

Te Kaunihera-ā-Rohe o Ruapehu
Ruapehu District Council



COMMUNITY PROPERTY, RECREATION & FACILITIES ASSET MANAGEMENT PLAN

2021-2031



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1 VISION, COUNCIL FOCUSES AND COMMUNITY OUTCOMES



Drive and support the development of safe, prosperous rural communities that are able to thrive and capitalize on our agriculture, business and tourism sectors while sustaining our beautiful environment

Council Focuses

Improve the well-being and quality of life for our communities by:

Creating and retaining jobs

Growing incomes and opportunities

Increasing the ratepayer base

Providing sustainable infrastructure

Providing value for money in all we do

Ensuring the people who benefit from council spending contribute their fair share of the costs

Working with government and others to gain funding for key projects so as to reduce the financial burden on Ruapehu ratepayers

Creating collaborative partnerships with tangata whenua

Council has stated its core priorities in the form of Community Wellbeing Outcomes. These Outcomes are Council's 'true north' for planning and decision making. Every project that Council undertakes links back to at least one of the wellbeing outcomes. They are a key way we measure success.



Social – Safe, Healthy Communities

- Quality regulation, regulatory services and infrastructure
- Reduce the volume of waste to the landfill
- Core infrastructure endeavours to keep pace with changing demand
- Excellent standards of safety and welfare are promoted and respected
- Preparation, planning and timely responses protect people and property from natural hazards



Cultural – Vibrant and Diverse Living

- Traditions, values and history of all ethnic groups are respected
- Activities, facilities and opportunities for youth are provided and supported
- Excellence and achievement in sport, arts / cultural pursuits, community service and business is supported
- Events and festivals are encouraged and supported
- Working together with tangata whenua to achieve common goals



Environmental – Sustaining Beautiful Environments

- Our environment is accessible, clean and safe and our water, soil and air meets required standards
- The promotion of our District includes focus on our natural rivers, bush and mountains, as well as the built heritage, agriculture and railways



Economic – Thriving Economy

- Regulatory services and reliable infrastructure help the economy prosper
- Our transportation network is reliable, safe and endeavours to meet the needs of users
- Economic diversity and core economic strengths are encouraged in partnership with others
- Planning and regulatory functions balance economic growth and environmental protection



Strong Leadership and Advocacy

- Council advocates strongly for the provision of, and access to, affordable and effective health, welfare, law enforcement and education services
- Council is proactive, transparent and accountable

2 SPATIAL PLAN

THREE MAIN ROLES OF RUAPEHU DISTRICT IN NEW ZEALAND

1. A centre of outdoor adventure, sport, a place to relax in nature and a visitor destination.
2. Rural areas for sustainable food production and diversification of the primary sector.
3. A desirable place to live with a unique offering, providing people with different lifestyle choice

PRINCIPLES

- Fairness
- Affordability
- Resilience
- Long Term benefits- Sustainability
- Community at Heart

TOP THREE DISTRICT SHAPING MOVES

1. Strategic focus on housing, employment, town centres and infrastructure
2. Caring for rural communities and the environment
3. Collaborative partnership with Tangata Whenua

REVITALISATION PLANS & PROJECTS	RURAL COMMUNITIES AND ENVIRONMENTAL PROJECTS	COLLABORATIVE PARTNERSHIPS
<ul style="list-style-type: none"> • Ruapehu District Housing Strategy • Raetihi Integrated Council Service Centre & Community Hub • Raetihi Revitalisation Plan • Ohakune Spatial Plan • Taumarunui Future Housing and Community Plan • National Park Community Plan • Rangataua Community Plan 	<ul style="list-style-type: none"> • Bridge replacement • Create and extend cycle-ways • Advocating on increasing necessary service accessibility (e.g. health services, transport services etc.) for our rural communities • Significant investment in three waters upgrades 	<ul style="list-style-type: none"> • Council to continue strengthening relationship with local Iwi/ Hapu • Council currently developing the Liveability study which will be used as a foundation to create a wellbeing strategy

ENVIRONMENTAL TOURISM

- Tourism Operation locations
- 42 Traverse Cycle Trail
- Forgotten World Highway Adventures
- Proposed Ohura Stratford Cycle Trail
- Timber Trail Bike Track
- Mountains to Sea Cycle Trail
- Sky Waka

- Park & Ride
- District_Gateway
- Lakes
- Whanganui River

- Unique Natural Features
- National Park
 - Stewardship Land

FOOD PRODUCTION & PRIMARY INDUSTRY

- Forestry
- Cropland
- Productive Grassland

PARTNERING WITH IWI ENHANCING THE MAORI ECONOMY

To be mapped subsequently when iwi have confirmed and are ready

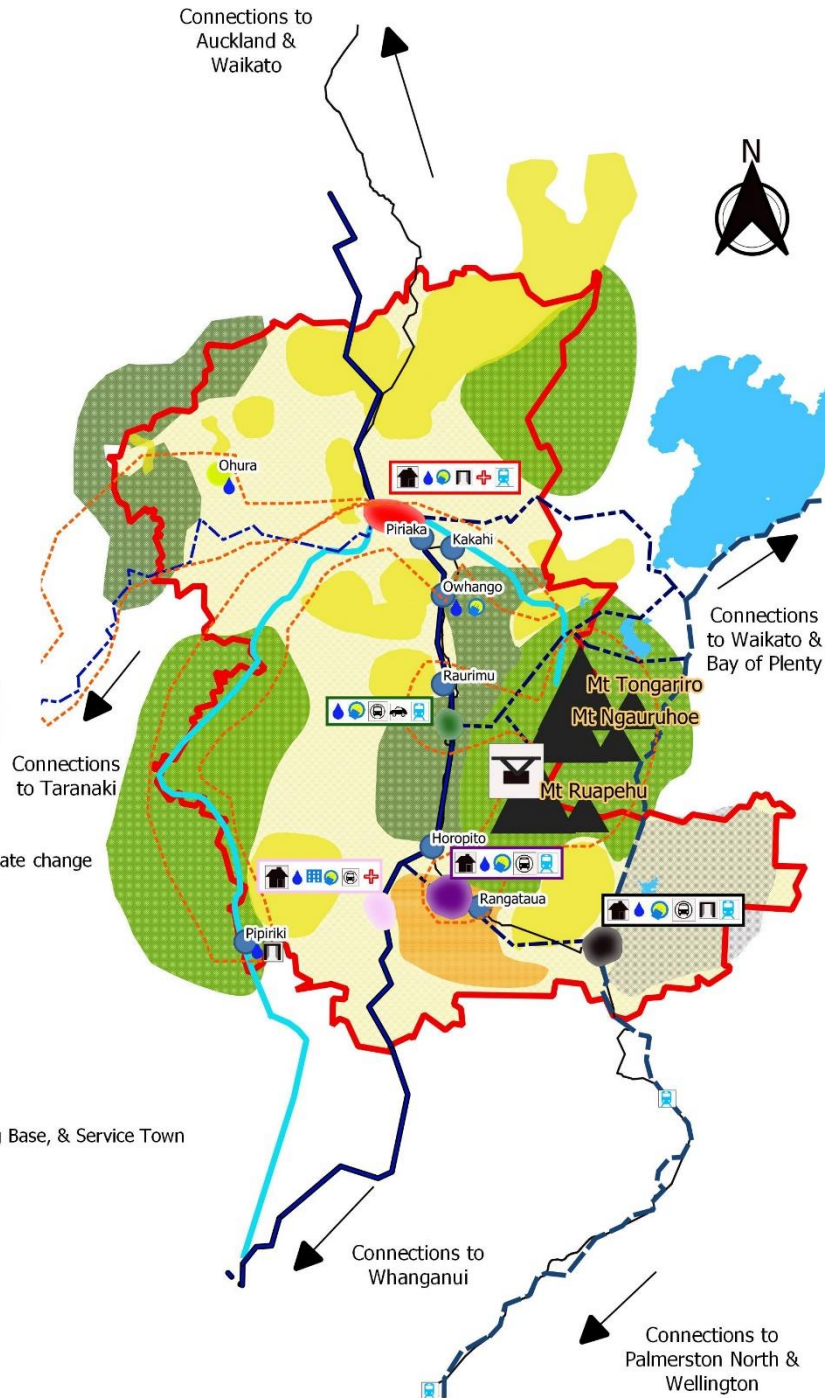
RESPONDING TO CLIMATE CHANGE

Participating in Horizon Regional Council's climate change workstream

INVESTING IN OUR TOWNS & SETTLEMENTS

- Taumarunui: Major Town and CBD hub
- National Park: Tourism Centre
- Raetihi: Revitalisation Hub
- Ohakune: Tourism & Local Centre
- Waiouru: Gateway, NZ Defense Training Base, & Service Town
- Tussock Land & Defence Activity
- Housing Initiatives
- Advocating for Community Health
- Rail Stations
- Advance public transport Initiatives
- Fibre and cell phone network rollout
- District_Gateway
- Park & Ride
- Community Hub for the Raetihi Area
- Existing 3 waters Infrastructure

Central government investigation to transition to new water delivery arrangements



- RDC Boundary
- Rail
- SH1
- Highways 41, 46, 47, 48, 49
- SH4
- SH43

3 THE RUAPEHU DISTRICT

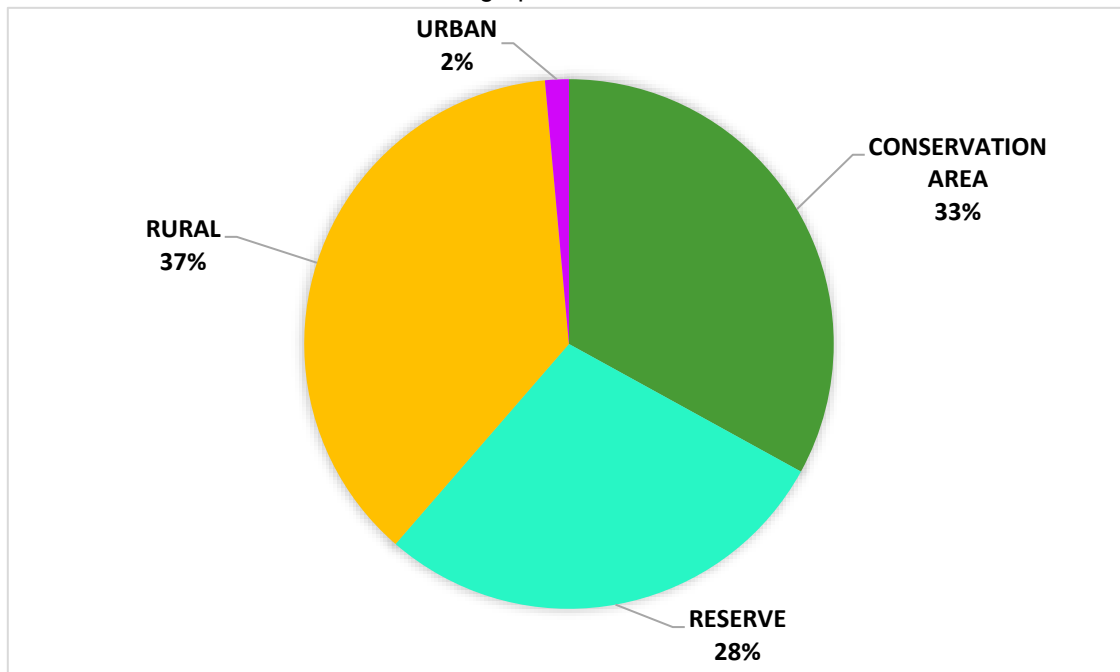
ENVIRONMENTAL

THE PLACE

The Ruapehu District is a land-locked area covering 6,733km², with a usual resident population of 12,309 (Statistics NZ, Census 2018). The projected population of the District in 2021 is expected to increase to 13,328. Ruapehu is one of New Zealand’s largest districts by land area, however has a relatively small and dispersed population base with one of the lowest population densities in the country (0.02 persons per hectare). The Ruapehu District is also a growing tourist destination, and enjoys a significant and steadily increasing number of visitors each year.

There are approximately 11,220km of streams and rivers in the District. For context the total river network of NZ is approx. 425,000km. The district makes up 2.64% of NZ’s rivers and streams.

Below is a breakdown of the land zoning within the District, based on the 2010 Ruapehu District Plan. Zones that are less than 1% are not on the graph but are included in the table.



Row Labels	Sum of Area in HA
Active Reserve	0.01%
Commercial	0.01%
Conservation Area	32.81%
Future Residential	0.01%
Industrial	0.06%
Reserve	28.19%
Residential	1.33%
Rural	36.96%
Urban Settlement	0.02%
Out of District	0.60%
Grand total	100.00%

THE NATURAL ENVIRONMENT

The district's landscape is varied, ranging from rolling pastoral hill country and indigenous forest to the volcanic plateau of the Desert Road and New Zealand Army land at Waiouru. East of the district, features the Tongariro National Park, which includes the mountains Tongariro, Ngauruhoe and Ruapehu. In the West, the Whanganui National Park and the Whanganui River dominate the landscape boasting a rich history and diverse wildlife.

The Ruapehu District borders the Rangitikei and Whanganui Districts in the South, Waitomō District in the North, Taupō District to the East and the Stratford and New Plymouth Districts to the West.

The Ruapehu environment is pristine, with a relatively low number of heavy industries or high intensity residential development. This environment makes the district attractive to tourists who seek to visit natural and unspoiled landscapes. Tourist numbers continue to grow and, with the advent of the cycleway projects under development, this growth is expected to continue.

