

Finance Performance Meeting

Tabled Documents

25 July 2019

- | | |
|----------------|---|
| Item 8 | Chairs Report |
| Item 11 | Property Sales Report |
| Item 12 | Bulls Community Centre Financial Update |
| Item 14 | Economic Development Strategy - Draft |

Chairs report, July 2019
Finance & Performance Committee

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Tabled at Finance / Performance
on 25 July 2019
Item 8

Welcome to the Finance Committee meeting for July 2019.

The end of our financial year has been and now comes the task of formulating the reports that will provide how council has performed financially over the last 12 months. Today, we will see an overview of where the finances are at but indications from previous reports show that council has performed well.

I attended the Regional Skills and Talent meeting held at Whanganui District Council last week. It was interesting to listen to all views of where each district is at throughout our region. There is a huge disparity across the different districts as far as levels of engagement within their respective areas, but it is pleasing to see the inroads that our district is making with the contacts that our Economic Development lead Gioa Damosa has. With the potential demands on labour and skills hitting now throughout the region, we have to ensure we are gearing ourselves up to take full advantage for our district.

Nigel Belsham

Finance & Performance Committee Chair

PropertySales

[View in Power BI](#) ↗

Last data refresh:
24/07/2019 7:48:06 AM New Zealand
Standard Time
Downloaded at:
24/07/2019 8:18:51 AM New Zealand
Standard Time

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Tabled at: Finance performance

