the chemical composition of the effluent, with a specific focus on compliance with DRP and Aluminium.
- 3.3 It is expected that improvements to the WWTP identified in 3.1 and 3.2 above can be accommodated within existing capital budgets

- 3.4 Staff are preparing an entirely new WWTP consent for Hunterville, and expect to have this lodged with Horizons Regional Council on or around August 2023.

4. Horizons Regional Council

- 4.1 His Worship Mayor Andy and Council's Chief Executive met with senior managers from Horizons Regional Council in early March. The purpose of this meeting was to seek feedback and practical options that could be considered by Rangitikei District Council.
- 4.2 Horizons confirmed they would be seeking evidence from RDC that efforts were being made to:
- 4.2.1 Minimise or eliminate current breaches, and
 - 4.2.2 Apply for a new (increased) WWTP consent that would accommodate added discharge from the new subdivision and future growth in Hunterville.
- 4.3 Horizons noted that RDC appear to be acting responsibly by seeking a new (revised) WWTP consent, while at the same time actively seeking improvements to the current WWTP volume and quality.

5. Decision for Council

- 5.1 Staff wish to present to Council the risk of allowing the subdivision to connect to Council's WWTP in Hunterville, together with proposed mitigation measures. Staff are seeking Council's guidance on the appropriateness of the risk and mitigation, such that connection of the subdivision to the WWTP can be approved.

6. Conclusion

- 6.1 Staff are processing a proposed subdivision consent in Hunterville but are concerned that the existing Hunterville WWTP presently exceeds quality and volume limits.
- 6.2 This concern is highlighted to Council so Elected Members can consider the risk of connecting the subdivision to the WWTP, alongside the proposed mitigation measures outlined in sections 3.1 and 3.2.
- 6.3 Should Council deem the risk to be low and/or sufficiently mitigated they may choose to support the connection of the subdivision to the Hunterville WWTP.

Recommendation 1

That the report 'Hunterville Subdivision Consent' be received.

Recommendation 2

That Council, have given due cognisance to the risk and mitigation measures being implemented by staff on Hunterville WWTP, agree/do not agree in principle for the lots proposed for subdivision consent application RM 230002 to connect to Council's reticulated wastewater network.

10.5 Parks Upgrades Partnership Application - Hunterville Community Assets Trust

Author: Sheryl Srhoj, Manager - Property Services

Authoriser: Gaylene Prince, Group Manager - Community Services

1. Reason for Report

- 1.1 An Expression of Interest from the Hunterville Community Assets Trust (previously The Hunterville Sport and Recreation Trust) requesting funding of \$20,000 from the Parks Upgrades Partnership Fund to install solar panels at the Hunterville Swimming pool is attached as Attachment 1.
- 1.2 The Hunterville Swim Centre is located on the Hunterville Domain. The Hunterville Community Assets Trust own the Swim Centre complex. As per terms of the Trust Deed, ownership would transfer to the Council if the Trust were wound up. Council provides an annual Operational Grant to operate and maintain the facility.
- 1.3 Over the past 2-3 years the Trust have undertaken considerable work on rebuilding their changing rooms and office space. Their focus is now on installing solar panels which will ensure a warmer swimming temperature for users to benefit from.

2. Context

- 2.1 The Parks Upgrades Partnership Fund is a Council fund that aims to encourage partnerships with community groups to develop facilities for recreation and leisure in Council-owned parks and reserves. Focus is on community-led, small scale projects (to a value of up to \$25,000, which create, replace, or improve local assets). The applicant is required to contribute 2/ thirds of the total cost of the project with Councils contribution being 1/ third.
- 2.2 Applications to the Parks Upgrade Partnership Fund are considered by the Assets/Infrastructure Committee. However, if an application is received where the total value of the project is over \$25,000 Council considers these applications. As the total value of this project is \$89,948.00 it needs to be considered by Council.

3. Discussion and Options Considered

- 3.1 The application complies with the following principles:
 - At least 2/ thirds contribution from the applicant
 - Community-led capital/renewal project - upgrades an existing recreational facility which is available for use by the community

4. Financial Implications

- 4.1 The Hunterville Community Assets Trust have applied for approximately \$70,000 from external funders. Their Project Manager is donating their time to oversee the project. The Trust are confident that any funding shortfalls will be covered from community donations.
- 4.2 Council's contribution will not be paid out until other funding has been received.