TONGARIRO NATIONAL PARK

The Tongariro National Park is New Zealand's oldest national park, it is listed as a World Heritage Area and is a significant draw card for tourists both domestic and international. The park includes the Whakapapa and Turoa ski fields as well as important walks such as the Tongariro Alpine Crossing. Visitor numbers at three sites around the Central Plateau (Taranaki Falls, Tongariro Alpine Crossing and Tongariro Northern Circuit) continue to increase year on year.

CLIMATE

According to the Köppen-Geiger climate classification, the climate of the district is listed as "Cfb, warm and temperate".

The elevation of towns in the north of the district range from 187m to 443m above sea level, while the elevation of towns in the south of the district range from 524m 1123m above sea level. The average annual temperature in the north of the district's townships range from 11.6 – 13 Degrees Celsius while the average annual temperature of townships in the south of the district range from 8.1 – 11.1 Degrees Celsius. The average annual rainfall for townships in the north of the district range from 1342mm – 1776mm while the average annual rainfall for townships in the south of the district range from 1103mm – 2775mm.

At an altitude of 199m above sea level, Taumarunui experiences a significant amount of rainfall during the year with seasonal projections showing rain is set to increase by 7% – 16% during winter and decrease up to 5% during Autumn by 2090¹. The average annual temperature for Taumarunui is 12.9 °C, reaching low-mid 30s in the summer and -1 or -2 in the winter. A reduction in the number of snow days experienced annually is projected throughout New Zealand, including the Central Plateau.

Greatest warming in summer / autumn and least in winter and spring. Increase in water temperatures predicted. Amount of warming will depend on river elevation, catchment size and water source (snow melt or not). There is an expected increase in hot days with 50-60 hot days per year between Taumarunui and Whanganui. The district is also expected to have a decrease in frost / cold nights. Larger decreases at higher elevations of Central Plateau are also predicted. Annual average precipitation is predicted to increase 15-20% by 2090. (*Climate Change Implications for the Manawātū – Whanganui Region 2019 NIWA report, pp17-19*).

With Storm surges, flooding and storms predicted to increase over the next 30 years, network resilience is a significant issue, particularly on the Desert Road and Stateway Highway 4 North of Whanganui. Changing weather patterns has increased risk on Councils infrastructure, parts of which are already vulnerable. Improved access to data and information will continue to allow Council to communicate with our communities clearly and consistently (*Waka Kotahi, 2021-31 Regional Summary Version 1.1pg 109 – 113*).

¹ MFE, Climate Change Projections for the Manawatu-Wanganui Region,

CLIMATE CHANGE ACTION

With Central Government declaring a climate change emergency in December 2020, government agencies are expected to be carbon neutral by 2025.

Like other local authorities throughout the country, Council are in the initial phase of developing a climate change strategy. Council is working with Toitū, an enviro-science agency, to measure Councils carbon emissions to establish a baseline understanding of the current risks and opportunities present within the district. Phase two of this work involves using the information collected from phase one to develop a suitable climate change / sustainability strategy. Council aims to complete phase one within the next financial year (2021/22).

As part of this work, Council signed a Memorandum of understanding to work regionally with Horizons Regional Council and other regional territorial authorities. Currently a regional climate change risk assessment (RCCRA) is underway and Tonkin & Taylor are contracted to assist the region with this project, including technical work, report writing and project facilitation. NIWA and Massey University have also been sub-contracted to assist. Council is also in the initial setup phase of recording and monitoring their carbon footprint. Once a data driven understanding of the problem is established, Council plans to assess vulnerabilities and risk against priority values/objectives, identify options and pathways to increasing resilience in these areas, develop a climate change adaptation strategy, implement cross sectorial approach and monitor the effectiveness of these strategies.

Although Council is in the initial planning stage, but it is important to note that some climate related practices have already been incorporated into asset management practices. The purpose of developing a climate change strategy is to develop a framework of how to improve current practices to address potential issues that Ruapehu District is vulnerable to and to give decision making framework for responses and investment outcomes. Balancing the demand for significant infrastructure investment while responding to global issues is challenging for a small district with a low ratepayer database to implement.



MAP OF RUAPEHU DISTRICT

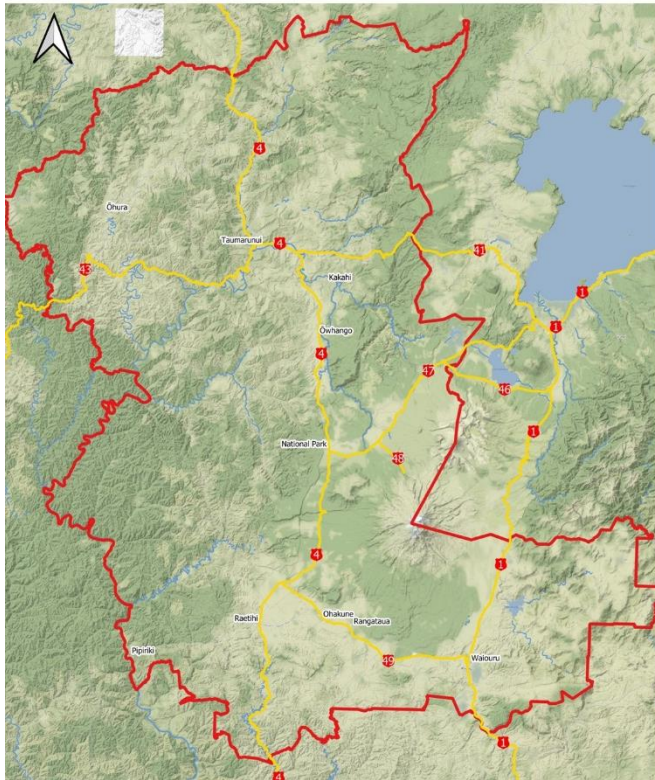
CULTURAL

SETTLEMENT

The remoteness of the area surrounded by its natural resources allowed for Māori to flourish prior to European settling.

The first major European influence came in the 1840s with missionaries settling on the southern reaches of the Whanganui River. Regular steamboat services up and down the Whanganui River commenced in the late 1890s, firstly to Pipiriki then, eventually, to Taumarunui. Its advantage as an access and trading route saw tourism and trade flourish. Due to improved roads the main riverboat trade ceased in the 1920s.

Completed in 1908, the main trunk railway became New Zealand's most significant land route and one of its greatest engineering achievements. Running through the heart of the district, the dense forest, steep inclines and deep gullies prompted ingenious solutions such as the



Raurimu Spiral and the Makatote Viaduct. Passenger services began in 1909. With a high population of Māori still residing in the district today, many are a representation of the large number of iwi and hapū in both a pre and post settlement phase.

SOCIAL

TOWNSHIPS LOCATED THROUGHOUT THE DISTRICT

There are five main towns within the district, they all serve as central service points for neighboring communities.

- Taumarunui is the main service centre for the surrounding settlements and agricultural land (sheep, cattle, deer and dairy) and forestry plantations. Taumarunui is one of the key gateways for tourism into the district and is establishing itself as the centre of cycle tourism within the district.
- National Park is a village style town, located between Tongariro and Whanganui National parks, it's known for its hiking and biking trails and kayaking.
- Ohakune caters for the ski industry and cycle ways, as well as the surrounding horticultural and farming activity. As part of their tourism attraction, Ohakune hosts a number of festivals, one of which is the Mardi Gras.
- Raetihi is a rural township servicing farming, market gardening and forestry. It forms a gateway to the historic Whanganui River settlement of Pipiriki, which is an also an end point for the popular Whanganui River tours.
- Waiouru is situated at the southern end of the district and is home of Waiouru Military camp, one of New Zealand's army bases on state highway 1. The defense area in Waiouru is a landmark in the local community with facilities including the National Army Marae and the National Army Museum, which is a popular visitor destination.

THE POPULATION

The usually resident population of the Ruapehu District is 12,309 according to the 2018 census. It has been estimated that the recent small but steady population growth will continue and that the population is set to reach 13,238 by 2021. The District experienced population decline between 2001 and 2016 and began to show signs of recovery in 2017. Under all population scenarios (high, medium and low) Ruapehu District's population is projected to increase slowly over the next 10 years at predicted rates of between 0.7% (low) to 1.967% (high).

Given the steadily increasing visitor numbers to the district, the increase in Councils investment into economic development, and the support from central government for improving visitor infrastructure, it is anticipated that all peak population components will increase to cater for visitor industry growth (see Planning Assumptions – Population Projections).

Council has undertaken five ratepayer surveys (2008, 2010, 2013, 2016, and 2019) to track the holiday home environment within the District and to attempt to quantify the level of use of these homes. Whilst this survey is an important information source for understanding the holiday home environment; due to its nature and the variance in responses that is likely to occur across the survey timeframes, it should be noted that the results come with a high level of uncertainty. However, given the importance of holiday home visitor numbers to establishing an estimated peak population for the District it is necessary to use this information to estimate future holiday home visitor numbers, whilst recognising its level of uncertainty.

Based on the survey responses, between 2010 and 2019 there was an average annual increase of 1.55% in the number of holiday homes per year (approximately 29 homes per year) across the District. Over this same period the average number of people staying per home ranged from 4.4 – 4.7. Based on the survey, each holiday home was used on average 27 nights per year. See Planning Assumptions – Population Projections for projected holiday home data.

ECONOMY

Gross Domestic Product in Ruapehu measured \$668m in the year up to March 2019, up 1.4% from the year earlier. New Zealand's GDP increased by 3% over the same period. Economic growth in Ruapehu District has averaged 0.9% over the last 10 years compared with an average of 2.19% in the national economy².

In 2019, the most significant component of the Ruapehu economy was 'agriculture, forestry and fishing', these collectively make 34.4% share of business units and 20.3% of GDP. "All others" services contribute to 24.4% of the Districts GDP. The third largest contributed to the Districts GDP is Public Administration and Safety contributing 12.1%.

The fastest growing industries in the District are 'Agriculture, Forestry and Fishing' (annual growth of 10.3% compared to 2018), Rental, Hiring and Real Estate Services (annual growth of 18.3% compared to 2018) and Construction (annual growth of 12.7% compared to 2018). It is important to note that while the latter two industries indicate more growth than the first, their contribution to GDP is 136m, 43m and 45m respectively³.

Strong visitor numbers, emerging tourist opportunities and the growth in holiday homes combine to ensure that tourism continues to be an important sector for the District. The tourism industry contributed \$127m towards District GDP in 2019 (compared to 110m in 2018)⁴. The industry employed approximately 1511 people in in 2019, up 11.3% on 2018. Total tourism expenditure increased to 212m in 2019 up 9% on 2018's 194m⁵.

Of the 212m spent in the district by tourists in 2019, 163m came from domestic tourists while 48.3m was spent by international visitors.

² Infometrics, <https://ecoprofile.infometrics.co.nz/Ruapehu%20District/Gdp/Growth>

³ Infometrics, <https://ecoprofile.infometrics.co.nz/Ruapehu%20District/Gdp/GrowthIndustries>

⁴ Infometrics, <https://ecoprofile.infometrics.co.nz/Ruapehu%20District/Tourism/TourismGdp>

⁵ Infometrics, <https://ecoprofile.infometrics.co.nz/Ruapehu%20District/Tourism/TourismSpend>

VISITOR NUMBERS

Holiday home and commercial accommodation statistics continue to indicate growth in overnight tourism. Over the past 10 years there has been an average annual increase of 2.49% in occupancy rates of commercial accommodation. Both the number of guest nights and number of guest arrivals has increased and, pre COVID-19, this trend was projected to continue. Population Projections have made the assumption that day visitors will mirror commercial accommodation visitor statistics as we do not currently have a reliable source with which to count day visitors to the district. Anecdotally and on consideration of the nature and type of tourist activities in the District, we can state that the District will be receiving a significant number of day visitors.

Cycle Trail The Ruapehu District is developing a reputation as a destination for off-road mountain biking. Two 'Great Rides' are located within the District; the Timber Trail to the North and the Mountains to Sea cycle trail to the South. To capitalize on this opportunity, Council is in the process of developing a cycle trail strategy for the district.

RUAPEHU ALPINE LIFTS

Between 2011 and 2015 there was a 10% decrease in skier numbers on the mountain as a whole. \$100m was invested into Ruapehu Alpine Limits to broaden the appeal of the mountain. The investment was used to develop their state of the art Sky Waka Gondola, and it has successfully managed to increase the number of skiing visitors between 2017 and 2019, with 390,000 guests arriving to the mountain in 2019 alone⁶



⁶ Ruapehu Alpine Lifts Limited 2019 Annual Report, <https://www.mruapehu.com/ral/annual-reports>

4 ASSET MANAGEMENT

INTRODUCTION TO ASSET MANAGEMENT PLANNING AT RUAPEHU DISTRICT COUNCIL

ASSET MANAGEMENT OBJECTIVES AND INDUSTRY STANDARDS

Council has adopted a systematic approach to the long-term management of its assets by preparing this Asset Management Plan.

The key objective of asset management is to “meet a required level of service, in the most cost effective manner, through the management of assets for present and future customers” (IIMM, 2011). Asset Management Plans (AMPs) are a key component of the strategic planning and management of Council, with links to the LTP and service contracts. AMPs underpin the Long Term Plan (LTP) and consultative processes that have been put in place to engage the community.

AMPs aims to deliver a range of benefits to the community as well as to the provider of the services, the main ones being:

- (a) Maintaining, replacing and developing assets over the long term to meet required delivery standards and foreseeable future needs in a cost-effective way.
- (b) Continually improving asset management practices and service delivery to the customers.
- (c) Complying with Statutory Requirements and Regulations.
- (d) Standards Association of New Zealand: provides a range of standards covering required or recommended practice and which may impact directly on assets or management of contracts.
- (e) The Asset Management Plans have been developed in accordance with the National Asset Management Steering (NAMS) Infrastructure Management Manual. They include forecasted population growth, the level of service expected by the customers, the condition of the asset, planned maintenance and replacement which ensures a complete and consistent approach to the long term planning of assets.