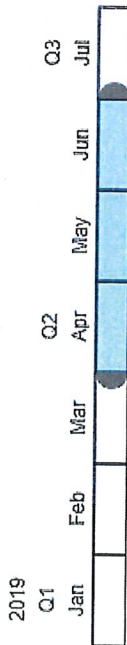
on 25 July 2019

Item 11

Last sale Date

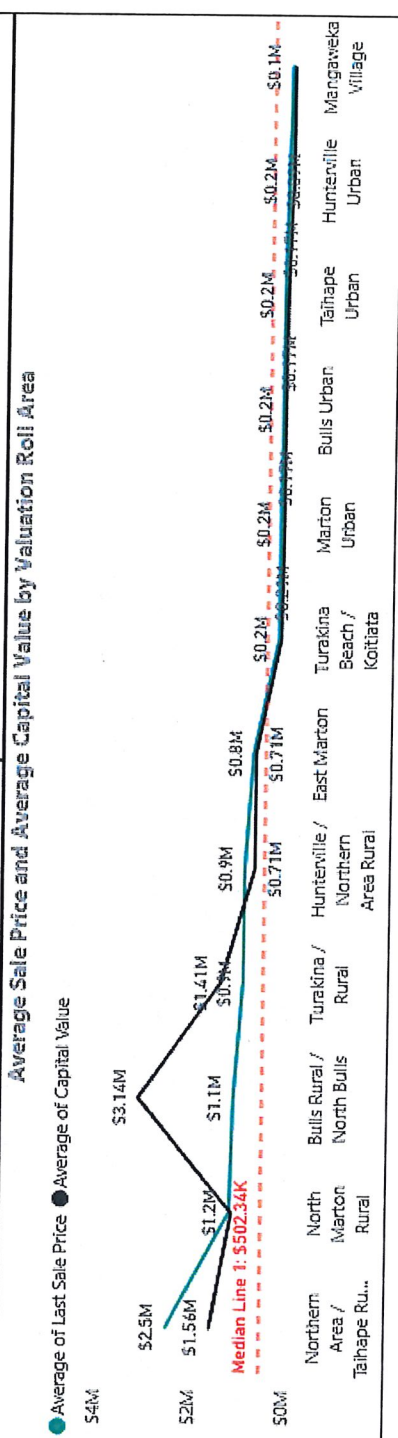
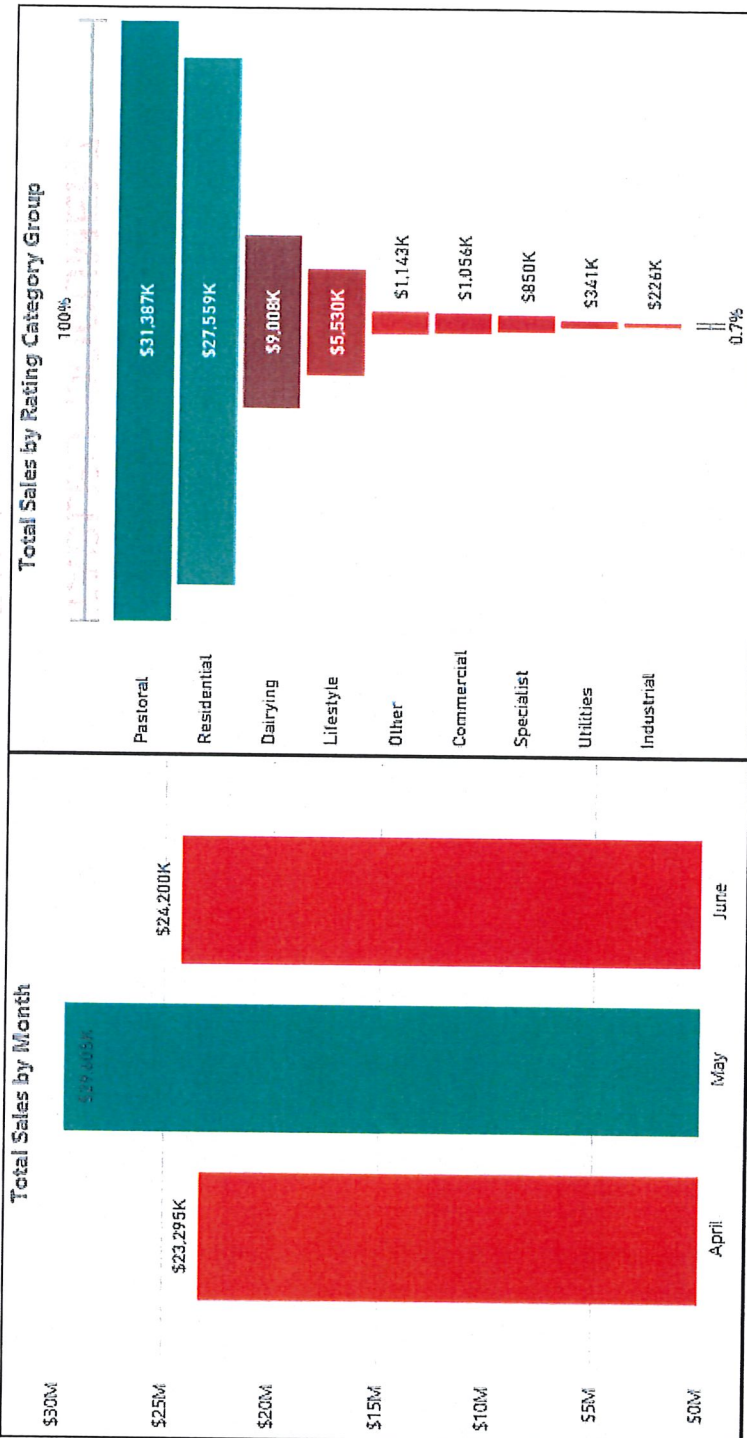
Y Q M W D
Month

