



Rangitikei District Council

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Rangitikei
UNSPOILT...

Rātana Community Board

Order Paper

**Tuesday 2 December 2014,
6.30pm**

**Ture Tangata Office, Ihipera-Koria Street,
Rātana Paa**

Website: www.rangitikei.govt.nz

Email: info@rangitikei.govt.nz

Chair: Maata Kare Thompson

Deputy Chair: Nadine Rawhiti

Membership

Tama (Ringa) Biddle
Bjorn Barlien
Cr Soraya Peke-Mason

Please Note: Items in this Agenda may be subject to amendments or withdrawal at the Meeting. It is recommended therefore that items not be reported upon until after adoption by the Council. Reporters who do not attend the Meeting are requested to seek confirmation of the Agenda material or proceedings of the Meeting from the Chief Executive prior to any media reports being filed.



Rangitikei District Council

Ratana Community Board Meeting

Order Paper – Tuesday 2 December 2014 – 6:30 p.m.

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The quorum for the Rātana Community Board is 2

At its meeting of 28 October 2010 Council resolved that 'The quorum at any meeting of a standing committee or sub-committee of the Council (including Te Roopu Ahi Kaa, the Community Committees, the Reserve Management Committees and the Rural Water Supply Management Sub-committees) is that required for a meeting of the local authority in SO 2.4.3 and 3.4.3.'

1 Public forum

2 Whakamoemiti

3 Apologies/Leave of absence

4 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, be dealt with as a late item at this meeting.

5 Chair's report

An oral report will be given at the meeting.

Recommendation

That the Chair's report to the Rātana Community Board's meeting on 2 December 2014 be received.

6 Confirmation of minutes

Recommendation

That the Minutes of the Rātana Community Board meeting held on 7 October 2014 be taken as read and verified as an accurate and correct record of the meeting.

7 Council decisions on recommendations from the Board

There were no recommendations from the Board presented to Council's meeting on 30 October 2014.

8 Rātana Urupa

An update will be provided to the February meeting, once the audit of cemetery records has been completed.

9 Consultation – Draft Policy on the Disposal of Surplus Lands and Buildings

A memorandum is attached.

File ref: 3-PY-1-13

Recommendation

That the memorandum 'Consultation – Draft Policy on the Disposal of Surplus Lands and Buildings' be received.

10 Update on the Housing Development

Discussion item.

11 Rātana Water Supply Upgrade

A report is attached.

File ref: 6-WS-3-9

Recommendation

That the report 'Ratana Water Supply Upgrade' be received.

12 Late items

13 Next meeting

Tuesday 3 February 2015, 6.30 pm

14 Closing Whakamoemiti

Attachment 1

Rangitikei District Council

Rātana Community Board Meeting

Minutes – Tuesday 7 October 2014 – 6:30 p.m.

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Present: Maata Thompson (Chair)
Tama Biddle
Cr Soraya Peke-Mason

In attendance: Mr Ross McNeil, Chief Executive
Mr David Rei Miller, Assets Engineer – Utilities

1 Public forum

2 Whakamoemiti

Tama Biddle provided the opening Whakamoemiti

3 Apologies/Leave of absence

It was noted that Mayor Andy Watson was unable to attend due to another meeting commitment.

4 Confirmation of order of business

No late items and the order of business would be as set out in the agenda, but that Item 9 "Development of the 2015-25 Long Term Plan" be taken as the last substantive item so that any members of the public planning to attend would not miss the presentation.

5 Chair's report

The Chair commented that matters of interest were covered in the agenda, and she would speak to those at the appropriate time.

6 Confirmation of minutes

The Chair advised that the recently licensed mobile food operation had attracted concerns from within the community, and it still was not clear as to what conditions/requirements the operation had to comply with. The Chief Executive advised he would ensure that the conditions were circulated to Board Members.

Resolved minute number **14/RCB/19** **File Ref**

That the Minutes of the Rātana Community Board meeting held on 7 October 2014 be taken as read and verified as an accurate and correct record of the meeting.

T Biddle / Cr Peke-Mason. Carried

7 Council decision on recommendations from the Board

The Board noted that there were no recommendations presented to Council's meeting on 28 August 2014.

8 Rātana Urupa

The Chief Executive spoke to the report.