RATIONALE AND INFRASTRUCTURE STRATEGY

Infrastructure represents a major investment which, in developed countries, has been built up progressively over the last 100 years or longer. This is reason enough for applying the best asset management skills to ensure that it continues to provide sustainable and economic service.

Compelling reasons for ensuring that best practices are applied to our national infrastructure include:

- (a) Infrastructure networks provide the platform for economic and social development
 - (b) Infrastructure and property assets increasingly meet recreational and other needs of the community
 - (c) Good quality infrastructure is the cornerstone of public health and safety
 - (d) Good quality infrastructure mitigates potential adverse environmental impacts of society
 - (e) Asset management practices advance the sustainability of infrastructure services
 - (f) Benchmarking condition and performance promotes innovation and efficiencies.
- (this is an excerpt from the NZ Asset Management Support website.
<http://www.nams.org.nz/pages/173/infrastructure-asset-management-defined.htm>)

WORK PROGRAMMES

Activity work programmes derive from:

- (a) The priorities that Council identifies during consultation with the community,
- (b) Asset condition surveys,
- (c) Agreed levels of service, and
- (d) Strategic planning documents (eg. Growing Ruapehu, Council’s Economic Development Strategy, adopted 2015, updated 2018 and 2021)

5 LEVELS OF ASSET MANAGEMENT PLANS

CORE AMPS

The development of an AMP is a process of continuous improvement. The entry level AMP is what is commonly referred to as the Core AMP – it reflects a rudimentary knowledge of the asset (such as the asset register and inferred age, condition and performance), associated Levels of Service and the long-term cash flow predictions.

ADVANCED AMPS

At the other end of the spectrum are Advanced AMPs. Movement towards the development of such plans is a continuous process of data collection, verification, higher confidence levels of outputs and a systematic iterative approach to treatment options (renewal and maintenance options), while steadily reducing the number of assumptions historically used.

Advanced AMPs aim to employ predictive modelling, risk management and optimised decision-making (ODM) techniques, in order to evaluate options and to identify optimum long term plans to deliver the Levels of Service agreed with the community to achieve outcomes.

As new condition, performance and risk assessment techniques and systems evolve, or as technologies associated with asset renewal are improved, the level of sophistication of the AMP will improve.

RUAPEHU DISTRICT COUNCIL'S AMPS

RDC's first AMPs were produced in 1996. They were reviewed and updated in 2006, 2009, 2012, 2015 and 2018 and 2021.

The objective of the review and update is to improve the quality of the AMPs and maintain them to at least a core-plus level. RDC's AMPs consist of a mixture of "bottom up" analysis (for asset inventory, age, maintenance history, faults etc.) as well as "top down" analysis (for condition and performance).

Having reached core-plus level means there is still room for improvement and sophistication. How that will be achieved is laid out in the Improvement Plan section of this plan. Continuous improvement will be periodically measured/reviewed/audited by external reviewers, and through revisions of this document.

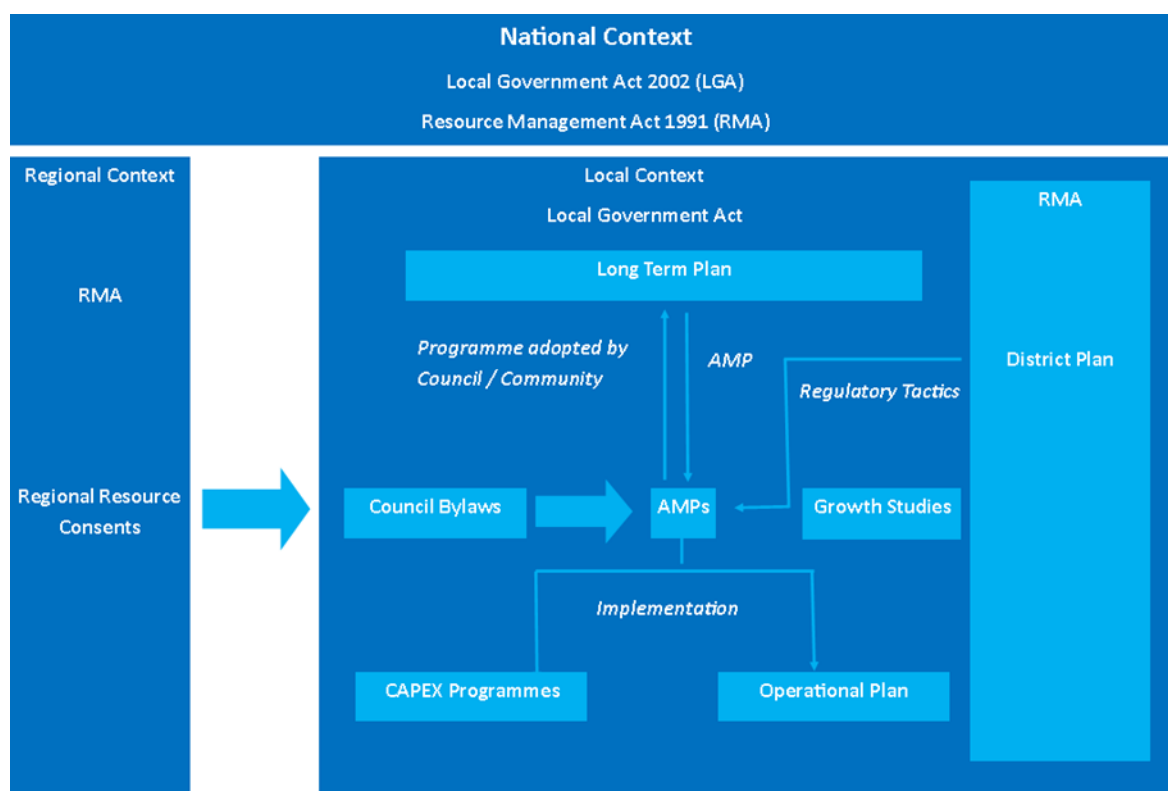
FUTURE IMPROVEMENTS

In 2019 the 2018-28 Asset management plans were peer reviewed. The objective of the assessment was to focus on the overall quality of the AMPs, to identify the strengths and weaknesses of each plan, and to allow RDC to prioritise improvements to the plans. The peer review identified whether progress had been made on maturity level of the AMPs by comparing score to the 2015 peer reviews.

AMPs include an improvement plan that outlines the tasks, resources and deliverables required to achieve the target asset management maturity level that is appropriate to those assets.

6 PLANNING REQUIREMENTS AND LOCAL GOVERNMENT PROCESSES

Integrated asset management is done in the context of the wider environment. The Local Government environment has both expectations and restrictions placed on it through Central Government legislation and Regional Council Plans. Council needs to take into account both the national and regional plans and environment when developing its strategic plans. The following chart shows the relationship with the wider environment.



LEGAL REQUIREMENTS

Section 10 of the Local Government Act 2002 (LGA) states that the purpose of Local Government is;

- (a) To enable democratic local decision-making and action by, and on behalf of, communities; and
- (b) To promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

Our AMPs demonstrate Council's approach to these ideas as follows:

- (a) Democratic local decision making and accountability - Council seeks community feedback on the strategic direction of Council's AMP as part of the LTP process as well as through consultation on work programmes and individual projects as discussed in Part 3. Outcomes from these consultations are combined with asset knowledge and engineering best practice to produce management plans for Council's assets that are sustainable, appropriate and acceptable to the Ruapehu community.
- (b) Efficient and Effective service delivery - Effective local government relies on information as the basis of good decision-making and accountability. Council is committed to monitoring and

continually improving the information that this Plan is based on and the processes and frameworks which guide decision making.

- (c) Consideration of the needs of present and future generations – Council uses data collected from a number of sources to develop assumptions on future growth (or decline) in demand to underpin planning. AMPs also use other information (e.g. asset conditions reports, inspections, legal compliance checks, research reports, audits etc.) as the basis for forward planning to help ensure that the infrastructural asset renewal and replacement will adequately service both today and tomorrow's communities
- (d) Cost effective service delivery - Council promotes cost effective service delivery through periodic reviews, tendering and contract negotiations and using and promoting shared services.
- (e) Promotes the wellbeing of the District – Council promotes the social, economic, environmental, and cultural well-being of communities by responsibly managing and planning for its assets for the present and future communities.

The LGA requires councils to develop and publish an Infrastructure Strategy. This is a strategic plan for the future community looking forward 30 years.

ASSET MANAGEMENT PLANS AND THE LONG TERM PLAN / ANNUAL PLAN PROCESS

Planning processes tend to be circular with built in reviews. The AMPs and LTP need to have regular review cycles, and monitoring of the Goals, Levels of Service and KPIs. The AMPs are reviewed every three years, in line with the ten year LTP cycle, but work programmes can also change each year, in response to outside pressures, budget constraints and new projects becoming apparent.

The ability to be responsive each year is through the Annual Plan process.

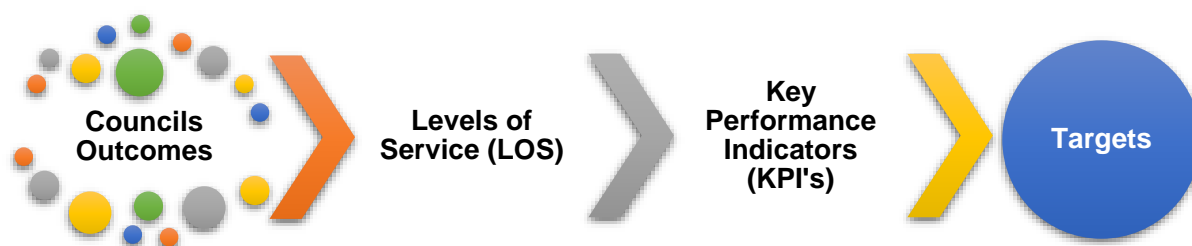
The AMPs detail the Goals, Levels of Service, KPIs and the targets which contribute to the organisation's Vision and Mission. They also identify demand changes and risks.

The review process considers the overall impact of the proposed programmes to deliver the defined Levels of Service to the Ruapehu community. This review moderates competing priorities within the context of community affordability and may result in some projects being deferred, and some reductions to ongoing programmes.

The yearly adopted work programmes and budgets and the implications of any changes made from the proposed AMP are identified in appendix A of each AMP. These changes and implications will then be a key input into subsequent plan reviews.

7 LEVELS OF SERVICE, KEY PERFORMANCE INDICATORS AND TARGETS

The Levels of Service (LoS) for each activity are derived from Council's strategic goals in the context of community affordability. KPIs and targets have been developed to measure whether or not Council is achieving those LoS.



CHANGES IN LEVELS OF SERVICE

A change in LoS will either be reflected as a requirement to increase or decrease the LoS.

Any significant change will need to be consulted on with key stakeholders and the community. The outcomes of that consultation must then be incorporated into the decision making process.

LEVELS OF SERVICE RELATIONSHIP TO ASSET MANAGEMENT PLANNING

One of the basic cornerstones of sound asset management is 'to provide the levels of service that the current and future community want and are prepared to pay for'.

LoS therefore provide the platform for all decisions relating to management of assets. Before developing detailed asset management strategies, Council needs to consult on the LoS with the community with consideration given to the following:

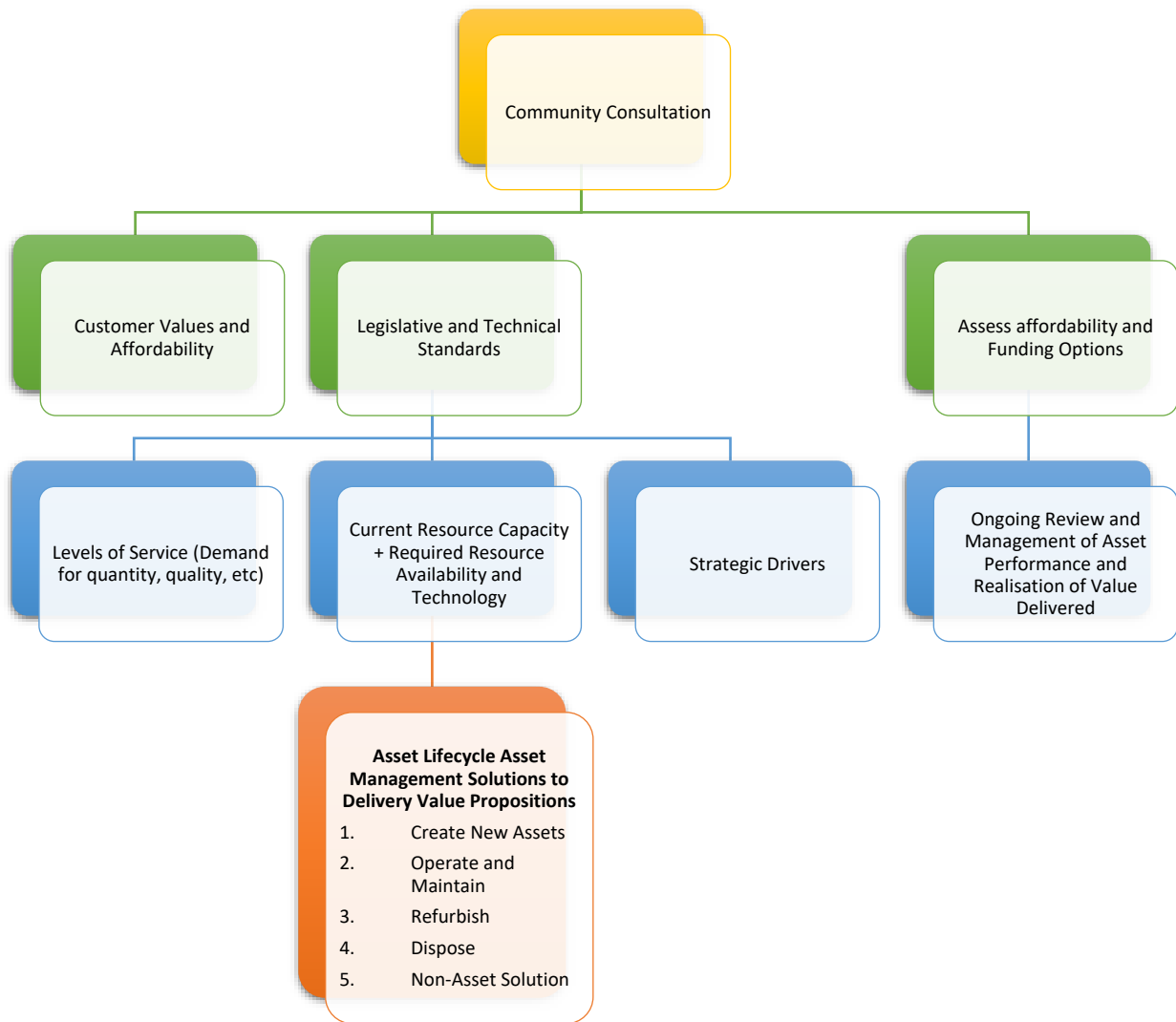
- (a) Planned outcomes
- (b) Legislative requirements
- (c) Technical constraints
- (d) Community affordability

A key objective of the Asset Management Plan is to match the LoS provided by the asset with the expectation of stakeholders and Council's strategic goals and legislative requirements.