Apr 2019 - Jun 2019



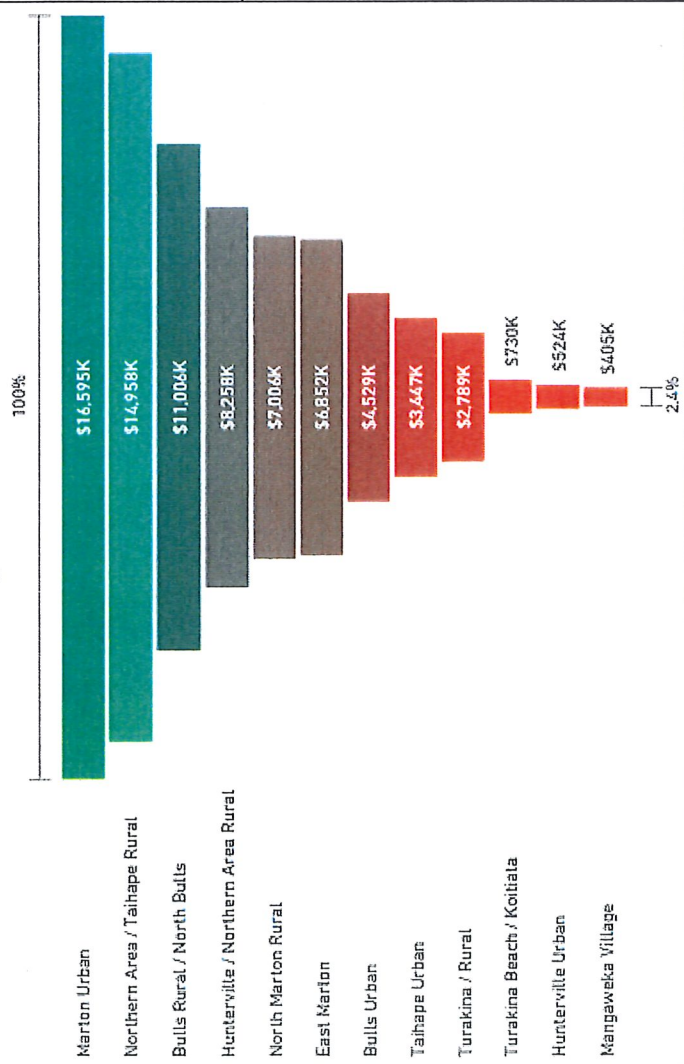
Marton Urban	Hunterville / N...	North Mart...
\$14,958K	\$8,258K	\$7,006K
Northern Area / Tailhape Rural	East Marton	Bulls Urban
\$14,958K	\$6,852K	\$4,529K
Bulls Rural / North Bulls	Tailhape Ur...	Tur...
\$11,006K	\$3,447K	\$2,789K

Total Sales	159	Total Sales	\$77M
Count of Last Sale Price		Last Sale Price	

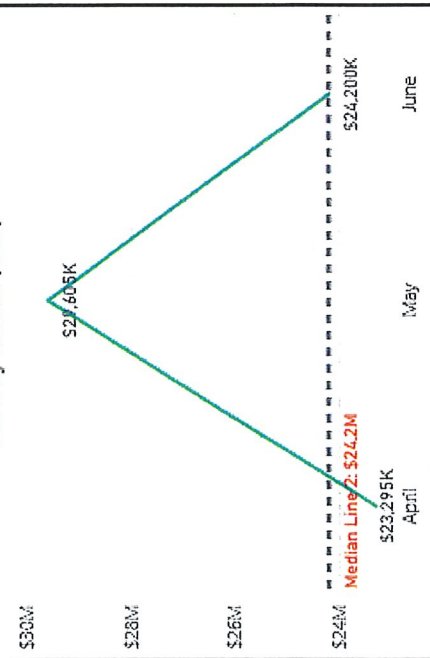


*For this report Property sales > \$1000 has been calculated

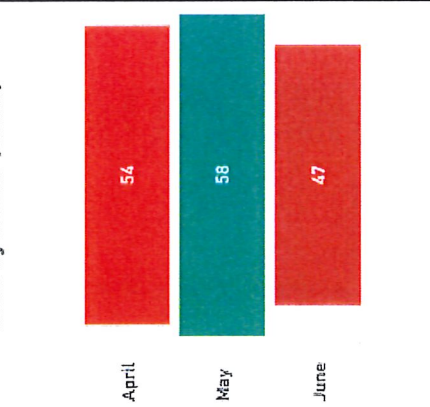
Total Sales by Valuation Roll Area



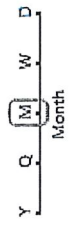
Sales by Month (Sum)



Sales by Month (Count)