Resolved minute number	14/RCB/20	File Ref	6-CE-4
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- 1 That the Report, Rātana Urupa, be received.
- 2 That the Rātana Communal Board and Rātana Community Board investigate, with assistance from Council staff, options for a future burial ground.
- 3 That an audit of both sets of records be carried out concurrently, and on a regular basis, to ensure accuracy and completeness.
- 4 That the ongoing administration and management of the Rātana Urupa be raised and discussed with the Rātana Communal Board and the outcome of that meeting be reported to the next Rātana Community Board.

Cr Peke-Mason / T Biddle. Carried

9 Development of the 2015-25 Long Term Plan

A presentation on the scope, issues and development of the draft Long Term Plan was given by the Chief Executive.

10 Update on the Housing Development

Cr Peke-Mason advised that representatives of the Rātana Waipu Trust had recently met with Council representatives to discuss the timing of the development, the nature and extent of infrastructure required to support it, and the process by which the Trust would seek Government funding for the development.

11 Rātana Water Supply Upgrade

David Miller spoke to the report and answered questions. The Board supported the continuation of stakeholder meetings and wider public communication about the project through community newsletters.

Resolved minute number	14/RCB/21	File Ref	6-WS-3-9
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That the report 'Rātana Water Supply Upgrade' be received.

T Biddle / Cr Peke-Mason. Carried

12 Proposed Significance and Engagement Policy, Local Approved Products Policy, Dog Control and Owner Responsibility Policy, and Control of Dogs Bylaw

The Chief Executive spoke to the report and outlined the background and issues associated with the each of the policy initiatives.

The Board agreed to work together with the community, including the Communal Board, to prepare submissions on the proposed policies.

Resolved minute number

14/RCB/22

File Ref

That the Rātana Community Board prepares submissions on the proposed Significance and Engagement Policy, Local Approved Products Policy, Dog Control and Owner Responsibility Policy, and Control of Dogs Bylaw.

Cr Peke-Mason / T Biddle. Carried

13 Late items

Nil

14 Next meeting

Tuesday 2 December 2014, 6.30 pm

15 Closing Whakamoemiti - 8.12pm

The closing Whakamoemiti was provided by Tama Biddle.

Confirmed/Chair: _____

Date: _____

Attachment 2



MEMORANDUM

TO: Ratana Community Board

FROM: Katrina Gray

DATE: 25 November 2014

SUBJECT: **Consultation - Draft Policy on the Disposal of Surplus Lands and Buildings**

FILE: 3-PY-1-13

1 Background

- 1.1 The draft Policy on the Disposal of Surplus Lands and Buildings has been developed with Council staff and Te Roopu Ahi Kaa. There have been several versions of the policy which were presented to the Komiti, with the current draft (Appendix 1) being recommended to Council for adoption/consultation by Te Roopu Ahi Kaa, as well as, the Policy/Planning Committee.
- 1.2 At its meeting on 30 October 2014, Council adopted the draft Policy for a public consultation period of three months. Consultation is not mandatory for this policy, but doing so helps reinforce that Council decision-making is open and community views are valued.
- 1.3 Following the amendments to the Local Government Act 2002 earlier this year, territorial authorities are required to develop a Significance and Engagement Policy which encourages flexibility in the way Council consults with communities. Therefore, the consultation on this policy will follow a different process to the usual Special Consultative Procedure, and aims to make it easier for members of the community to make comments.

2 Comment

- 2.1 The draft Policy is out for public consultation **from 5 November 2014 – 2 February 2015**. During this time comments/submissions may be received either verbally by the Policy Team; or in written form via post, electronically through the Rangitikei District Council website, or by email. The public notice for consultation is attached as Appendix 2.

3 Recommendation

- 3.1 That the memorandum 'Consultation - Draft Policy on the Disposal of Surplus Lands and Buildings' be received.

Katrina Gray
Policy Analyst

Appendix 1

RANGITIKEI DISTRICT COUNCIL

POLICY ON DISPOSAL OF SURPLUS LANDS AND BUILDINGS

1 Background

- 1.1 Council has previously undertaken a survey of its non-infrastructure assets to identify those which were surplus and potentially best disposed of by sale. The costs (and in some cases legislation) associated with disposal has also impeded the process. Council envisages that there will be instances where the best value proposition for the ratepayer is to sell such sites.¹

2 Purpose

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

3 Application

- 3.1 This policy applies only to a site where Council has decided that it can be disposed of on the open market. The Council will also take into account the following issues where applicable:
- consideration of the current tenants or users of the asset;
 - the ability of other assets to provide the same service;
 - frequency of use;
 - cultural significance to hapū and Iwi;
 - how the land was originally acquired;
 - the ongoing maintenance costs to the community;
 - community views on whether it should be considered as surplus;
 - income generated from the asset;
 - cost of disposal;
 - statutory processes; and
 - levels of service desired in the Long Term Plan.
- 3.2 'Surplus site' means Council owned land and building(s) on a particular Certificate of Title which Council has resolved is no longer required by the community/District.