Levels of Service:

- (a) describe the type and level of service to be offered, for example, how many times a year public grass is mown, and/or how long the grass should be cut,
- (b) are an outcome of a cost/benefit analysis of the services offered,
- (c) enable stakeholders to assess suitability, affordability, and equity of the services offered.

The following figure shows LOS relationship to Asset Management Planning.



8 COMMUNITY ENGAGEMENT

Ruapehu is demographically and geographically diverse. Therefore Councils 'Community Engagement' approaches, platforms and modes of engagement are multi-faceted to be inclusive of all key stakeholders and communities across the district to ensure their ideas and thinking inform Council's decision making.

RDC's key stakeholders are inclusive of and not limited too;

- Community Groups
- Non-government Organisations
- District Health Boards
- Federated Farmers
- Real estate agencies
- Business Groups

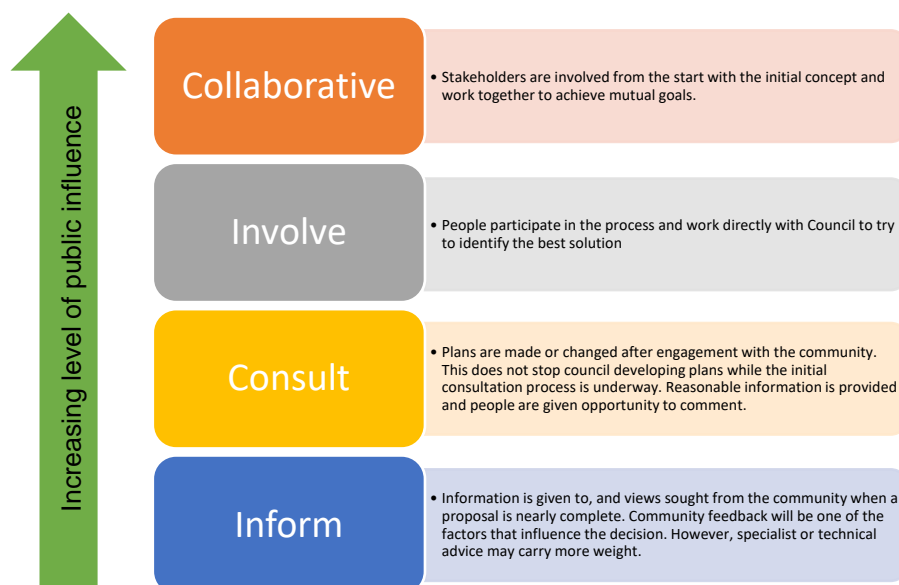
COUNCILS OBLIGATIONS AND ENGAGEMENT APPROACH

All Community Engagement is undertaken in reference to Council's Engagement Strategy 2020, the RDC Significance and Engagement Policy⁷, Council's obligations as outlined in the Local Government Act Section 10 A-E, and in reference to the Treaty of Waitangi.

Active engagement approach will depend on the degree of significance an issue has to a community and will utilise various modes of engagement as necessary to engage successfully with any given issue, community and demographic. The following are Councils key modes of engagement:

- Social Media Channels
- Website
- Information and displays at the information centers, i-Sites and libraries
- Targeted community newsletters & email lists e.g non -resident ratepayer
- Information and displays in local social hubs
- Informational flyers or letters sent through mail
- Mail and phone surveys
- Community hui & meetings
- Council and Community Board meetings
- Stakeholder/target community meetings/workshops
- Operational meetings
- Open chat spaces
- Community working & action groups
- Informal meetings

There are legislative minimums outlined in the Significance and Engagement policy concerning consultation timeframes and public information. However, Council understands that different communities will need additional time and communication.



⁷ (Section 5.1 of the RDC Significance and Engagement Policy outlines the approach Council uses to determine significance, in line with the legislative requirements outlined in the LGA; Section 76AA, 78, 81, 82, 82A and 83 Special Consultative Procedure)

THE LOCAL GOVERNMENT ACT 2002 AND COMMUNITY ENGAGEMENT

The Local Government Act 2002 (LGA) requires Council to consult with affected and interested parties in making decisions. Before implementing LoS changes, options analysis and the selection of the best practicable and preferred options must be done using a coherent and transparent process.

The LGA also requires Council to establish and maintain processes to provide opportunities for Māori to contribute to its decision-making processes and make information available to them (LGA 2002 section 81). Under the RMA, Council has specific obligations in relation to the Treaty of Waitangi and Māori interests. Council works with the Ruapehu District Māori Council as its first reference group for discussions with Iwi and hapu.

Council ensures that all interested stakeholders have an opportunity to influence the LoS decisions through various means. One of these is thorough engagement and consultation during the Long Term Plan process. For the 2021-31 LTP the following engagement took place:

PRE-ENGAGEMENT (AUGUST – NOVEMBER 2020)

Specific Stakeholder pre-engagements were also held through formal and informal meetings, meet and greet situations, township drop-ins and through email outreach. Engagement have occurred with Federated Farmers, Women's refuge, Taumarunui Youth and Community Trust, Waituhi Business centre, Recruitment Ruapehu, Real Estate agencies, Enterprising Taumarunui, phone and internet providers, Waikato District Health Board, Age Concern and businesses across the region.

Over 200 out-reach emails have also been sent to those who have requested contact on key Council engagements at previous community hui. For our Long Term Plan Pre-Engagement process, seven community Hui were held in townships, and villages across the district in Ohakune, Ohura, Raetihi, Taumarunui, National Park, Owhango and Pipiriki. At these community Hui, held over August to November, the CEO, Mayor, various elected members and senior staff updated attendees on our key assets and activities, Covid-19 recovery and targeted community issues in a conversational and flexible model taking questions and being responsive to unique community issues and concerns. Attendees were also made aware of the Long Term Plan, what it is, and how it informs what Council does in detail in for the forthcoming three years and sign posts key goals or desired outcomes over the next decade.

Community members could add issues and concerns to be considered as part of the LTP planning process. With the guidance and support of the Ruapehu Māori District Council, an additional two targeted Māori Community hui engagements were held at Raetihi Marae on November 24 and at Kauriki Marae on November 30. At these Hui a new avenue of engagement was established with host expressing the positive move, highlighted with robust discussions on representation and community issues. These are in the process of being amalgamated into our pre engagement documents.

SOCIAL MEDIA

Throughout the pre engagement process social media channels have been used extensively with over 20 "what's on your mind" posts introducing and familiarising the public with the LTP process and asking for ideas, issues and inputs over May, June and July. An additional 40 posts went out over July to October advertising community hui. Each post had a reach of between 800 and 1000, meaning the specific post appeared and was viewed on the Facebook newsfeed of the aforementioned number and facilitated over 250 engagements through the form of a comment, like or share. Social media comments have been included as appropriate to inform the LTP planning process.

COMMUNITY INTEREST GROUPS

Specific Stakeholder pre-engagements were also held through formal and informal meetings, meet and greet situations, township drop-ins and through email outreach. Engagement have occurred with Federated Farmers, Women’s refuge, Taumarunui Youth and Community Trust, Waituhi Business centre, Recruitment Ruapehu, Real Estate agencies, Enterprising Taumarunui, phone and internet providers, Waikato District Health Board, Age Concern and businesses across the region. Over 200 out-reach emails have also been sent to those who have requested contact on key Council engagements at previous community hui.

CONSULTATION (MARCH – APRIL 2021)

CONSULTATION DOCUMENT

A consultation document was produced, discussing the “big issues” facing Council and the District in the coming decade (and beyond). It outlined the challenges, options for addressing them and the implications of each of those options.

LOCALISED COMMUNITY MEETINGS

Seven LTP community meetings were held in National Park, Ohura, Taumarunui, Owhango, Raetihi, Ohakune and Waiouru - each town with its own aspirations, issues, perspectives and concerns. All of these meetings were live streamed on Facebook to ensure participation and increase outreach to non-resident ratepayers.

In addition to community based meetings, informal community catch ups with opportunities to go through issues raised in consultation documents was undertaken across the district over the first two weeks of the consultation cycle. Consultation documents were also left at key community hubs and with organisations to ensure document reach into the more remote communities in the district.

To ensure outreach to non-resident rate payers and those that could not attend physical meetings, all seven face to face meetings held across the District were live streamed on Facebook. In addition, there was a mail out to non-resident ratepayers which outlined key issues and online sources and avenues to access additional LTP materials and the submission process.

KEY COMMUNITY ISSUES

Location	Public Meeting Attendance	Online Views	Key Community Issues
National park	2	610	<ul style="list-style-type: none"> a) Affordability of National Park plan. b) Timing of non-commercial visitor rate increase
Ohura	8	425	<ul style="list-style-type: none"> a) Concerned about water quality b) Supportive of the proposed Forestry Targeted Rate increase c) Encourage council to Maintain & retain community assets
Waiouru	5	1200	<ul style="list-style-type: none"> a) Safety and parking issues at playground cost of housing winter workers b) Concerned about rate levels
Taumarunui	23	1500	<ul style="list-style-type: none"> a) Rate rises b) Impact of forestry on roading, c) Toilet and playground upgrades in central Taumarunui, d) Housing- agree that housing is an issue and wants to see council do something about it. e) Improving conversation, consultation and collaboration with Maori

Raetihi	14	692	a) Forestry b) Options for three waters c) Housing, d) Need for banking services/ hub in town
Owhango	17	736	a) Climate change b) Council's carbon footprint c) Securing clean drinking water d) Improve communications around water notices e) Fresh water monitoring for swimming
Ohakune	11	390	a) Effect of short term stays properties b) Community poverty c) Water consumption monitoring/ three waters d) Lack of employee housing

FACEBOOK

Community engagement via Facebook has been increasing in the last 2 year, encouraging Council that this is a very effective form of engaging with members of the community who might not otherwise give feedback.

SUMMARIES OF THE “BIG ISSUES”

Around 7000 A4 flyers summarising the LTP issues were distributed to every household including to out-of-District ratepayers and freely throughout the community. As well as the flyer, we had summary pages on the individual consultation issues. These were used widely in all forms of conversation with the community.

NEWSPAPER & RADIO

The consultation was supported by advertising in local papers and local radio stations. The summary pages of the CD were utilised for newspaper advertising alongside key focus articles, and key Council staff spoke on the CD in further detail on the local radio station.

WEBSITE

The website was an important platform for making all the consultation material easily available, as well as the large amount of supporting documentation that goes into the Long term Plan. The online submission form was well utilized by submitters, facilitating a streamlined submission process.

MĀORI ENGAGEMENT

Marae based meeting were valuable in the pre engagement process as this demonstrated the importance of needing to participate alongside the community in the formal process of Long Term Plan consultation. This was reflected in the number of Māori who attended the community meetings.

Council also ensured Māori organisations and their respective representatives had access to the consultation documents, supporting materials and information about the submission process and options.

YOUTH ENGAGEMENT

Youth engagement was conducted through Ruapehu Youth Council, more specifically the Taumarunui – Ohura Youth Ambassadors (TOYA). Unfortunately, the Waimarino – Waiouru Youth Ambassadors did not hold their first meeting until after consultation closed. While staff did not attend high school groups/assemblies as they usually do, Youth Councilors were asked to encourage their friends to submit on the LTP. Council received comprehensive feedback to the consultation document from TOYA that adequately captured the voice of the youth in the district.

OTHER RELATED ISSUES

ROAD WORKS

- There was a community wide support for cycle and trail track to be established in the district, In particular a track that connects Raetihi and Ohakune.
- Sealing of roads in or adjacent to villages where there is a dust hazard in Otapouri road.
- District wide support for the Land Transport Forestry Targeted Rate. There were concerns about the damage done to the district owned roads by heavy vehicles operated by forestry companies.

3 WATERS- WATER SUPPLY/ STORM WATER/ WASTE WATER

- Concern about the three waters scheme currently being proposed by Central Government
- Clarity was sought on public/private water schemes.
- Fresh water management, water quality and allocation is a concern across the district.