Last sale Date

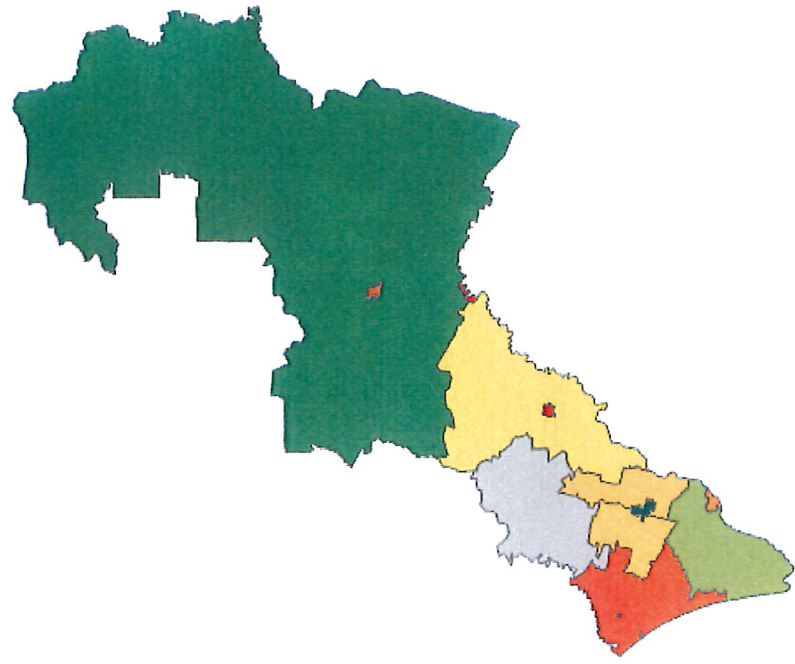


Apr 2019 - Jun 2019

2019



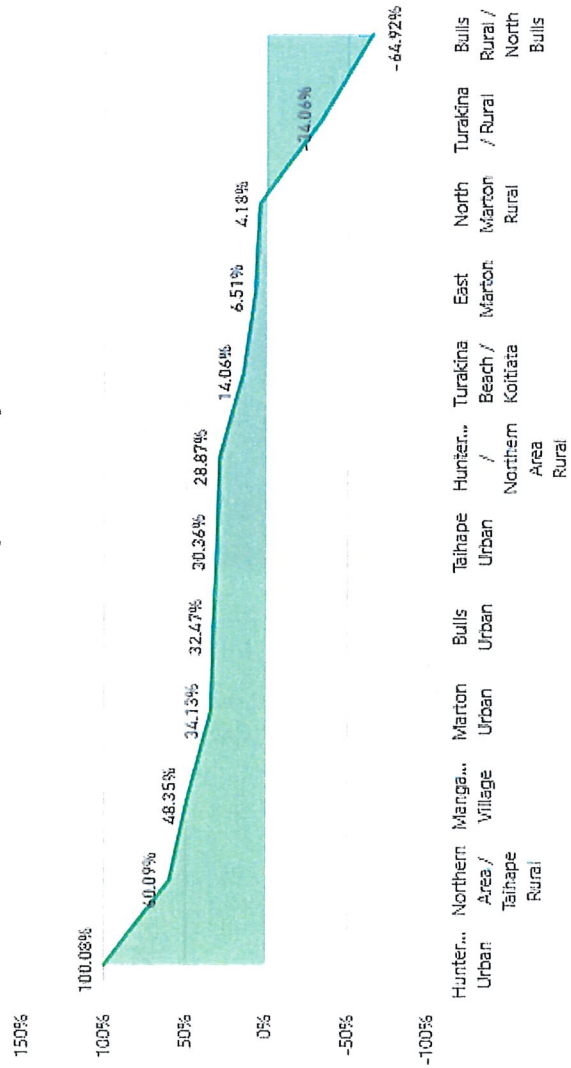
Total Sales by Valuation Roll Area (Sum)



Quarterly Property Sales in the Rangitikei

Valuation Roll Area	Capital Value	Sale Price	Number Of Sales	Sale Price % difference from Capital Value
Bulls Rural / North Bulls	\$31,370,500	\$11,006,050	10	-64.92%
Bulls Urban	\$3,419,000	\$4,529,280	20	32.47%
East Marton	\$6,433,100	\$6,852,202	9	6.51%
Huntersville / Northern Area Rural	\$6,406,000	\$8,256,000	9	28.87%
Huntersville Urban	\$262,000	\$524,200	3	100.06%
Mangaweka Village	\$273,000	\$403,000	3	48.35%
Marton Urban	\$12,373,000	\$16,595,350	71	34.13%
North Marton Rural	\$6,725,000	\$7,006,250	6	4.16%
Northern Area / Taihape Rural	\$9,343,500	\$14,958,000	6	60.09%
Taihape Urban	\$2,644,000	\$3,446,760	16	30.36%
Turakina / Rural	\$4,230,000	\$2,789,089	3	-34.06%
Turakina Beach / Koitiata	\$640,000	\$730,000	3	14.06%
Total	\$84,121,100	\$77,100,181	159	-8.35%

