



Rangitikei District Council

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Rangitikei
UNSPOILT...

Rātana Community Board

Order Paper

Tuesday 18 August 2015,
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 18 August 2015 – 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 Minutes of meeting on 21 April 2015

Recommendation

That the minutes of the Ratana Community Board meeting held on 21 April 2015 be taken as read and verified as an accurate and correct record of the meeting.

(The meeting scheduled for 16 June 2015 was cancelled.)

6 Council decisions on recommendations from the Board

There were no recommendations from the Board presented to Council's meetings on 30 April 2015.

7 Arrangements for parks and town maintenance services

From 1 August 2015, the Council has assumed direct responsibility for providing these services. Mowing of parks and gardening will be undertaken by a small Council team, led by Athol Sanson. Separate contracts will be in place for sexton duties, CBD cleaning and urban berm mowing. The separate contract for Ratana has been reviewed and will continue for a further three years.

8 Waste Transfer Station

A verbal update will be provided at the meeting on the opening hours for the waste transfer station and the proposed relocation of recycling facilities from Waste Transfer Station to within the village.

9 Single-day place-making workshop

David Engwicht (Creative Communities) has provided the following dates to facilitate a single day Place making workshop for each of the following towns, Ratana, Turakina and also

Mangaweka. The dates on which David is available are the weekend of 16 and 17 or 30 January 2016.

The one day workshop will be facilitated by David with the goal of providing members of the community with ideas and a list of actions that the community can implement that would:

- Make the town a more attractive place for tourist to stop
- Increase residents pride in their town centre

The initiative to be identified may be something the community can do with their own resources or in partnership with the Council.

Attached is a copy of Creative Communities report following the Placemaking workshop held in Hunterville in 2014.

10 Speed humps

These had been planned for 2014/15. The Council's Roading Operations Manager will discuss the precise locations with Cr Peke-Mason: one issue which will need careful consideration is the noise to people living near to the humps.

11 Update on housing development

Board members may wish to comment.

12 Update on water supply upgrade

An update report is attached.

File: 6-WS-3-9

Recommendation

That the report 'Ratana Water Supply Upgrade' to the August 2015 meeting of the Ratana Community Board be received

13 Parks Upgrades Partnership Fund

The consultation document associated with the draft 2015-25 Long Term Plan, What's the Plan, Rangitikei...?, outlined two options for the future upgrades to parks. Option 1 was to rely on community donated labour and materials for improving our parks. Option 2 was to make an annual provision of \$50,000 to upgrade facilities and equipment at our parks.

During submissions, there was a strong majority in favour of Council contributing funding to park renewals and upgrades and also a significant recognition of the value of community input. A substantial minority of submitters specifically suggested that a combination of both community and Council support was needed.

Council decided to allocate up to \$50,000 per year in a fund for park and reserve upgrades and has suggested that a 2:1 contribution from the community (in cash or in kind) to match Council's funding is appropriate. It has also agreed an upper limit to Council's contribution to each proposed upgrade of \$15,000, which would indicate that projects should be up to \$45,000 in total (cash and in kind contributions). Anything over this amount would be a significant upgrade for consideration through the Annual Plan process.

The Assets/Infrastructure Committee considered a process to allocate this funding at its meeting on 9 July 2015.

This process would be very much a partnership between Council and the community. It is likely that either a need, or a great idea, is identified in the community and someone from the community approaches Council to seek support. This could be at any time during the development of the project but it could be expected that if it concerned a Council-owned asset then Council would be engaged near the start.

The fund could be open for applications at any time and each application is treated on a case-by-case basis by the Assets/Infrastructure Committee.

An application form is attached. It takes the form of an "expression of interest" which is developed in conjunction with Council staff. The contribution from the community would be to describe the project, the community support/consultation that has taken place and a fundraising plan and the contribution from Council staff would be to describe the fit with Council's current objectives in managing its parks and reserves.

The Committee could then take a view on whether it wishes to support the project and to what extent. It would also give the Committee the opportunity to consider the phasing of these projects and to put a deadline for community fundraising to be completed.

The Assets/Infrastructure Committee would be unlikely to consider contributing to park upgrades which went against either:

- The objectives and/or action plan contained in the Parks and reserves management plan(s) or
- Council's intent to rationalise its parks and open spaces assets (fewer but better)

Recommendation:

That the information relating to the Park Upgrade Partnership Fund be received.