TOWN REVITALISATION

- Overwhelming support for the Town revitalisation work supported by Council. Residents see the value of this work on the local economy and are ready to embrace future works.
- There were concerns about allocation of funds, residents of Ohakune advocated for more funding to be allocated to growing their town of their potential to grow the district.
- Residents of Rangataua indicated that they were a growing community and that they would like Council to support their town development projects.

HOUSING

- People are concerned about the lack of housing option in the district.
- Housing is an obstacle to getting people from out of the district.
- Concern around the quality of houses within the district.
- Residents were supportive of the idea of Council partnering up with others organizations to provide affordable houses.
- Supportive of the short term accommodation rate. People felt that these if these houses were available for long-term rent, it would relieve the impending housing crisis.



9 RISK MANAGEMENT

INTRODUCTION

Risk is “the effect of uncertainty on objectives” (AS/NZS ISO 31000:2009). Risk Management is the coordination of activities to direct and control an organization with regard to risk.

Risks will be assessed at one of three levels of risk:

- (a) Corporate (or strategic) risk – considers risk affecting the management of RDC
- (b) Activity (or operating) risk – considers risk affecting the management of RDC activities
- (c) Project (or ad-hoc) risk – considers risk affecting projects, individual assets or functions

Risk management can be applied across an entire organization, to its business unit activities and to specific functions, projects and assets. Risk management may also be applied to specific tasks within any area of the business.

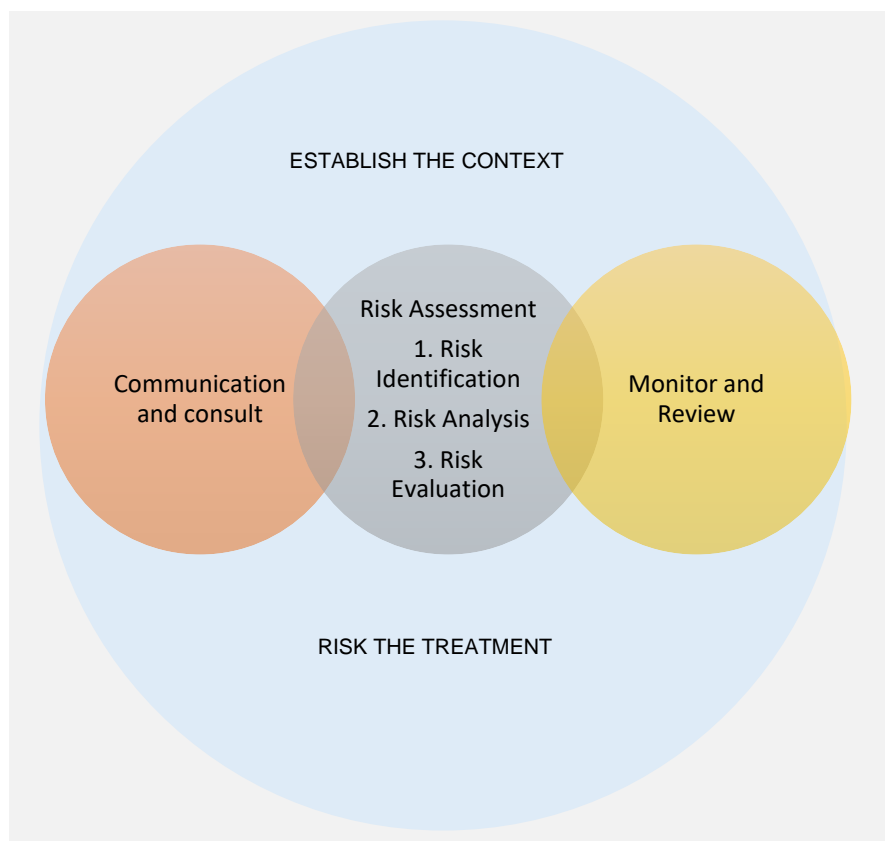
RDC’s risk assessment framework is simplified from the Joint Australian New Zealand International Standard: Risk Management – Principles and Guidelines (AS/NZS ISO 31000:2009).

Activity risk management is the process of identifying and managing risks associated with the ownership and management of activity assets used to achieve activity objectives. The benefits of taking additional measures to further manage risk and the costs of those measures are inputs into a risk action plan.

The purpose of this Activity Risk Management Process (see Figure 1) is to provide guidance on how to identify, assess, and treat risks at the activity level.

The outcome of the risk management process is to:

- (a) Emphasize the importance of continuing to provide the activity’s services and manage risks
- (b) Continually identify improvements required to activity services to avoid risk events, to minimize their impact or to realise identified opportunities.



RISK MANAGEMENT PROCESS

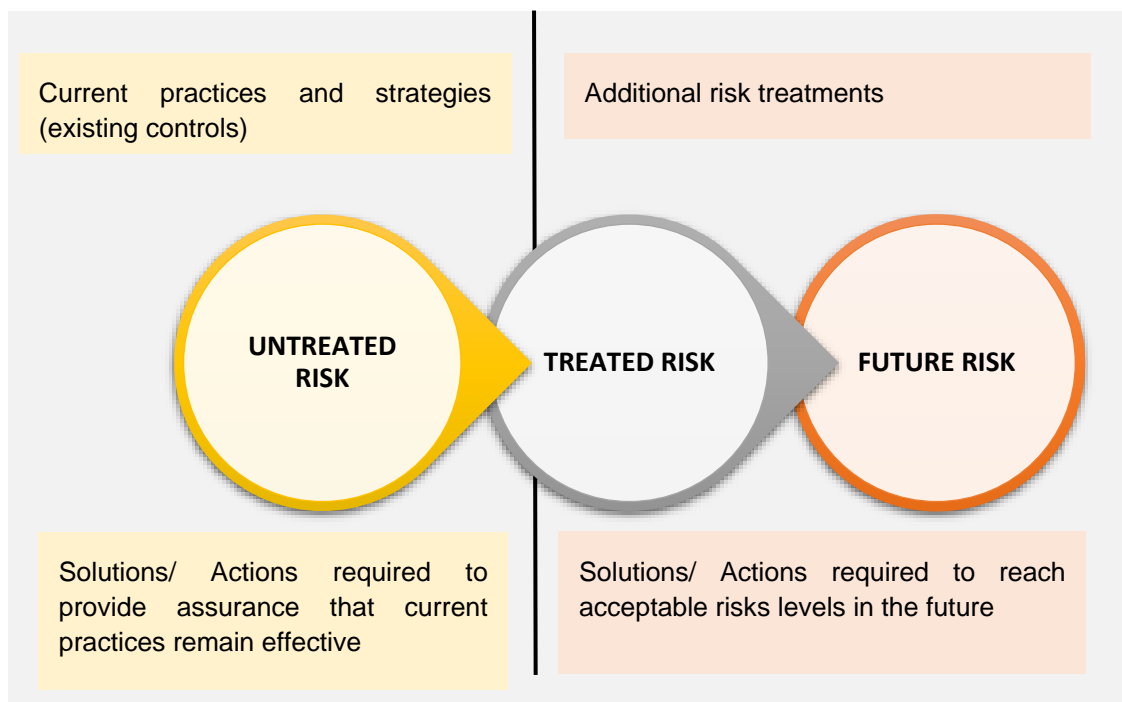
The risk management process is designed to ensure that:

- (a) All significant risks to the community, activity users, the environment and RDC are identified and understood
- (b) The highest risks for the short to medium term are identified
- (c) Risk treatments that best meet business needs are applied
- (d) Responsibilities for managing risk are allocated to specific staff

Risk exists in a raw, untreated or inherent state as well as in the present, treated or residual state. The difference between the two states are the controls/treatments that exist at present. Analysis of controls assists in identifying the more important controls and the risks associated with these controls failing.

The risks recorded in the risk register include analysis of the treated risk.

Gaps between untreated and treated risk indicate the importance of effective current controls to manage untreated risk events. Accordingly, improvement actions should focus on the things that will further assure RDC that current controls are effective.



ESTABLISH THE CONTEXT

The context for risk management is defined by:

- (a) The external context within which RDC operates
- (b) The internal context of the RDC organization
- (c) RDC's strategic and operational objectives

The following steps were undertaken to establish the context:

- (a) The relationship between RDC and the environment has been defined and RDC's strengths, weaknesses, opportunities and threats identified to provide an understanding of the 'big picture' potential risk areas and opportunities to manage these risks
- (b) Internal and external stakeholders were considered and/or consulted to identify the extent of consequence to be included

- (c) RDC's capabilities to meet the LoS were identified
- (d) Broad categories for sources of risk of not achieving the LoS and areas of impact, were identified

EXTERNAL CONTEXT

RDC does not operate in a vacuum. It interacts with and responds to a multi-dimensional context (see Table 1).

Changes, trends or issues in that context may impact on RDC's ability to fulfil its operational or strategic objectives.

Dimension	Description
Political	Changes in government or government policy
Economic	Economic trends, market movements (e.g. foreign exchange, interest rates, monetary policy, labour)
Societal / Cultural	Social or cultural issues, changes in demographics, public opinion.
Technological	Emerging technologies and practices, innovations
Legal/ Regulatory	New or changed regulations, contractual or compliance requirements
Environmental	Changes in natural environment (e.g. climate change)
Industrial / Commercial	Industry trends and pressures

These drivers impact on activity risks as well as corporate risks.

INTERNAL CONTEXT

The risk assessment is oriented by RDC's objectives:

- (a) Risks are things which might impact on the achievement of the objectives, whether positively or negatively.
- (b) Risks are evaluated with respect to the magnitude and likelihood of the potential impact on objectives.

RDC is engaged in a number of activities with respect to the provision of community services and the management of facilities and assets.

RDC targets its activities to help achieve the Community Outcomes described in the LTP. Each activity targets some of the Outcomes and all Outcomes are targeted by one or more activities.

RDC carries out its activities through a number of business processes. On a day-to-day basis, each process fulfils a key operational outcome (see Table 2).

Process Dimension	Business Processes	Process Outcomes
Finance	Financial systems and controls Funding and credit Procurement.	RDC can demonstrate value for money across operational and capital expenditure. Funding is secured and timely, and debt servicing is cost-effective. Procurement appropriately allocates risk, is ethical, and delivers value for money.
Governance, Control & Compliance	Compliance. Internal control. Relationships with community and Elected Members	RDC operates within the requirements of the law. RDC maintains effective relationships with elected members, the community, and other stakeholders. Management maintains effective controls.
Information Management	Systems and technology.	Information and communication services enable RDC activities and are cost-effective, and secure.
Operations and Service Delivery	Service delivery.	Service delivery is efficient, timely, and customer focused.

Process Dimension	Business Processes	Process Outcomes
People	Health and safety. Recruitment & retention. Staff knowledge and skills. Resource planning.	RDC provides safe work environments for all staff. The right people are recruited and retained. Staff have the knowledge, skills, and commitment to deliver competently on roles and responsibilities. Resourcing requirements are effectively planned.
Planning and Strategy	Business improvement planning. Planning to meet future requirements. Emergency Response/Business Continuity Planning.	RDC is committed to continuous improvement. RDC effectively plans for future growth, renewals, and LoS over the short and long term. RDC can effectively respond to a major event or disaster and restore business as usual.
Property and Assets	Maintenance. Project delivery. Asset information. Insurance. Safety and security.	Facilities are fit for purpose and reliable, and are maintained as cost- effectively as possible. New assets and capabilities are delivered on time, on budget, and to specification. RDC has accurate and up-to-date information on all its assets. RDC's insurance cover is consistent with its risk appetite. Facilities and equipment are secured from unauthorized use, theft, or damage.

IDENTIFY THE RISKS

Risk identification needs to consider the level of the risk assessment and both the internal and external sources of risk.

The Activity Level Perspective is concerned with the effectiveness of business processes across an activity or business unit. The activity level risk assessment therefore looks at the business processes across the activity or business unit to identify risks which may impact on the achievement of the activity objectives.

From the Activity perspective, external sources of risk are events, trends, hazards, contractor actions or third-party actions arising outside RDC or within the broader RDC organization external to the activity or business unit. Internal sources of risk include the actions, behaviors and practices of business unit staff, hazards and accidents, and missing, failed, inadequate or inappropriate assets, systems, processes or procedures.

Activity risks arise from the responsibilities of RDC staff, RDC assets and the activities and assets of contractors delivering services to RDC. Contractors have their own risk management practices in place. RDC monitors contractor management of risk.

Risks should be identified by examining impacts on the activity, its associated assets and desired outcomes from different consequences.

PROCESS FOR IDENTIFYING AND DESCRIBING RISKS

Identify and describe specific current risks.

- (a) All possible risks affecting the asset activity need to be identified.
- (b) Consider risks that might arise from different types of sources of risk e.g. the process dimensions in table 2.
- (c) Where risks are identified, they should be clearly described. The proper description of each risk should include the following elements:
 - (i) Event: the specific event or situation of concern.
 - (ii) Cause: the specific factors giving rise to the situation or event.
 - (iii) Impacts: the specific impacts on activity performance or objectives which may result.

ANALYSE RISKS

Each identified risk should be analysed to:

- (a) Understand the source of the risk
- (b) Understand the scope, magnitude and likelihood of the potential impacts on achievement of objectives
- (c) Understand the effectiveness of RDC's current systems and practices with respect to controlling or mitigating the risk

Detailed analysis of individual risks may be warranted or required where there is significant uncertainty about the nature, likelihood or potential impacts of a risk or where there is a need to quantify the risk to reliably justify the business case for treatment.