Sale Price % difference from Capital Value by Valuation Roll Area



Last sale Date

Y Q M W D
Month

Apr 2019 - Jun 2019

2019

Q1

Q2

Q3

Jan

Feb

Mar

Apr

May

Jun

Jul

Sales by Valuation Roll Area (Count)



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Budget

- \$5.242 million in 2018-28 Long Term Plan
 - ▶ (This included additional items approx. \$575,000:
 - Power supply
 - Consenting
 - Centre-fit out
 - Land purchase)
- \$5.443 million the tender award to W & W Construction (including provisional sums)
- \$6.024 million (including additional items above)
 - ▶ This excludes impact of in-kind contribution to car park area

A landscape image showing a sunset over a valley. The logo for 'Rangitikei' is visible in the bottom right corner of the image.

Costs

As at 30 June 2019

- Ongoing
 - Architecture Workshop
 - Holmes
 - Maltbys
 - E-Cubed
 - W&W Construction
- The others are completed (or nearly so)

Architecture Workshop	287,849.86
Holmes Fire	38,950.00
NZ Consulting Engineers	77,310.00
Maltbys	48,019.15
Fire Review Solutions	3,937.50
e-Cubed	71,992.46
Opus	21,841.00
Ap Turley & Co	3,707.64
A & C Surveys	13,860.61
Mc Ilwaines	13,474.29
RDC	6,590.96
W & W Construction	1,174,220.12
SubService	20,493.50
Cobham Plumbing	700.00
Marion New World	365.22
Marshall Day	5,139.25
Laser Craft	580.00
Alf Downs	1,962.74
BJ & CM Hills	28.00
Marion Printery	146.68
Total Spend LTD	1,791,168.98

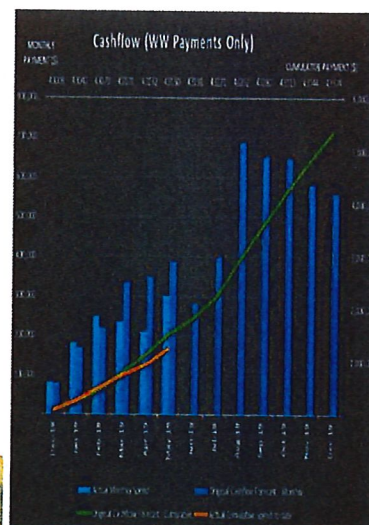
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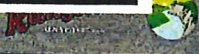
Cash flow

Actual and projected claims – W & W Construction

- Expected – dark blue columns
 - Actual – light blue columns
 - Expected Year to date – green
 - Actual Year to date – orange
- Current claim is 82% of expected amount. Contractor's project plan shows anticipated completion date as end of December



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A Thriving District – Our Plan for Growing the Rangitikei - DRAFT