ITEM 10.5

- 4.3 The Parks Upgrades Partnership Fund budget is \$100,000 per annum. For the year 2022/23 a total of \$45,000 has been allocated to date, to:
- \$25,000 – Wilson Park Development Group
 - \$20,000 – Hunterville Sports Complex
- 4.4 A funding application from the Taihape Show Jumping Group for \$3,488.00 will be submitted to the April Assets/Infrastructure Committee meeting for their consideration.
- 4.5 If the Taihape Show Jumping Group and the Hunterville Community Assets Trust funding applications are approved for the full amount applied for, the remaining Parks Upgrades Partnership budget for the 2022/23 financial year will be \$31,512.00.

Attachments:

1. **Parks Upgrades Partnership Application - Hunterville Community Assets Trust** [↓](#)

Recommendation

1. That the report “Parks Upgrades Partnership Application – Hunterville Community Assets Trust” be received.
2. That Council approves/does not approve funds of \$..... from the Parks Upgrades Partnership Fund to the Hunterville Community Assets Trust to install solar panels at the Hunterville Swimming pool.

PARK UPGRADE PARTNERSHIP FUND

1. YOUR CONTACT DETAILS

Full Name: Charissa Louise Francis LaylorOrganisation (if any) Hunterville Community Assets TrustStreet address: Porekaretu Street, HUNTERVILLEPostal address: PO Box 25, HUNTERVILLEPost Code: 4730Telephone (day) 027 826 4336Email: huntervilleswimmingpool@gmail.comContact2 Name Tris HestonTelephone (day) 021 531 867Email: tris@ruralca.co.nz

2. YOUR PROJECT

2.1 What is the name of your project? Solar Heating Installation at the Hunterville Swimming Pool.2.2 When will it take place: During Winter months 20232.3 Where will it take place: Hunterville - Hunterville Swimming Pool.

2.5 Describe your project in full:

Attach additional sheets if you need to.

We are seeking funding to heat our pool by installing Solar Panels along our recent rebuilding of our Entrance bathroom and office spaces. Heating our Pool will ensure we as a community are providing a much warmer swimming temperature to benefit the community. Completing this project will benefit our community by preventing sickness and to meet Health + Safety Standards.

PARK UPGRADE PARTNERSHIP FUND

2.6 What support do you have in the community for your project?

Please describe how your project came about, who you have talked with about it and what response have you had. If you have undertaken any surveys or petitions, then please include these.

Being at a stage of installing Solar Ponds to heat the pools has been a long awaited project that the Hunterville and wider Rangitikei Region will benefit from.

Currently School + Swim Club are our main users of the pool and dependant on how warm the Summer months ^{are} very much affects the temperature of the pool water. Although no petitions or survey's have been done we know from the conversations with pool users, school, Swim Club it will not only extend our season but be enjoyable for all ages.

2.7 How does your project fit with Council's objectives for the development of its parks and open spaces?
You will definitely need to be talking with Council staff to complete this section!

Our project fits with Council Objectives by enhancing Community Wellbeing via providing fitness options, aqua aerobics or rehabilitation more so once heated.

Squash Club and Rugby Club would use the facility, building Community connectivity especially when the season could be extended with warmer swimming temperatures.

Not being heated has meant local School need to travel to an indoor heated pool as interschool events are mid March.

Swimming pools provide a place for community interactions/ socialising and participation in organised activities contributing to Social Wellbeing.

PARK UPGRADE PARTNERSHIP FUND

3. HOW MUCH WILL YOUR PROJECT COST? Please provide all costs and all sources of income for the project you are planning.
Attach additional sheets if necessary

Item	Amount
Heating System - Rangitikei Water Centre	\$ 89,948.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
Total Cost (GST inclusive / exclusive . Please delete one)	\$

4. WHAT IS YOUR FUNDRAISING PLAN? Please provide a realistic estimate of how much funding (in cash and in kind) you will be able to contribute to this project.
The total amount of your fundraising plan must be at least two thirds of the total cost of the project. Council staff can help you to identify sources of funding for your project.