The level of detail in the analysis should be commensurate with the level of risk and the ultimate purpose for which the information will be used. Reliable quantitative analysis of risk requires accurate information about probability and consequence, and considerable analytical resources. This kind of analysis will generally not be necessary in order to justify management priorities for most risks.

Risks may initially be identified in a workshop setting and evaluated based on the group consensus of the workshop participants. This kind of qualitative, top-down assessment can be an efficient way of establishing a strategic view of the risk profile and identifying key priorities for further investigation.

EVALUATE RISKS

Use the four steps in the Risk Management Framework (see figure 3) to assess and manage the risk.

The evaluation of risks should take into account:

- (a) What is known about the risk including factors influencing consequence and likelihood.
- (b) The effectiveness of RDC's current systems and practices with respect to controlling or mitigating the risk (see figure 5).

Risk evaluation involves evaluating the consequence and likelihood scores for each of the identified risks.

Table 4 defines the scale for evaluating consequence. Table 6 defines the scale for evaluating likelihood. The risk rating is given by the combination of the Consequence and Likelihood scores.



Risk Management Framework

Step 1 Assess the worst credible consequence of the event first						Step 2 Assess the likelihood of that consequence happening					Step 3 Manage the risk - - What are the existing risk controls? - Are those controls effective? - Do we need more controls? - Do it! - Monitor it			
Consequence Rating	Consequence					Likelihood								
	Cost	People	Assets (Critical LOS reduced)	Environment	Consequence Rating	Cost	People	Assets (Critical LOS reduced)	Environment	Consequence Rating	Cost	People	Assets (Critical LOS reduced)	Environment
Insignificant (1)	< \$200		Small number of focal users for a short time		Minor	Low	Low	Med	Med	High	Low	Low	Med	High
Minor (2)	< \$2k	First aid	Localised effects	Minor	Low	Low	Med	High	High	High	Low	Low	Med	High
Significant (3)	< \$200k	Off work injury, inability to recruit	Whole community for > 2 hours	Significant	Low	Med	High	High	High	High	Med	High	High	EXT
Major (4)	< \$1m	Hospital: Long term stress	Isolated areas for > 2 weeks	Major	Med	High	High	EXT	EXT	EXT	High	High	EXT	EXT
Catastrophic (5)	> \$1m	Death: Pandemic	Whole community for > 1 week	Catastrophic	High	High	EXT	EXT	EXT	EXT	High	High	EXT	EXT

ASSESS THE CONSEQUENCES – STEP 1

Assess the worst, credible consequence of the event before assessing the likelihood.

Use table 4 below as a guide to scoring the consequences.

Consequence Types	Factor	1. Insignificant	2. Minor	3. Significant	4. Major	5. Catastrophic
Financial/Economic	Loss/variance	< \$20	< \$2,000	< \$200,000	< \$1m	> \$1m
	Revenue loss or cost to restore service	Minimal	Some	Significant	Major	Catastrophic

Consequence Types	Factor	1. Insignificant	2. Minor	3. Significant	4. Major	5. Catastrophic
Health Safety &	Health		Negligible injury/health concern	Minor injury/health concern	Serious injury/health concern (including long term stress)	Pandemic or > 30% of staff infected
	Injury	No possibility of physical harm	Can resume work the same or next day	Off work injury of < 1 week	Off work injury of > 1 week	Off work injury of > 6 months or permanent disability or loss of life
	Medical attention needed			Required	Hospitalisation	Widespread long-term hospitalisation required
Human Resources	Staff turnover	< 10%	< 15%	< 20%	< 30%	> 30%
	Relationships			Poor relationships between silos		Breakdown of communication between silos
	Recruitment			Inability to recruit into key skilled positions	Inability to recruit into key positions on an ongoing basis	
Reputation	Adverse media	Once	> once	> 1 week	> 2 weeks or regionally	National publicity, eg, "Fair Go"
	Dis-satisfaction through the media		An individual	1 stakeholder group	> 1 stakeholder groups or > 1 month	Extensive or > 2 months
	Customer complaints		Isolated	Systematic	Relating to > 1 business area	
	Loss of stakeholder confidence		Minor community interest			Major; public agitation for action
	Legal impact		Negligible	Minor technical legal challenge or breach of law or compliance	Some legal constraints imposed, minimal fine	High profile legal challenge or prosecution with heavy fine
Operational External -	Loss of service	Some	Some	Serious	Serious	Serious
	Reduced LoS	Some	Localised	Significant	Major	Serious
	Spread and duration	Small number of customers for the short term	Some areas for < 1 day	A community for > 2 hours or some areas for > 1 day	A community for > 1 day or some areas for > 2 weeks	A community for > 1 week
	Consequential loss in the community	Minimal	Some	Significant	Major	Catastrophic
	Example		Water supply and/or sewage out for several streets for 9 hours	Water supply and/or sewage out for a community for 25 hours	Water supply contaminated	Water supply and/or sewage out for 2 communities for 1 week

Consequence Types	Factor	1. Insignificant	2. Minor	3. Significant	4. Major	5. Catastrophic
Operational Internal	Effect		Specific staff affected for < 2 weeks	Management diverted for < 2 weeks	Management diverted for > 2 weeks	Management diverted for > 2 months
	Organisational changes		Change internal processes	Minor restructure	Restructure a team	Restructure a group
	Distraction		Some but for a short time			Significant and widespread
	Inefficiency			< 1 month	> 1 month	> 6 months
	Staff morale		Minor impact over a short time	Moderate with potential for some resignations	Major with some resignations	Severe with loss of a significant number of key staff
	Decision making process				Delays	Process breaking down
Project Management	Projected project cost overrun	< \$20	< \$2,000	< \$200,000	< \$1m	> \$1m
	Quality		Minor quality issues on a small internal project	Minor quality issues on an external project	Quality issues on an external project affecting usability	Outputs from a major project are unusable
	Timeliness			Delays on an external project > 10% or > 1 month	Delays on an external project > 20% or > 6 months	Project abandoned
Environmental Protection	Impact	Negligible	Material damage of local importance	Serious damage of local importance	Serious damage of regional importance	Serious damage of national importance
	Prosecution		Possible	Expected	Confirmed	Confirmed
	Fully reversible	< 1 week	< 3 months	< 1 year	< 10 years	Not fully reversible
Legal Regulatory Compliance	Sued or fined	< \$20	< \$2,000	< \$200,000	< \$1m	> \$1m
	Legal impact			Prosecution	Decisions are overturned	Rates are invalidated

ASSESS THE EFFECTIVENESS OF EXISTING RISK TREATMENTS / CONTROLS – STEP 3

Identify RDC's existing/current controls.

Assess the effectiveness of current controls.

- (a) Systems and practices can only control risk where they are effectively applied and practiced. Effectiveness refers to:
- i. Reliability: That systems and practices are performed at the appropriate frequencies and times

- ii. Effectiveness: That systems and practices achieve what they were designed to achieve
- iii. Completeness: That systems and practices provide adequate coverage in relation to the risk(s) they are intended to control

The effectiveness of the current systems and practices in controlling risk should be rated by selecting the appropriate rating from Table 4.

Table 5: Rating Effectiveness of Controls

Rating	Description
Excellent	Fulfils requirements thoroughly. Robust, reliable, with positive measurable performance
Good	Generally fulfils requirements. Generally robust, reliable, and measurable but some room for improvement
Fair	Fulfils minimum requirements. Minimum levels of effectiveness and reliability achieved OR effectiveness and reliability has not been measured
Poor	Not fulfilling requirements. Considerable gaps in effectiveness and reliability
Very Poor	Current systems and practices are completely ineffective due to poor design, performance or both

Assessments of the effectiveness of controls may be based on management assertions or the results of internal audits.

Identification and assessment of the existing controls may be recorded in some cases.

ASSESS THE LIKELIHOOD OF THAT CONSEQUENCE – STEP 2

Assess the likelihood of that consequence happening after taking into consideration the effectiveness of RDC's existing/current controls.

Table 6: RDC Risk Likelihood Scale

Level	Dimension	Qualitative Descriptor	Probability Descriptor	Frequency Descriptor
5	Almost Certain	The event or situation is almost certain to occur	> 90%	< 1 year
4	Likely	The event or situation will probably occur	60% – 90%	1 – 2 years
3	Possible	The likelihood of the event or situation occurring is about the same as it not occurring OR The likelihood is not known or cannot be judged with confidence.	40% – 60%	2 – 10 years
2	Unlikely	The event or situation will probably not occur	10% – 40%	10 – 50 years
1	Rare	The event or situation could occur but is considered highly improbable	< 10%	> 50 years

RISK RATING

The evaluation of consequences, controls and likelihood will determine the risk rating for the Treated Risk i.e. the risk as it is today with all the present controls operating as they are today.

The risk rating is determined using Table 7 based on the assessed combination of Consequence and Likelihood. The risk rating assigns a degree of significance to the assessed level of risk and provides guidance on the appropriate management response (see Table 8).

Table 7: Risk Assessment Matrix

Consequence					
Likelihood	Insignificant (1)	Minor (2)	Significant (3)	Major (4)	Catastrophic (5)
Almost Certain (5)	Med	High	Ext	Ext	Ext
Likely (4)	Med	High	High	Ext	Ext
Possible (3)	Low	Med	High	High	Ext
Unlikely (2)	Low	Low	Med	High	High
Rare (1)	Low	Low	Med	Med	High

MANAGE THE RISK – STEP 3

Manage the risk -

- (a) Review the existing risk controls?
- (b) Review whether those controls are effective?
- (c) Do we need more controls?
- (d) Do it!
- (e) Monitor it

RISK TREATMENT – STEP 4

Where any risk is evaluated to be High or Extreme, additional management options should be identified and investigated to treat the risk. The concept of practicability ensures that the value of the proposed treatment actions is assessed against the costs of implementing those proposed treatment actions (new controls), rather than just working from the highest risk down regardless of cost.

RDC has adopted the following broad treatment strategy for the levels of risk:

Table 8: Risk Treatment Strategy

Extreme Risk	Treat risk Risk Manager keeps Management Team informed
High Risk	Treat risk Risk Manager keeps Chief Executive informed
Medium Risk	Risk Manager monitors with annual review
Low Risk	Risk Manager monitors with review every two years

10 LIFECYCLE MANAGEMENT

Asset lifecycle management is an integrated approach to optimising the life cycle of an asset, beginning at planning all the way through to disposal. This includes the integration of operations, maintenance, renewals, and development.

Council undertakes a lifecycle management approach with its assets by applying the following broad strategies:

PLANNING AND PROCUREMENT

The need for a new asset is determined by:

- a) Changes in legislated levels of service
- b) Nearing end of asset life (rising maintenance costs)
- c) Public demand

Planning for the development of a new asset is undertaken in compliance with Council's Procurement Strategy and the Procurement and Termed Contracts (PTC) Policy. The PTC Policy takes into account whole of life costs which informs the significance and sustainability of the projects. The significance of the project may lead to community consultation under the Significance and Engagement Policy.

OPERATIONS

Council manages assets in a manner that minimizes the long term overall total cost in the following ways:

- a) Inspection and monitoring is scheduled and undertaken at a frequency deemed necessary based on the risks inherent in a given asset. Risks may include failure in LoS, costs, public health and safety and Council reputation.
- b) Asset monitoring processes include periodic performance and condition assessments of built assets.
- c) Customer enquiries and complaints are recorded in the "Request for Service (RFS)" database, summarizing data on the date, time, details, responsibility and action taken.
- d) The inspection programme is modified as appropriate in response to unplanned maintenance trends.

Competitive pricing is ensured by following Council's Procurement Strategy and Policy.

MAINTENANCE

Council maintains assets in a manner that minimizes the long term overall total cost.

- (a) Unplanned maintenance: A suitable level of preparedness for prompt and effective response to asset failures will be maintained by ensuring suitably trained and equipped staff to allow prompt repair of critical assets and mitigation of any hazards. Term contracts specify response times.
- (b) Planned maintenance: A programme of planned asset maintenance will be undertaken to minimize the risk of asset failure or, where justified, when considering financial, safety and social impacts. Major maintenance needs will be identified through the scheduled asset condition inspections and those generated from the investigation of customer complaints. Competitive pricing will be ensured by following Council's Procurement Strategy and Policy.

RENEWALS

Council renews assets when justified by:

- (a) Risk: The risk of failure and associated financial and social impact justifies action (eg, probable extent of damage, safety risk, community disruption).
- (b) Asset Performance: When an asset fails to meet the required level of service. Non-performing assets are identified by the monitoring of asset reliability, efficiency and quality during routine inspections and operational activity. Indicators of non-performing assets include repeated and/or premature asset failure, inefficient energy consumption, and inappropriate or obsolete components.
- (c) Economics: When it is no longer economical to continue repairing the asset (ie, the annual cost of repairs exceeds the annualized cost of renewal).
- (d) Efficiency: New technology and management practices relating to increased efficiencies and savings will be actively researched, evaluated and, where applicable, implemented.

Renewal requirements for key asset groups will be identified through the scheduled asset condition inspections, the investigation of customer complaints and a practical knowledge of the network. Renewal works will be prioritised and programmed in accordance with the following criteria or, in urgent cases, undertaken immediately.

- (a) Public safety risk.
- (b) Criticality of assets to accommodate needs.
- (c) Criticality of assets to achieve service standards and Outcomes.
- (d) Financial risk of deferring work.
 - (i) Intensity of usage.
 - (ii) Environmental risk.
 - (iii) Political preference.
- (e) Renewal works identified in accordance with the renewal strategies may be deferred if the cost is beyond the community's ability to fund it. This can occur when higher priority works are required on other infrastructure assets, there are short-term peaks in expenditure or if an inadequate rating base exists.
- (f) When renewal works are deferred, the impact of the deferral on economic efficiencies and the asset's ability to achieve or contribute to the required service standards will be assessed. Although the deferral of some renewal works may not impact significantly on the short-term operation of assets, repeated deferral will create a liability in the longer term.
- (g) Deferred work is recorded in each Asset management plan. Instead of existing sentence

Competitive pricing will be ensured by following Council's Procurement Strategy and Policy.