RETAIN GROW ATTRACT

Strategic Themes	Outcome Sought	Opportunities	Objectives	Actions	Enablers	Dependencies
Business Development	Business Sector Growth (District-Wide)	<ul style="list-style-type: none"> An abundance of low cost urban and rural land. Provincial Growth Fund (PGF) investment in regional economic development. Trade & Enterprise funded/co-funded business support and mentoring programmes. PGF approved research projects for horticultural/floricultural diversification of primary sector land (PGF). 	<p>A. To ensure there are suitably zoned commercial and industrial areas for future business development.</p> <p>B. To collaborate & support networking/workshop opportunities, including Māori networks, that support business growth, diversification & collaboration.</p> <p>C. To capture & support infrastructure opportunities that supports business growth & investment.</p> <p>D. To create awareness, facilitate and connect local businesses, including Māori businesses with the appropriate resource provider.</p>	<ol style="list-style-type: none"> By July 2020, commence a review of the District Plan to ensure sufficient commercial and industrial zoned land is available to meet present and future demand. Create a centralised business/Māori business/digital/ learning centre with the necessary resources for factory (support & networking) purposes. To support township/ward based business networks, including district wide Māori Business network. Work with CEDA & Whanganui and Partners through Regional Business Partnership. To work with the collaborators and stakeholders of the horticultural/floricultural diversification project to ensure the outcomes support the needs of the end-users. 	<p>Government Funding</p> <p>CEDA & Whanganui and Partners</p> <p>Annual Plan/ Long Term Plan commitment.</p>	Government Funding
District Promotion	Improved district profile	<ul style="list-style-type: none"> Present 'neutral' district reputation. Strong township identity. Existing township based annual events. Diverse range of existing attractions. Diversity of geography and recreation amenities. Strong cultural identity and diversity of communities. 	<p>A. To increase the number of visitors and total spend within the district.</p> <p>B. To create a district profile that primarily attracts those considered as 'young families', with secondary target market being considered as 'empty nesters'.</p> <p>C. To increase the quality and frequency of promotional media.</p> <p>D. To increase the appeal of our township centres and open spaces.</p>	<ol style="list-style-type: none"> Improved digital platform/s and business offerings to attract target visitors. Improve the promotional support of existing township events, and draw-card businesses. Identification & attendance at national events to promote the Rangitikei District to target visitors. To work with the collaborators and stakeholders for inclusion on the NZ Coastal Arts Trail. To complete the district wide/town signage programme by 31 December 2019. To facilitate placemaking planning and public art activities.² To collaborate with Iwi and various communities to ensure input into promotional material, placemaking and public art activities. 	<p>Annual Plan/ Long Term Plan commitment.</p> <p>Community Partnerships</p>	Annual Plan/Long Term Plan commitment.
Training & Education	Increased opportunities for Rangitikei based Training and Education.	<ul style="list-style-type: none"> The development and mandate of Te Poho o Tuariki, for the provision of training within the district. The existing Rangitikei-Whanganui Skills and Talent Working Group. The existing network and collaboration with 100% SWEET*. 	<p>A. To ensure training providers provide courses that meet the future business and industry demands.</p> <p>B. Residents, including Māori, have access to a wider range of job opportunities within the District.</p> <p>C. More school leavers enrol in training opportunities within the district.</p> <p>D. More school leavers moving in to employment opportunities within the district.</p>	<ol style="list-style-type: none"> To commit and support the expected actions set in the 'Manatu Whakāretanga' MOU agreement with Te Rūnanga o Ngā Wairiki - Ngāti Apa. To collaborate and support the Rangitikei-Whanganui Skills and Talent Working Group. To collaborate ... Work Demand Study To facilitate and support 100% SWEET*, education providers and employers in employment pathways. 	<p>Partnerships with Iwi/hapū.</p> <p>Partnerships with training providers</p>	Partnerships with Iwi/hapū.
Housing Development	Growth in house numbers	<ul style="list-style-type: none"> An abundance of low-cost land suitable for residential development Spare infrastructure capacity in most towns Government priority for more housing 	<p>A. Ensure there are suitable areas in Bulls, Marton, Hunterville, Mangaweka and Taihape available for future residential development</p> <p>B. Maintain appropriate policies to enable development</p> <p>C. Ensure a community/papakainga housing strategy in place and is well communicated</p>	<ol style="list-style-type: none"> By December 2019 identify projected housing/papakainga demand to 2030 By July 2020 commence a review of the District Plan to ensure sufficient residential zoned land is available to meet demand and policies/rules effectively enable the development of papakainga housing. By July 2020 review the effectiveness and efficiency of development policies By December 2019 engage with Central Government to explore, and if possible, secure a partnership to develop community housing/papakainga. 	<p>Partnerships with developers and Iwi/hapū.</p> <p>Annual Plan/ Long Term Plan commitment</p> <p>Government funding</p>	Infrastructure programmes align with growth areas

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¹ 'Suitably' definition: in a way that is right or appropriate for business, with equal consideration to the surrounding environment | Whakaritipu i ngā pakihī, ēngari me tiaki i te whenua, te awa me te taiao

² The 'Economic Development Strategy' consultation process has highlighted the need for the development of a 'Community Wellbeing Strategy', which would include considerations such as public art, ~~and~~ **to support the economic appeal of a township.**

on 25 July 19
Item 174

Fiango Performance