Item	Amount
Donated material	\$
Don Hatfull - Donation of time as project manager	\$
	\$
	\$
	\$
Cash in hand towards project	\$
	\$
	\$
	\$
	\$
Other sponsorship/grants (please specify source/s below)	\$
Four Regions Trust (Applied 28/2/23)	\$ 50,000.00
Lion Foundation (Applied 27/2/23)	\$ 20,000.00
	\$
We are reasonably confident we can get Donations from the Community ie Vet Club for any shortfalls.	\$
	\$
	\$
Total funds available (GST inclusive / exclusive. Please delete one)	\$

Amount of funding you are requesting from Rangitikei District Council: \$ 20,000.00

10.6 Adoption of the 2021/22 Annual Report

Author: Gerhard Roux, Manager-Financial Services

Authoriser: Dave Tombs, Group Manager - Corporate Services

1. Reason for Report

1.1 To adopt Council's 2021/22 Annual Report.

2. Context

2.1 Section 98 of the Local Government Act 2002 requires every local authority to prepare and adopt in respect of each financial year an audited annual report containing in respect of that year the information required by Part 3 of Schedule 10. The specified purposes of an annual report are:

2.1.1 to compare the actual activities and the actual performance of the local authority in the year with the intended level of performance as set out in respect of the year in the long-term plan and the annual plan; and

2.1.2 (b) to promote the local authority's accountability to the community for the decisions made throughout the year by the local authority.

Normally each annual report is to be completed and adopted, by resolution within 4 months after the end of the financial year to which it relates. However, with the disruptions due to COVID this timeframe has been extended to 31 March for 2021/22.

2.2 Once the Annual Report has been adopted we have 1 month to make it publicly available and we also have to adopt our Summary Annual Report within one month of adoption of the Annual Report.

Recommendation 1

That the 'Adoption of the 2020/21 Annual Report' report be received.

Recommendation 2

That His Worship the Mayor and the Chief Executive be authorised to sign the letter of representation addressed to the Council's auditor for the year ended 30 June 2022.

Recommendation 3

That the Annual Report 2021/22, with amendment, be adopted noting that the Audit Opinion and the final list of changes be incorporated.

Recommendation 4

That His Worship the Mayor and the Chief Executive be delegated to approve the Summary Annual Report 2021/22 once the final Audit opinion is received.

11 Reports for Information

11.1 Taihape Town Hall / Civic Centre and Memorial Park Grandstand - Unsolicited offers for earthquake strengthening received

Author: Adina Foley, Senior Project Manager

Authoriser: Peter Beggs, Chief Executive

1. Reason for Report

- 1.1 To provide a summary of the two unsolicited offers for earthquake strengthening work for the Taihape Town Hall/Civic Centre and the Taihape Memorial Park Grandstand and to evaluate benefits and risks of these offers.

2. Context

- 2.1 A number of events were held in the Rangitikei District with a presentation by Mr Arthur Morgenstern on simpler ways to strengthen earthquake prone buildings.
- 2.2 The building code allows for minor strengthening upgrades to waive the fire and accessibility requirements, if the following criteria are met:
 - 2.2.1 Earthquake strengthening work is below \$150,000
 - 2.2.2 The affected building is not a public building.
- 2.3 Council are currently consulting the public on Taihape Town Hall/Civic Centre and Taihape Memorial Park Grandstand as part of this year's Annual Plan.

3. Summary of the two offers received

3.1 Taihape Town Hall/Civic Centre building – received 31 October 2022

- 3.1.1 Like for like earthquake strengthening (which means no other improvements, no changes to current fire safety or accessibility)
- 3.1.2 Minimum of 70% NBS
- 3.1.3 The overall strength of the building is limited by connection capacity. Provide additional connections including, and FRP sheer wall enhancement in the Transverse direction, install new structural diaphragms, brace frame, and roof bracing system including in and out of plane connections.
- 3.1.4 Cost: \$2,390,000 plus GST – fixed price design build approach (including Engineering, Peer-review engineering, building consent documentation, construction, and all works required to achieve a minimum 70%NBS)
- 3.1.5 Timeframes:
 1. Obtaining building consent and any other approvals required for the contract works 95 working days. (Allowing of 30 working days for RDC processing the building consent)
 2. Duration of construction works 167 working days from issuance of the building consent. The construction schedule will be agreed with the Council

and stakeholders prior to the start of construction. The works will be undertaken with the building not occupied.

3. Council final sign-off / CCC for the contract works 40 working days from application.

3.1.6 Exclusions:

1. Asbestos –cannot provide any advice regarding asbestos on this site. If there is asbestos on the site, there is a chance that the asbestos may have been exposed and so specialist advice should be obtained if asbestos is known to be present.
2. No building services will be considered (e.g., electricity, telecommunications, internet, alarms, water, gas, sewage, non-structural work of any kind, roofing, unknown ground conditions and obstructions, Relocation of existing in-ground services, Development levies, reserve contributions, RDC fees or any non-seismic compliance work required by council (e.g., fire systems S112, access S118, etc.). this work is excluded from the fixed Price.