14 Proposed amendment to Council's rates remission policy – incentives for business expansion

Attached is the public notice and draft proposed amendment to the Council's rates remission policy. The amendment will extend limited remissions to provide incentives for business expansion. Council is seeking feedback on this proposal by noon on 30 September 2015.

File ref: 3-PY-2

Recommendation:

That the Ratana Community Board provides the following feedback on the proposed amendment to the Rates Remission Policy to incentivise business expansion...

15 Late Items

16 Next meeting

17 Closing Whakamoemiti

Attachment 1

Rangitikei District Council

Ratana Community Board Meeting

Minutes – Tuesday 21 April 2015 – 6:30 p.m.



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Present: Ms M Thompson (Chair)
Ms N Rawhiti
Cr Soraya Peke-Mason
His Worship the Mayor, Andy Watson

In attendance: Mr Ross McNeil, Chief Executive

1 Public forum

Doreen Gardiner and Pai Maraku were present at the meeting. Mrs Gardiner raised the need for improved fencing between the old and new sections of the urupa, and indicated her intention to make a submission to Council. Mr Maraku spoke of the need to improve water quality associated with effluent from the Ratana wastewater treatment plant.

2 Whakamoemiti

Ms N Rawhiti performed the opening Whakamoemiti.

3 Apologies/Leave of absence

That the apologies for absence from Mr B Barlien and Mr T Biddle be received.

Ms N Rawhiti / Cr Peke-Mason . Carried

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, Te mana o te wai funding opportunities be dealt with as a late item at this meeting.

5 Chair's report

The Chair outlined further discussions within the community regarding the illegal dumping of rubbish outside the transfer station gates. Feedback indicates that the hours of operation should be reviewed, and that more needs to be done to make recycling easier for residents when the transfer station is not open. These identified as matters the Board could consider including in their submission on the Council's draft Long-Term Plan.

Resolved minute number	15/RCB/005	File Ref
------------------------	------------	----------

That the Chair's report to the Ratana Community Board's meeting on 21 April 2015 be received.

Ms N Rawhiti / Cr Peke-Mason. Carried

6 Confirmation of minutes

Resolved minute number	15/RCB/006	File Ref
------------------------	------------	----------

That the Minutes of the Ratana Community Board meeting held on 17 February 2015 be taken as read and verified as an accurate and correct record of the meeting.

Cr Peke-Mason / Ms M Thompson. Carried

Matters Arising:

Board member N Rawhiti provided an update on administration and management matters relating to the Ratana urupa. It was noted that maintenance standards were high and regular contact was occurring with Council staff to ensure burial services and associated administration were being well coordinated. A request was made to update the community contact number on the sign at the urupa.

7 Council decisions on recommendations from the Board

There were no recommendations from the Board presented to Council's meeting on 26 February 2015.

8 “What’s the Plan Rangitikei” – the consultation document on the 2015/25 Long Term Plan

Mayor Andy Watson gave a present on the draft Long Term Plan and answered questions from Board members and the members of the community present. He encouraged both the Board and members of the public to share their views with Council through a submission.

9 Update on the Housing Development

Members noted that there had been unconfirmed reports of Waipu Trust's funding application having been approved. However, formal notification of this was awaited.

10 Update from Te Roopu Ahi Kaa

Cr Peke-Mason provided a verbal update on the Te Roopu Ahi Kaa meeting held at Whitikaupeka Marae on 14 April.

11 Rātana Water Supply Upgrade

Resolved minute number	15/RCB/007	File Ref	6-WS-3-9
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That the report 'Ratana Water Supply Upgrade' be received.

Cr Peke-Mason / Ms N Rawhiti. Carried

12 Policy on Insanitary and dangerous buildings

The Chief Executive provided an overview of the policy and the proposed changes.

13 Late items

The Chief Executive outlined Te mana o te wai – a Ministry for the Environment funding programme to assist iwi-supported projects aimed at improving water quality. Applications for funding closed with the Ministry on 30 April 2015.

The Board were advised that Council staff had been considering projects across the District that might qualify for funding support, and had discussed these with representatives of Ngati Apa. Nga Pae o Rangitikei would be lodging an application covering several projects aimed at improving water quality in the Rangitikei catchment, including the provision of a land-based disposal option for the upgrade of the Bulls wastewater treatment plant.