DEVELOPMENT

Development works will be planned in response to identified service gaps, growth and demand issues, risk issues and economic considerations.

When evaluating significant development proposals, the following issues will be considered:

- (a) The contribution the new or improved assets will make to the current and anticipated future LoS and Outcomes.
- (b) The risks and benefits anticipated to be made from the investment.
- (c) The risks faced by not proceeding with the development works. These could include safety risks, social risks and political risks.
- (d) Ability and willingness of the community to fund the works.
- (e) Future operating and maintenance cost implications.

Significant development works will be prioritised and programmed with contributions from:

- (a) Targeted user groups (eg. tourism operators, industry groups, adjacent residents).
- (b) The general community (through public consultation).
- (c) Council staff and consultants who may be engaged to provide advice to the Council.
- (d) The LTP/EAP process.
- (e) The elected Council. (Significant proposals are subject to Council decision and available funding.)

Competitive pricing will be ensured by following Council's Procurement Strategy and Policy.

DISPOSAL

Disposal is any of the activities associated with the disposal of a decommissioned asset. Assets may become surplus to requirements for any of the following reasons:

- (a) Under utilisation.
- (b) Obsolescence.
- (c) Provision exceeds required LoS.
- (d) Asset no longer provides the service or fulfils the purpose for which it was intended.
- (e) Uneconomic to upgrade or operate.
- (f) Policy change.
- (g) Service provided by other means (eg, private sector involvement).
- (h) Potential risk of ownership (safety, financial, environmental, legal, social, vandalism).

Asset disposal processes will comply with Council's legal obligations under the LGA 2002, or other relevant legislation, eg. Public Works Act 1981, which covers:

- (a) Consultation and/or public notification and offer back procedures prior to sale.
- (b) Restrictions on the minimum value recovered.
- (c) Use of revenue received from asset disposal.

Assets surplus to current or anticipated future needs or requirement will be sold in accordance with relevant legislation and Council policies to minimise future maintenance costs or other liabilities and to obtain a return on underutilised assets. Both the Public Works Act and the LGA refer to these processes.

All relevant costs of disposal will be considered when considering disposal options. These costs may include:

- (a) Evaluation of options.
- (b) Consultation advertising.
- (c) Obtaining resource consents.
- (d) Professional services, including engineering, planning, legal, survey.
- (e) Demolition/site clearing/make safe costs.

The use of revenue arising from the sale of assets, or the source of funds required to dispose of assets, will be decided by Council during consideration of the asset's disposal.

Competitive pricing will be ensured by following Council's Procurement Strategy and Policy.



11 FINANCIAL SUMMARY

INTRODUCTION

Council is facing significant affordability challenges over the next ten years.

With the total capital expenditure proposed across all asset groups reaching almost \$36.5 in year one, Council's debt is forecast to increase to \$56.5m in the first three years of the Plan (2021-24). Longer term capital projects will further increase debt to \$100.3m by year 10 (2031). For context, the end of the 2020/21 financial year, saw Council's debt at \$33.4m.

Council continues to pursue funding support from central government for infrastructure works that relate to increasing statutory compliance requirements and/or pressure on infrastructure from increasing visitor numbers. Any grants or subsidies received from government will reduce the amount of debt funding Council will require.

Council must manage its capital projects within the guidance of Council's Financial Strategy.

EXPENDITURE CATEGORIES

Expenditure and revenue projections within this plan have been classified as capital (new and renewal) or operating, in accordance with generally accepted accounting practice. The capital expenditure categories are detailed below. The capital projects are categorised as growth, renewal or LoS.

Capital Expenditure Categories		
Renewals	Planned	Planned replacement of existing assets using a modern equivalent asset. This can be driven by a number of issues including break history, condition surveys and maintenance renewals.
	Unplanned	Unplanned replacement of assets due to unplanned failures.
LoS	Customer	Unplanned replacement of assets due to unplanned failures.
	Statutory Compliance) (or	Replacement, upgrading or installation of new assets to achieve the customer outcomes defined in the LoS, such as water service reliability.
	Planned (or Capacity)	Replacement, upgrading or installation of new assets to achieve compliance with the statutory obligations defined in the LoS, such as health and safety.
	Network Improvements	Upgrades to existing assets to meet increased capacity requirements.
Growth	Development Pressure	Local upgrades of assets to accommodate incoming population.
	Vested Assets	Purchase of vested assets from new developments.

KEY ASSUMPTIONS

The basis for the financial forecasts is explained in the lifecycle management plans. The following general assumptions have been made in preparing the ten year expenditure forecasts:

- All expenditure is stated in dollar values as at December 2020, with allowances made for inflation over the ten year planning period.
- The rate and pattern of urban growth and development continues as assumed and noted earlier in this Section.

- (c) Maintenance costs are based largely on historical expenditure and assume there are no significant changes in contract rates (above the rate of inflation).
- (d) Maintenance and renewal allocations have been based on preserving current LoS. No significant optimisation works have been allowed for.

The most significant potential changes to the financial projections shown will result from the factors below:

- (a) Changes in the desired LoS, and service standards, from those identified in this AMP.
- (b) Assumptions have been made as to the average useful lives and average remaining lives of the asset groups based on current local knowledge and experience, historical trends, and predictive modelling outputs.
- (c) These are routinely reviewed and the accuracy improved based on real time assessments of asset deterioration.

CONFIDENCE LEVELS

The confidence in data used as a basis for the financial forecasts has been assessed using the grading system from the NZWWA NZ Guidelines for Infrastructure Asset Grading Standards, as summarised below.

Grade	General Meaning	
A	Highly Reliable	Data based on sound records, procedures, investigations and analysis which is properly documented and recognised as the best method of assessment.
B	Reliable	Data based on sound records, procedures, investigations and analysis which is properly documented but has minor shortcomings, eg, the data is old, some documentation is missing and reliance is placed on unconfirmed reports or some extrapolation.
C	Uncertain	Data based on sound records, procedures, investigations or analysis which is incomplete or unsupported, or extrapolation from a limited sample for which Grade A or B data is available.
D	Very Uncertain	Data based on unconfirmed verbal reports and/or cursory inspection and analysis.

Confidence grades for each Activity are provided in Part 3.

12 CONTINUOUS IMPROVEMENT

INTRODUCTION

Council's vision for the quality of AMPs is to match best practice for comparable local authorities, which are defined as rural authorities with small urban towns (eg. South Taranaki District Council, Waitomo District Council, Rangitikei District Council).

A desktop review was prepared by GHD in 2019 to assess the 2018-28 AMPs. The objective was to focus on the overall quality of the AMP and to highlight the improvements that have been achieved since the previous assessment in 2014. A further review of the 2021-31 AMPs will be undertaken in 2021.

Refer to "Plan Improvements and Monitoring" in Part 3 for more information.
Refer to Asset Management Policy.

APPROACH



Effective asset management practices are demonstrated by Council's ability to meet the following criteria that are the focus of our detailed review. The sophistication to which Council undertakes each of these activities is dependent on our strategic goals and the benefits that can be obtained from improving our practices.

- (a) Asset Knowledge - The appropriateness, reliability and accessibility of data and the processes associated with the use and maintenance of asset data.
- (b) Strategic Planning Processes - The processes used in the implementation of Asset Management activities including failure planning, risk management, service level reviews and long term financial planning.
- (c) Current Asset Management - The processes used in the implementation of Asset Management activities including capital expenditure programmes and operations and maintenance management.
- (d) Asset Management Plans - That identify the optimum lifecycle management tactics and resources.
- (e) Information Systems - To support (and often replicate) Asset Management processes and store/manipulate data.
- (f) Organisational Tactics - Including organisational, contractual and people issues.

The current and appropriate practice levels (for a three-year target) in asset management were assessed using the rating schedule shown below. The size of the "gap" between current and appropriate practice provides an indication of the priority that should be placed on improving in that area.

Quality Level	Score
Best Possible	100
Excellence	85
Competence	70
Systematic Approach	45
Awareness	25
Innocence	0

"Appropriate" practice was assessed with consideration of the guidelines for "basic" and "advanced" AMPs issued by the Officer of the Auditor General (refer <http://www.auditnz.govt.nz/publications/asset-management/asset-management-for-public-entities>), and appropriate practice expectations for a Council our size. The "advanced" requirements for AMPs defined in the guidelines are consistent with the AMP outputs required for the LTP as stated in Schedule 10 of the LGA.

The Audit Office has publicly stated their expectation that organisations should soon be able to demonstrate achievements in advanced asset management practices. Council's primary goal is to achieve legislative compliance, if this has not already been achieved.

13 AMP REVIEW AND MONITORING

AMP REVIEW

To ensure the AMP remains useful and relevant, the following ongoing process of plan monitoring and review will be undertaken:

- (a) Formal adoption of the plan principles and Outcomes by Council.
- (b) Review and formally adopt LoS.
- (c) Revise AMP annually to incorporate and document changes to works programmes, outcome of service level review and new knowledge resulting from the asset management improvement programme.
- (d) Quality assurance audits of asset management information to ensure the integrity and cost-effectiveness of data collected.
- (e) Peer review – three yearly audits will be undertaken to assess the effectiveness with which this plan meets corporate objectives (periodic internal audits will be undertaken to assess the adequacy of asset management processes, systems and data, and external audits will be undertaken to measure performance against desired practice).
- (f) Where appropriate, measuring and updating the levels of service customer and technical measures (KPIs) and comparing them and tracking trends over time against the LOS targets that are listed in AMP. The trigger for revisiting the programme will be if the trends are worsening. The programme will also be revisited to respond to needs that may arise after the Plan has been adopted.

This is summarised below.

Activity	Action	Target Date
AMP Review and Development	External review of AMP information by Audit NZ	Late October-early November 2020
	Adoption of AMP by Council	20 June 2021
	Annual review of Plan context by Asset Management team. Check AMP content for consistency with adopted Council programmes and plans. Compliance with agreed asset management improvement programmes.	Annually by 30 June
	GAP review of the AMP including an assessment of the effectiveness and adequacy of asset management processes, systems and data.	30 June 2022
	Adoption of reviewed AMP by Council.	April 2024
	External review of AMP information by Audit New Zealand.	December 2023
	LoS	Review technical and/or LoS performance measures (including public consultation process) and formally adopt LoS.
Consolidate performance against actual technical and/or LoS performance measures delivered and report in Annual Report.		Annually
Risk	Review of risk framework.	30 June 2023
	Annual review of risk registers by Asset Management team	Annually

AMP MONITORING

The indicators below will be monitored to measure the effectiveness of this AMP.

Indicator	Measure	Source of Information
Compliance with legislative requirements	Unqualified audit opinion relating to AMP outputs	Audit NZ reports
Quality of services delivered	100% compliance with LOS targets	Annual Plan reporting
Quality of risk management	No event occurring outside of risk profile	Audit of Risk Register

APPENDIX 1 – LIST OF ACRONYMS

AADT	Average Annual Daily Traffic
AC	Asbestos Cement (Pipes)
AC	Asphaltic Concrete (Land Transport)
AD	Annual Depreciation
AEE	Assessment of Environmental Effects
AEP	Annual Exceedance Probability (eg, 10% is once in 10 years)
AI	Age Factor Index (Land Transport)
AMP(s)	Asset Management Plan(s)
AMS	Asset Management Systems
Army	NZ Army (based in Waiouru)
AS/NZS	Australian Standard/NZ Standard
AV GAS	Aviation Gas
BCA	Better Case Approach
BCP	Business Continuity Plan
CAA	Civil Aviation Authority
CAM	Commercial Accommodation Monitor
CAPEX	Capital Expenditure
CAA	Civil Aviation Authority
CAR	Civil Aviation Regulations (Taumarunui Airport)
CAR	Corridor Access Request (Land Transport)
CBD	Central Business District
CCTV	Closed Circuit Television
CDEM	Civil Defence Emergency Management

CAS	Crash Analysis System (Land Transport)
CI	Condition Index (Land Transport)
CIMS	Co-ordinated Incident Management System
CLOS	Customer Level(s) of Service (Land Transport)
CMMS	Computer Maintenance Management System
CO(s)	Community Outcome(s)
Council	Ruapehu District Council
CPP	Competitive Pricing Procedures
DC(s)	Development Contribution(s)
DIA	Department of Internal Affairs
DOC	Department of Conservation
EAP	Exceptions Annual Plan
EF	Emissions Factor (Waste)
EOC	Emergency Operations Centre (Civil Defence)
ERP	Emergency Response Plan
ESL	Envirowaste Services Limited
ETI	Enterprising Taumarunui Incorporated
ETS	Emissions Trading Scheme (Waste)
FAR	Financial Assistance Rate
FC(s)	Financial Contribution(s)
FIS	Financial Information Systems
FMC	Financial Management Contractor
FWP	Forward Works Programme (Land Transport)
GIS	Geographical Information System (computer programme)