¹ Changes announced in August 2014 to government policy applying to disposal of Crown reserve land means greater opportunity for Council to rationalise its holdings of land and buildings.

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

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

4 Disposal Process

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

Table 1. Non-financial considerations.

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

Appendix 2



Rangitikei District Council

Community Feedback

Draft Policy on the Disposal of Surplus Lands and Buildings

Council wishes to seek the views of the community on the proposed Policy, specifically:

- Is the draft policy clear and easy to understand?
- Is the proposed approach appropriate?
- Are the non-financial considerations suitable?
- What non-financial considerations are the most important?

Background

Council owns a large number of properties (land and buildings) which it uses for the benefit of the community. These benefits may be financial (i.e. a rental return on the property which reduces the need for rates) and non-financial (e.g. facilities for recreational and community use). Sometimes the greatest benefit to the ratepayer and community will be for Council to sell land or buildings which are surplus to requirements.

Once Council has decided that a property will be sold, then the proposed policy seeks to ensure that the best value and long term benefit have been obtained for the community and that the sale process has been open and fair. A tender process will be used which considers both financial and non-financial considerations. It is recognised that the best value and greatest long term benefit does not necessarily mean the highest price.

The key non-financial considerations include; the proposed use of the site, ownership structure, sustainability of investment, financial viability, track record, stability of investment and historical connection of the asset. For each sale process these considerations will be assigned a percentage score, with some considerations holding a greater weight than others. For an offer to be considered it must make some contribution in non-financial benefits (set at 35%). The Council (or the Chief Executive where the market value is less than \$250,000) will then weigh up both the financial and non-financial aspects of the tender. The successful tender will be the one which provides the best value proposition overall for the District.

Further Information

The draft Policy is available from the Marton, Bulls and Taihape Libraries and the Council Office in Marton. It is also available from www.rangitikei.govt.nz or you may ask for a copy to be sent to you by calling 0800 422 522.

Feedback

Comments on the draft policy are invited until noon **Monday 2 February 2014**. Written comments may be:

1. posted to: Rangitikei District Council
Attn: Samantha Whitcombe
46 High Street, Private Bag 1102,
Marton 4741
2. emailed to: info@rangitikei.govt.nz
3. dropped into the Marton, Bulls or Taihape Libraries or Marton Council Offices.

If you have any questions or would like to make any verbal comments about the Policy please contact **Samantha Whitcombe**, on 06 327 0099 or 0800 422 522.

Attachment 3



Rangitikei
UNUSUALLY...

REPORT

SUBJECT: **Ratana Water Supply Upgrade**
TO: Ratana Community Board
DATE: 25 November 2014
FILE: 6-WS-3-9

1 Update

- 1.1 Quotes have been received from three local earthworks contractors for site works. The outline plan for this work has been lodged with the Planning section of Rangitikei District Council. Since the consent is for Rangitikei District Council work, it has been assigned to Wanganui District Council for comment prior to earthworks commencing.
- 1.2 Quotes have been received for the reservoir. A tender recommendation will go to Council, since tenders were invited instead of being publicly advertised.
- 1.3 Filtec has expressed an interest in the design and construction of the Water Treatment Plant (WTP). The preferred option for this work is to negotiate a contract with them. There is still some water testing to be done by Filtec to provide background information for the WTP design.
- 1.4 The pipeline design is underway. The design work is being done by GHD consultants.
- 1.5 Discussions have taken place with the landowners. The Chief Executive has spoken to Waipu Trust, who have been sent a copy of the final lease agreement. A subdivision resource consent will be lodged for the WTP site as the lease is for 99 years. Discussions are continuing with Dairylands about their taking over the old bore.
- 1.6 Opus Consultants are working on the consent application for taking water from the bore.

2 Recommendation

- 2.1 That the report 'Ratana Water Supply Upgrade' be received.

David Miller
Asset Engineer - Utilities