3.2 Taihape Memorial Park Grandstand – received 08 November 2022

3.2.1 Earthquake strengthening to a minimum of 70% NBS

3.2.2 Cost: \$870,000 plus GST – fixed price design build approach (including Engineering, Peer-review engineering, building consent documentation, construction, and all works required to achieve a minimum 70%NBS)

3.2.3 Timeframes:

1. Obtaining building consent and any other approvals required for the contract works 90 working days. (Allowing of 30 working days for RDC processing and approve the building consent)
2. Duration of construction works 128 working days from issuance of the building consent. The construction schedule will be agreed with the stakeholders and RDC prior to the start of construction. The works will be undertaken with the Taihape Memorial Grandstand in not in use.
3. Council final sign-off / CCC for the contract works 40 working days from application.

3.2.4 Inclusions:

1. Engineering, Peer-review engineering, building consent documentation, and all works required to achieve a minimum 70%NBS
2. Rebuild central stair to meet current code.
3. Rebuild both flanking stairs to meet current code.
4. Up-grade seating balustrades to meet current code.
5. Refurbish/rebuild existing exterior doors and windows
6. Re-roof including new battens, cross bracing , diaphragm, gutters, spouting to the ground level, Including bird proofing
7. Up-grade and paint inside face of seating area back wall

8. Remove bleachers and steps, install trafficable membrane over existing rimu sarking and reinstate bleachers and steps.
9. Provide additional bracing of bleacher joists
10. Upper wall structural enhancement to south and west elevations.
11. Reinstall / replace flag poles
12. Reinstall / replace timberwork, steelwork and concrete work as required to meet a minimum 70%NBS level of service.
13. Ground floor changing rooms and toilets replace timberwork, steelwork and concrete work as required to meet a minimum 70%NBS level of service

3.2.5 Exclusions:

1. Development levies, RDC fees, resource consent applications, Heritage Impact assessment reports, and reserve contributions, contract works insurance, GST
2. Removal of asbestos contaminated materials
3. General compliance upgrades (e.g., fire systems, access etc.), unknown ground conditions and obstructions, upgrade to existing services, relocation of inground services, demolish ground floor changing rooms and toilets, interior changes and amenities to ground floor, any work to the existing ground floor slab, repaint, renewing, re-nailing the exterior weatherboards, electrical work, lighting, power reticulation and power supply, civil works and drainage

4. Impact on Strategic Risks

- 4.1 The building code is very clear on what is required for public buildings to be compliant especially in relation to accessibility, fire safety and earthquake strengthening. There is no exemption in the building code that allows property owners to choose parts of the code they want to be compliant with.
- 4.2 There is an exemption possible for smaller earthquake strengthening works to buildings. If the work is minor upgrading works (under \$150,000) and the building is not a public building, Council can consider waiving the compliance requirements for fire systems (S112) and accessibility (S118).
- 4.3 Further, Council can waive these compliance items (see section 133AT of the building code) if they have been satisfied that all the following requirements apply:
 - 4.3.1 the alteration includes the **necessary seismic work**; and
 - 4.3.2 if the building were required to comply with the specified provisions, it would be **unduly onerous** for the owner in the circumstances; and
 - 4.3.3 the permitted non-compliance with the specified provisions is no more than is reasonably necessary in the light of the objective of ensuring that the building or part is no longer earthquake prone; and
 - 4.3.4 after the alteration, the building will continue to comply with the specified provisions, and other provisions of the building code, to at least the same extent as it complied with those provisions immediately before the building work began.

ITEM 11.1

- 4.4 Given the significant work that is required to earthquake strengthen the building and the fact that Council is a not-for-profit organisation, “unduly onerous” will be difficult to apply to Council. The current state of the Taihape Town Hall is reasonably necessary in need of significant improvements for many parts of the building code.
- 4.5 The unsolicited offers that were received by Arthur Morgenstern are fully reliant on Council waiving all code compliances including fire systems (S112), accessibility (S118) but also general building code compliance. Thus, the buildings will be safe from an earthquake point of view but non-compliant for fire safety, accessibility and general building code standards.
- 4.6 For the Taihape Town Hall Mr Morgenstern’s offer is just to complete the strengthening work and then hand the town hall back to RDC, expecting that the building could be reopened following his strengthening work.
- 4.7 For the Taihape Memorial Park Grandstand his offer is to strengthen and complete selected improvement / renovations / code compliance work but not to take the structure to full compliance.
- 4.8 Both structures are public buildings and frequently accessed by the public.
- 4.9 Both buildings are presently not compliant with the current building code, especially when it comes to fire safety and accessibility.
- 4.10 Should Council agree to waive the building code compliance for these projects, it could be considered as precedent for property owners in the Rangitikei District wishing to complete similar work.