The timing of the proposed Ratana wastewater treatment plant upgrade (to accommodate the new housing development) provided an opportunity to seek funding from Te mana o te wai for a land-based disposal option as part of the upgrade. Members were advised that Ngati Apa support for the proposal had been given, and that both Ratana Community Board and Komiti O Nga Rahui – Ratana Communal Board of Trustees endorsement was important. Members agreed that a land-based disposal option would be of significant benefit and endorsed the proposal for Rangitikei District Council to lodge a funding application with the Ministry for the Environment.

14 Next meeting

Tuesday 16 June 2015, 6.30 pm

15 Closing Whakamoemiti 8.05 pm

Mr N Rawhiti performed the closing Whakamoemiti.

Confirmed/Chair: _____

Date: _____

Attachment 2



AUGUST 2014 v1

HUNTERVILLE REPORT

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CLIENT: Rangitiker District Council
Version 1: 26/8/2014



1. SUMMARY

Kids, can you help me find my sheep?

Creative Communities International (CCI) was engaged by Rangitikei District Council to conduct an Exploring Possibilities Workshop in Hunterville on Saturday, 23 August 2014.

David Engwicht shared the basic principles of place making with participants before leading the participants on an exploratory walk of the town centre.

It was on this walk that the idea of a children's adventure trail, leading from the dog statue to the flock of sheep in the centre of town, was conceived.

Participants then brainstormed ways of implementing this adventure trail. A steering group was formed and it was decided to start with the end-point of the adventure trail, the village green in the town centre.

The group will organise the makeover themselves, using the Creative Communities agile planning model. Creative Communities will review plans as they emerge to ensure they embody good place making practice.

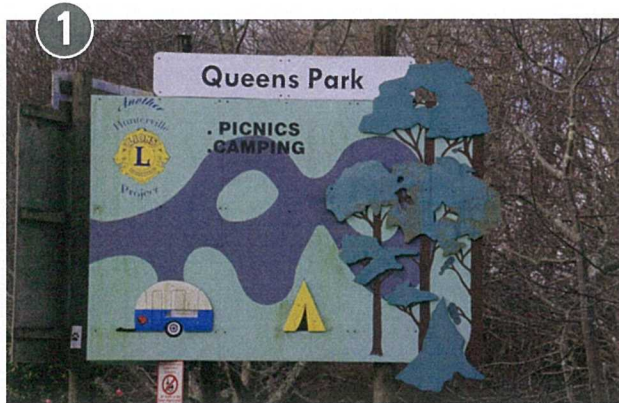


2. LONG TERM PLAN

- 1 ENTRY SIGNS inviting kids to help (name of dog) find his sheep. Physical "tent" to indicate camping ground
- 2 PLATFORM around dog sculpture to make it more interactive. First clue on the trail.
- 3 BRIDGE MAKEOVER – paint and make funky. Next clue.
- 4 PARK make more family-friendly. Paint fence "playground" colours.
- 5 TOILET BUILDING – paint funky colours. Make it a tourist attraction in own right.
- 6 HIGH STREET CROSSING – remove car park either side and create a farm-style gateway. Sheep hoof-prints across the road.
- 7 GATEWAY – same gateway as six. Story of lamb who got squashed because she did not look both ways before crossing.
- 8 BUSINESS SUPPORT – businesses give out a playing card that explains the trail and a reward (e.g. chocolate dog) for anyone who finds the sheep. They also add their own enhancements to the trail.
- 9 THE VILLAGE GREEN – this space becomes the town square with sheep grazing on the grass.
- 10 THE SHEERING SHED – old fire station can become an extension of the experience and possibly a place where families can have an indoor picnic.



3. THE DETAIL



- These entry signs should invite children to “help find the sheep”.
- The fact there is a camping area should be indicated with a real (or replica) tent on the grass.



- A raised deck around the sculpture will allow children to interact with it and also increase visibility.
- Ensure town name is included in deck so it appears in tourist photos.



- The painted bridge is the first step in the adventure



- These tables need upgrading. These should be supplemented with “little-people” chairs and table.
- One option is to replace them with picnic rugs and picnic baskets with menu of items available from local shops – managed by local businesses.



- Fence and toilet block can be painted to reflect the adventure trail theme and draw the eye as people drive down the highway.
- A super sized toilet graphic should be added to increase visibility of toilet



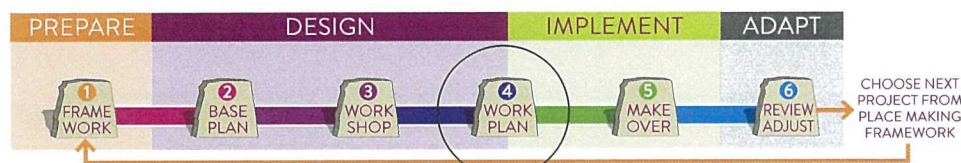
- One parking bay to be removed on both sides of High Street so children are not walking between parked cars.
- Crossing points are marked with farm fencing and hoof prints on road.

THE VILLAGE GREEN



This space should be a civic square for locals and the destination point for the adventure trail

4. AGILE PLANNING PROCESS



This is the next phase. Creative Communities will review work plans as they are developed to ensure they meet the overall place-making objectives of this project.

1 FRAMEWORK

- 1.1 Place Making Framework**
- An overarching place making strategy
 - Potential early initiatives.
 - First early initiative.
 - Process for delivering first early initiative with clearly defined roles for all players.

MILESTONE: Sign off on Place Making Framework

2 BASE PLAN

- 2.2 Base Plan early initiative one**
- Principles and concept plan for first initiative
 - Scope of work
 - What client is putting in Resource Bank

MILESTONE: Sign off on Base Plan

3 WORKSHOP

Participants:

- 3.1 Refine Base Plan**
- 3.2 Create resources bank**
- 3.3 Generate ideas & select design elements**
- 3.4 Nominate Drivers**
 - Drivers oversee the implementation of one design element
 - Ideally there are one or more people who are the coordinator/s of the project.

MILESTONE: Drivers identified

4 WORK PLAN

Drivers meet on a regular basis:

- 4.1 Preliminary action-plan prepared by each driver**
 - Proposed design, materials needed, approvals needed, and proposed budget.
 - Creative Communities reviews action plans and design concepts

4.2 Budget allocation to each subgroup

4.3 Overall work plan

4.4 Subgroups prepare for makeover

4.5 Prepare sequence of activities for makeover

MILESTONE: Sign off on Work Plan

5 MAKEOVER

Ensure someone is responsible for each of the following:

4.1 Morning briefing session each day

- Schedule for day (have this displayed somewhere) including meal breaks and end of day celebration.
- Groups that will be active. Visibly identify groups – e.g. coloured armband, T-shirts or hats.
- Leaders of groups (visibly identify leaders).
- Site safety issues and safety board.

4.2 Site safety

- Have a designated site safety officer.

4.3 Documentation

- Someone to document makeover – photo and video. Be sure to get before and after pictures.

4.4 Catering and end of project celebration

- Ensure lunch and tea breaks are provided for. These are prime team-building times that let the volunteers know they are valued.
- Have an end of project celebration.

MILESTONE: Celebration of completion

6 REVIEW & ADJUST

Drivers and other stakeholders meet:

5.1 Review

- What is working well? How can we make it work even better?
- What needs changing or fixing up?
- What did we learn from the entire process? How would we do it differently next time?

5.2 Adjust – make changes

5.3 What is the next project?

- Revisit the Place Making Framework. Adjust if necessary.
- Choose next project.

MILESTONE: Space and Framework both adjusted

creative
communities
INTERNATIONAL

Attachment 3



Rangitikei
UNPOISED...

REPORT

SUBJECT: **Rātana Water Supply Upgrade**

TO: Rātana Community Board

DATE: 12 August 2015

FILE: 6-WS-3-9

1 **Update**

- 1.1 Construction of the reservoir was completed on the 30th June. Testing and commissioning will take place once the pumping main and drainage pipework from the bore is completed.
- 1.2 Filtec Ltd has completed pilot plant testing and is now finalising the design solution and estimated cost for the Water Treatment Plant.
- 1.3 The pipe lay from Rātana to the WTP site is now complete except for the final trench reinstatement work that has been difficult due to a very wet winter. The pumping main and drainage pipework from the Treatment Plant site to the bore head is complete.
- 1.4 Hydroseeding to assist in stabilising the reservoir site banks has been carried out.
- 1.5 We have received a new consent for taking water from the bore, which like the old consent includes an extra allowance during the Rātana Festival.
- 1.6 The Ministry of Health have approved an extension to the CAP funding agreement. The expiry date is now 30 April 2016.