5. Conclusion

- 5.1 The unsolicited offers that were received for the Taihape Town Hall and the Taihape Memorial Park Grandstand have been summarised above.
- 5.2 The most significant issue is that these two offers rely on the regulatory arm of RDC to waive code compliance and to allow just the strengthening of the buildings.
- 5.3 Given the Taihape Town Hall/Civic Centre and Taihape Memorial Park Grandstand are subject to current public consultation, staff do not recommend Elected Members accept the unsolicited offers at this time.
- 5.4 In addition, if Council were to accept the unsolicited offer, a decision would be required by Council to set aside Council’s Procurement Policy.
- 5.5 Staff recommend Mr Morgenstern be invited to tender for any related future works, should such works be resolved by Council during the Annual Plan process. Any subsequent tender received would therefore comply with Council’s Procurement Policy.

6. Decision Making Process

- 6.1 Elected Members may choose to accept or decline the unsolicited offers made by Mr Morgenstern.

Recommendation 1

That the report 'Taihape Town Hall / Civic Centre and Memorial Park Grandstand - Unsolicited offers for earthquake strengthening received' be received.

Recommendation 2

That Council agree to accept/reject the unsolicited offers to earthquake strengthen the Taihape Town Hall/Civic centre and the Taihape Memorial Park Grandstand.

12 Minutes from Committees

12.1 Minutes from Committees

Author: Kezia Spence, Governance Advisor

1. Reason for Report

- 1.1 Committee and Board minutes are attached for Council's receipt. These are under separate cover due to size.

Attachments:

1. R&A-16 Nov 23 (under separate cover)
2. TCB 08 Feb 23 (under separate cover)
3. TCC-09 Feb 23 (under separate cover)
4. HCC-13 Feb 23 (under separate cover)
5. RCB- 14 Feb 23 (under separate cover)
6. F/P-22 Feb 23 (under separate cover)
7. ERWS-07 Mar 23 (under separate cover)
8. BCC-14 Mar 23 (under separate cover)
9. YC-20 Mar 23 (under separate cover)

Recommendation

That the following minutes are received:

- Risk and Assurance- 16 Nov 23
- Taihape Community Board-08 Feb 23
- Turakina Community Committee- 09 Feb 23
- Hunterville Community Committee-13 Feb 23
- Ratana Community Board- 14 Feb 23
- Finance and Performance- 22 Feb 23
- Erewhon Rural Water Scheme- 07 Mar 23
- Bulls Community Committee- 14 Mar 23
- Youth Council- 20 Mar 23

13 Public Excluded

Resolution to Exclude the Public

The meeting went into public excluded session [enter time](#)

Recommendation

That the public be excluded from the following parts of the proceedings of this meeting.

1. Public Excluded Council Meeting- 22 February 2023
2. Follow-up Action Items from Council (Public Excluded) Meetings
3. Recommendation from Finance / Performance Committee - 30 March 2023
4. Two Rates Remission Applications
5. RDC Road Maintenance Contract Procurement Strategy
6. Streetlight Maintenance Contract - Tender Recommendation Report

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the *Local Government Official Information and Meetings Act 1987* for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
13.1- Public Excluded Council Meeting – 22 February 2023	[enter text]	s48(1)(a)
13.2 - Follow-up Action Items from Council (Public Excluded) Meetings	s7(2)(a) - Privacy s7(2)(b)(ii) - Commercial Position s7(2)(h) - Commercial Activities s7(2)(i) - Negotiations	s48(1)(a)(i)
13.3 - Recommendation from Finance / Performance Committee - 30 March 2023	s7(2)(b)(ii) - Commercial Position s7(2)(i) - Negotiations	s48(1)(a)(i)
13.4 - Two Rates Remission Applications	s7(2)(a) - Privacy	s48(1)(a)(i)
13.5 - RDC Road Maintenance Contract Procurement Strategy	s7(2)(a) - Privacy s7(2)(g) - Legal Professional Privilege	s48(1)(a)(i)
13.6 - Streetlight Maintenance Contract - Tender Recommendation Report	s7(2)(h) - Commercial Activities	s48(1)(a)(i)

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interests protected by Section 6 or Section 7 of the Act which would be prejudiced by the holding or the whole or the relevant part of the proceedings of the meeting in public as specified above.

14 Open Meeting