2 **Programme**

Updated timeframes for this project are as indicated in Table 1 below.

Table 1: Project Milestones

Milestone	Date
Bore testing	10 Apr 2015
Procurement	30 April 2015
CAP funding application to MoH for Milestone 4 – Storage Reservoir - submitted	6 August 2015

Milestone	Date
CAP funding application to MoH for Milestone 2 – Siteworks and Pipelines - anticipated	31 August 2015
Treatment Plant Construction completion and commissioning	11 December 2015
Final reporting to Ministry of Health for CAP funding	15 January 2016
Expiry of CAP funding	30 April 2016

3 Recommendation

- 3.1 That the report 'Rātana Water Supply Upgrade' be received.

Don Stewart

Project Engineer

Attachment 4



Rangitikei District Council

Parks Upgrades Partnership Fund

Expression of Interest

Do you have a great idea to add or improve on recreational facilities at a Council-owned park?

Do you have good support for your idea from the community?

Have you got a realistic fundraising plan that can raise at least two thirds of the resources needed to make it happen?

If so, then Rangitikei District Council wants to hear from you!

We know that the communities in the District have long been active in developing facilities for their recreation and leisure. We want to encourage this by providing up to 33% in cash of the value – in cash or in kind – of the contribution from the community for small-scale, community-led, capital projects.

WHAT DO WE MEAN BY SMALL-SCALE, COMMUNITY-LED CAPITAL PROJECTS?

Capital Project is a project which creates a new asset, replaces an existing asset, upgrades an existing asset or refurbishes an existing asset.

Community-led means a project that has been identified from within the community, where the majority of the fundraising has taken or will take place within the community and where the asset will be owned by the Council, or available for use by the community as if it were owned by Council.

Small-scale means a project with the total value of less than \$45,000, taking into account actual costs **and** the value of donated labour or materials.

PLEASE NOTE: Applications may be submitted at any time and will be considered at the next available Assets/Infrastructure Committee of Council (usually within a month). All applications are copied into the Assets/Infrastructure Committee Order Paper and are therefore available to the general public.

Please complete this application form in conjunction with Council staff. The sooner you talk with us about your idea, the sooner we can give you an answer about whether Council can support your project.

Contact: Gaylene Prince, Community and Leisure Services Team Leader,
Rangitikei District Council, Private Bag 1102, Marton 4741
Phone: 0800 422 522
Email: gaylene.prince@rangitikei.govt.nz

1. YOUR CONTACT DETAILS

Full Name: _____

Organisation (if any) _____

Street address: _____

Postal address: _____

_____ Post Code: _____

Telephone (day) _____

Email: _____

Contact 2 Name _____

Telephone (day) _____

Email: _____

2. YOUR PROJECT

2.1 What is the name of your project? _____

2.2 When will it take place: _____

2.3 Where will it take place: _____

2.5 Describe your project in full:
Attach additional sheets if you need to.

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.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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!

[illegible]

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	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
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	\$	
	\$	
	\$	
	\$	
	\$	
Cash in hand towards project	\$	
	\$	
	\$	
	\$	
	\$	
Other sponsorship/grants (please specify source/s below)	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Total funds available (GST inclusive / exclusive. Please delete one)	\$	

Amount of funding you are requesting from Rangitikei District Council: \$_____

Attachment 5



Rangitikei
UNAPOLOGETIC...

Rangitikei District Council

Community Feedback

Proposed amendment to the Rates Remission Policy to include incentives for business expansion

Council wishes to seek the views of the community on the proposed amendment to the Rates Remission Policy to include incentives for business expansion. Specifically:

- Is the draft policy clear and easy to understand?
- Is the proposed approach appropriate?
- Are the identified attributes for assessing remissions valid?
- Are there any other attributes that Council should consider?
- Is the weighting applied to the attributes appropriate?

Background

Council recognises the value that the District's businesses provide in terms of local employment and services. For some years, Council has provided limited rates remission for new, non-competing businesses that are establishing in the District. However, continuity for many businesses requires growth and expansion. Council now wishes to recognise this through extending limited rates remission to businesses in the District which are

- extending their buildings;
- increasing their permanent staff count; and/or
- investing in technology or equipment to increase their efficiency and/or market reach.

It is intended that this policy would apply to any type of business enterprise – expansion of a farming enterprise is potentially as eligible for consideration as expansion of clothing retailer. Equally, local ownership and management is not a pre-requisite for eligibility (but it is an attribute taken into account when Council considers an application for remission).

Council is proposing that businesses which meet these criteria may apply in writing to the Chief Executive at any time. Council will then consider each application having regard for attributes which include employment opportunities, significance of the business to the local economy and the local community, the sustainability of the business development and technological leadership. No rates remission will be granted to an application which scores fewer than 5 unweighted points for the two attributes of high significance.

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 **Wednesday 30 September 2015**. Written comments may be:

1. posted to: Rangitikei District Council
Attn: Priscilla Jeffrey
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 **Priscilla Jeffrey**, on 06 327 0099 or 0800 422 522.

Ross McNeil

CHIEF EXECUTIVE

Amendment to Council's rates remission policy

Incentives for business expansion

Introduction

1. Council recognises the value that the District's businesses provide in terms of local employment and services. Some businesses play an important part in attracting non-residents to visit and spend money in the District; others have a significant regional or national presence and (particularly farming businesses) may be significant exporters. Some businesses have been operating within the District for many years, and that plays a part in building the community's cohesiveness and resilience.
2. Continuity for many businesses requires growth and expansion. Council has some ability to encourage this, not only by ensuring that the appropriate infrastructure (roading, water, wastewater and stormwater services) are available, but also through reducing rates for a while and the user-pays component of building and resource consent fees.
3. This policy applies to all businesses in the District which are
 - a. extending their buildings;
 - b. increasing their permanent staff count; and/or
 - c. investing in technology or equipment to increase their efficiency and/or market reach.
4. This policy does not distinguish between types of business enterprise – expansion of a farming enterprise is potentially as eligible for consideration as expansion of clothing retailer.
5. Local ownership and management is not a pre-requisite for eligibility (but it is an attribute taken into account when Council considers an application for remission).

Scope of remission

6. A full or part remission of rates over the property where the expansion is occurring may be granted for up to five years.

7. Remission may be calculated on the difference between the new and previous valuation of the property following completion of the building expansion.
8. Remission may be for the full extent of rates or over a specified portion (e.g. over the general rate but still requiring payment of the uniform annual general charge and any targeted rates).
9. Any remission granted is to the ratepayer of the property. It is transferable to a successive owner of the property provided the extent of the business is not reduced.
10. Any remission granted will take effect from the next rates instalment but will always end at the end of Council's financial year (i.e. 30 June).

Consideration of applications

11. Applications for a remission of rates may be made at any time to the Council's Chief Executive.
12. Council will consider the application having regard for the six attributes in the table below. Each attribute will be scored on a five point scale (1 being the lowest and 5 the highest) and weighted according to the specified significance.
13. No rates remission will be granted to an application which scores fewer than 5 unweighted points for the two attributes of high significance.
14. The score evaluation will be conducted in open meeting. However, as section 38(1)(e) of the Local Government (Rating) Act prohibits public disclosure of remissions, the determination of the basis for a remission and setting of the actual amount and term of the remission will be determined by Council in a public excluded session.

Administration

15. During March of each year, Council will review whether the basis of granting the remission remains valid. The ratepayer of the property will be required to provide evidence of this to Council's Chief Executive. If the evidence is not sufficiently conclusive, Council will be informed and, having considered the matter, may vary or terminate the remission.

Considerations in remission of rates as an incentive for business expansion

ATTRIBUTE	EXPLANATION	SIGNIFICANCE
Employment opportunities	Regard will be given to the number of new jobs created by the expansion, their characteristics (seasonal/skill etc.) and the likelihood that they will be filled by people who live locally	High (25%)
Previous impact of the business on the local economy	Regard will be given for the significance of the business in the local (or district) economy, and how the business has complemented, supported or developed other enterprises	High (25%)
Previous impact of the business on the local community	Regard will be had for how the business has engaged with the community, e.g. by way of sponsorship, involvement with volunteer groups etc.	Medium (15%)
Stability of investment	Regard will be had for likelihood of the expansion being sustained over the longer term	Medium (15%)
Technological leadership	Regard will be had for the extent to which the business applies/develops technology to improve the quality of its product, extend market reach etc.	Low/Medium (10%)
Ownership structure	Regard will be had for the extent to which the business is owned and managed locally	Low/Medium (10%)