GPS	Government Policy Statement
GRC	Gross Replacement Cost
HCV	Heavy Commercial Vehicles (Land Transport)
Horizons	Horizons Regional Council
HPMV	High Productivity Motor Vehicle
HR	Human Resources
HSE Act	Health and Safety in Employment Act 1992
HSNO	Hazardous Substances and New Organisms (Act 2004)
I&I	Inflow and Infiltration (water, wastewater)
IAF	Investment Assessment Framework
IAS	International Accounting Standards
IFRS	International Financial Reporting Standards
IIMM	International Infrastructure Management Manual
IQP	Independent Qualified Person
IS	Information Services
IT	Information Technology
KPI(s)	Key Performance Indicator(s)
LCM	Lifecycle Management
LG(R)A 2002	Local Government (Rating) Act 2002
LGA 1974 or 2002	Local Government Act 1974 or 2002
LOS	Level(s) of Service
LR	Local Road
LT Act	Land Transport Act 1998
LTMA	Land Transport Management Act 2003 and Amendment 2008

LTP	Long Term Plan
LTSV	Long Term Strategic View
MAV	Maximum Acceptable Value
MCA	Multi-Criteria Analysis (Waste)
MCTOW	Maximum Certified Take Off Weight (Taumarunui Airport)
MDPE	Medium Density Polyethylene (pipes)
MEA	Modern Equivalent Asset
MFE/MfE	Ministry for the Environment
MOH	Ministry of Health
MOU	Memorandum of Understanding
NAASRA	National Association of Australian State Roading Authority (Land Transport)
NAMS	National Asset Management Steering (Group)
NBS	New Building Standard
NES	National Environmental Standard
NIP	National Infrastructure Plan
NLTP	National Land Transport Programme
NOTAMS	Notice to Air Men (Taumarunui Airport)
NPS	National Policy Statement
NRB	National Research Bureau
NZGAAP	NZ Generally Accepted Accounting Guidelines
NZHPT	NZ Historical Places Trust
NZIAS	NZ Equivalent to International Accounting Standard
NZTA	Waka Kotahi New Zealand Transport Agency
ODM	Optimum Decision Making

ODRC	Optimised Depreciation Replacement Cost
OHA 2000	Ohakune 2000
OMR	Ohakune Mountain Road
ONRC	One Network Road Classification
OPEX	Operational Expenditure
ORC	Optimised Replacement Cost
ORRIS	Owhango Residents and Ratepayers Incorporated Society
PES	Performance Evaluation System
PHRMP(s)	Public Health Risk Management Plan(s) (now called Water Safety Plans)
PMB	Polymer Modified Bitumen
PPFM	Planning, Programming and Funding Manual (Land Transport)
QV	Quotable Value (NZ) Ltd
RAL	Ruapehu Alpine Lifts
RAMM	Road Assessment and Maintenance Management System)
RCA	Road Controlling Authority
RDC	Ruapehu District Council
RDMC	Ruapehu District Māori Council (Te Kaunihera Māori a Rohe o Ruapehu)
REG	Road Efficiency Group
RFS	Request(s) for Service
RISA	Road Infrastructure Safety Assessment
RLTS	Regional Land Transport Strategy
RMA	Resource Management Act 1991
RMTF	(Ministerial) Road Maintenance Task Force
RUL	Remaining Useful Life

SAML	Stress Absorbing Membrane Layer
SCADA	Supervisor Control and Data Acquisition
SCI	Surface Condition Index (Land Transport)
SG(s)	Strategic Goal(s)
SLIM	Street Light database (Land Transport)
SPARC	Sport and Recreation NZ (Grants)
SPR	Special Purpose Road
SWC	Shallow Stormwater Channel (Land Transport)
TA(s)	Territorial Authority(s)
TAC	Tongariro Alpine Crossing
TNZ Act	Transit New Zealand Act 1989 and Amendments Acts 1995 and 1997
TR Act	Traffic Regulations Act 1976
TUAC	Targeted Uniform Annual Charge (Rate)
URP	Usual Resident Population
UV	Ultra Violet
VKT	Vehicle Kilometres Travelled (Land Transport)
VPD	Vehicles Per Day
WK	Waka Kotahi New Zealand Transport Agency
WMA	Waste Minimisation Act 2008
WMAP	Waste Minimisation Action Plan
WDC	Wanganui District Council
WMM(P)	Waste Management and Minimisation (Plan)
WSP(s)	Water Safety Plan(s) (previously Public Health Risk Management Plan(s))
WSSA	Water and Sanitary Services Assessment



**PLANNING ASSUMPTIONS AND
POPULATION PROJECTIONS
2021-2031**

INTRODUCTION

The Local Government Act 2002 requires Council to disclose all significant forecasting assumptions underpinning the Long Term Plan. These planning assumptions reflect the best knowledge and data available at the time of planning and are subject to audit.

PURPOSE

The purpose of this document is to provide realistic, evidence based, well planned and researched forecast assumptions to underpin Council's Long Term Plan 2021 - 2031, and specifically, the Asset Management Plans. These planning assumptions are to be used in the forward planning for the population, infrastructure and economy of the Ruapehu District. Forecasting assumptions are important pieces of information in their own right as population shifts cause change in demand and is therefore a major driver of expenditure. Growth and decline do not always have a linear relationship to changes in levels of demand on a service and it is therefore necessary to analyse at a local level with local knowledge, verified by authentic data.

METHOD AND ASSOCIATED LIMITATIONS

The assumptions in this document have been formulated using the results from a number of sources, most of which are solely reliant on Statistics New Zealand (StatsNZ). Given the lower than expected return rate of the 2018 census (90% in 2018 compared to 94% in 2013)⁸, StatsNZ had to delay the release of many data sets, including population projections.

Given the aforementioned delay, combined with a regional attitude of distrust in the StatsNZ methodology⁹, it was proposed to jointly purchase population and household projections for all territorial authorities and two (of three three) DHBs within the Horizons region (unfortunately, excluding the Waikato District Health Board). Both Berl and Infometrics have been contracted to produce projections for the region with the former utilising building consents as one of the base data sets for its population projections. The later proposed to base its population projections on employment projections for each council in the region, offering an additional data set for future planning. Data sources used to produce these planning assumptions are listed below. A complete list of resources can be found in the reference section of this document.

- (a) Statistics New Zealand
- (b) Infometrics
- (c) Berl
- (d) Profile ID, Community ID
- (e) Ministry of Business, Innovation and Employment
- (f) Department of Conservation
- (g) Treasury
- (h) Multiple local tourism operators
- (i) Visit Ruapehu
- (j) Ruapehu District Council
 - i Out of District Rate Payer Survey
 - ii Rating database
 - iii Building database

LIMITATIONS

All assumptions made in this document contain some inherent uncertainty. The uncertainty has been minimised by utilising and cross referencing as many data sources and reputable opinions as possible.

⁸ <https://www.stats.govt.nz/news/update-on-release-of-2018-census-data>

⁹ Anecdotal

Since February 2020, the level of uncertainty has been increased by the world wide outbreak of the COVID-19 pandemic and the subsequent nationwide lockdown.

TO NOTE

As at 1 January 2018, the *area unit* classification was replaced by the *statistical area 2 (SA2)* classification. Additionally, the boundaries of many area units/statistical areas were altered. The 13 area units of 2013 (and previous census) have been replaced with 10 statistical areas. The amalgamation of areas and boundary changes have been listed below. For a visual representation of the following changes, visit <https://datafinder.stats.govt.nz/> or <https://profile.idnz.co.nz/ruapehu/census-2018>

2013 AREA UNIT SIZE (SQ KM)	2018 SA2 SIZE (SQ KM)
Otagiwai – Heao: 345.67 SQ KM	Otagiwai – Ohura: 2011.70 SQ KM
Ohura: 3.25 SQ KM	
Ngapuke: 1285.11 SQ KM	Ngapuke: 621.83 SQ KM
Tarrangower: 3.17 SQ KM	Taumarunui North: 3.595 SQ KM
Taumarunui Central: 6.88 SQ KM	Taumarunui Central: 5.54 SQ KM
Sunshine – Hospital Hill: 5.15 SQ KM	
Manunui: 5.04 SQ KM	Taumarunui East: 4.52 SQ KM
Raurimu: 1366.36 SQ KM	National Park: 1375.28 SQ KM
203 National Park: 0.89 SQ KM	
Owhango: 0.93 SQ KM	
Tangiwai: 2693.58 SQ KM	Tangiwai: 2696.63 SQ KM
Raetihi: 3.89 SQ KM	Raetihi: 3.86 SQ KM
Ohakune: 8.47 SQ KM	Ohakune: 6.44 SQ KM
Waiouru: 5.79 SQ KM	Waiouru: 5.01 SQ KM

Change from Area Unit to SA2

PART TWO

SUMMARY OF SIGNIFICANT PLANNING ASSUMPTIONS

ASSUMPTION AREA	DETAILS OF POTENTIAL RISK + REASON	LEVEL OF CERTANTY	POTENTIAL FINANCIAL CONSEQUENCE
1. LEGISLATIVE / CENTRAL GOVT			
The proposed Local Government (Rating of Whenua Maori) Amendment Bill is passed	There is potential risk that upwards of \$465,000 in rates arrears is wiped. This will have a potentially significant impact on Council's need to plan for development and an eventual change in land use and potential increase in rating base.	Neutral	Moderate
	The assumption has been made that writing off arrears will not affect rates as it will be an accounting book entry only	Likely	Low
Taumata Arowai—the Water Services Regulator Act 2020 is passed	The assumption has been made that there will be a complete restructure and implementation of system-wide reforms to regulate drinking water and source water, and targeted reforms to improve the regulation and performance of wastewater and stormwater networks. The second Bill will outline the exact effect this new legislation will have on territorial authorities. There is a significant risk that this will alter Water Services LoS, challenge current infrastructure and staffing levels.	Very likely	Significant
Infrastructure Funding and Financing Act 2020 is passed	This Act provides a funding and financing model for the provision of infrastructure for housing and urban development and will reduce the impact of local authority financing and funding constraints. While the assumption has been made that it is unlikely that RDC will utilise these provisions during the next planning period, it is however important to note.	Unlikely	Low
Potential Resource Management Act Amendments	It is assumed that amendments will be made to the RMA however, these changes will more likely target large development projects in high density areas therefore have little effect on the Ruapehu District.	Likely	Moderate
Declaration of Climate Emergency	The assumption has been made that due to the recent declaration of a Climate Emergency by Central Government, and the ongoing effects that Climate Change will have on Ruapehu's infrastructure and economy, resourcing will need to be made available in order to develop an appropriate Climate Emergency response.	Very likely	Moderate

ASSUMPTION AREA	DETAILS OF POTENTIAL RISK + REASON	LEVEL OF CERTANTY	POTENTIAL FINANCIAL CONSEQUENCE
Climate Change Response (Zero Carbon) Amendment Act 2019	Climate change response continues to dominate legislative reform and in turn, expectations and responsibilities of Local Authorities are shifting. The amendments made to the Act provide a framework and commission through which New Zealand can develop and implement "clear and stable climate change policies" that contribute to the global effort under the Paris Agreement. The Act itself identifies Council as a Reporting Organisation which means that Council may be called upon by the Minister or Commission to provide information on Climate Change Adaptation. The assumption has been made that resourcing will need to be made available in order to meet these expectations.	Very likely	Moderate
COVID-19			
New Zealand borders will remain closed to international tourists and visitors until at least 2021	There is a risk that there will be no international tourists or visitors to the area until at least June 2021, and potentially longer. Until this time, foreign tourist spending the District will remain nil.	Very Likely	Significant
Another outbreak of COVID will usher in another level 3 - 4 lock down	There is a risk that a level 3 or 4 lock down will be imposed on Ruapehu communities.	Likely	Significant
Levels of Service	The assumption has been made that there will be no changes to levels of service.	Likely	Low
2. POPULATION / GROWTH			
Increase in Usually Resident Population (URP) in all townships (SA2's) within the District	The assumption has been made that all identified communities (SA2's) within the District will experience an increase in Usually Resident Population (URP) over the next 10 years, experiencing a mixture of low, medium and high growth levels. - The URP of townships within the District will experience yearly growth ranging from 0.7% - 1.967% per year. - The total District URP is expected to increase 15% between 2021 - 2031.	Likely	Moderate
Proportion of under 5's and over 70's set to increase	The assumption has been made that, District wide, under a medium growth scenario, the proportion of under 5's and over 75's is set to increase 57% and 45% respectively.	Likely	Low

ASSUMPTION AREA	DETAILS OF POTENTIAL RISK + REASON	LEVEL OF CERTANTY	POTENTIAL FINANCIAL CONSEQUENCE
Increase in Peak Population in all townships within the District	<p>The assumption has been made that the Peak Population (combination of URP, Holiday Homes, Commercial Accommodation, and Day Visitors) will increase in all identified communities (SA2's) within the District.</p> <ul style="list-style-type: none"> - The Peak Population of all townships will experience yearly growth ranging from 0.77% - 2.2% per year. - The total District Peak Population is set to increase 12% between 2021 - 2031. 	Likely	Moderate
3. INFRASTRUCTURE			
Assets and asset lives (replacement, revaluation, depreciation)	The assumption has been made that low quality asset condition assessments will lead to poor infrastructure capital decision making.	Highly Likely	Moderate – Significant
	The assumption has been made that excepting water infrastructure, all other assets will deliver the required level of service over their documented useful life as reflected in the Revenue And Financing Policy.	Likely	Moderate
	Revaluation of fixed assets is done annually for property. It includes an assessment of the useful (economic) life of the asset. This is in accordance with the Council's accounting policies detailed under "Property, Plant and Equipment and Infrastructural Assets" which includes further detail of revaluation policies and the estimated useful life of various assets. The revaluations are based on the BERL inflation rates. The revaluation impact is broadly equivalent to the increase in the Local Government Cost Index.	Likely	Moderate
	Depreciation rates on planned asset acquisitions are based on an average percentage of their components and the estimated useful life of the various assets.	Likely	Moderate
State highway 4 (Whanganui-Raetihi Road)	There is a risk that compromised access to and through SH4 could lead to economic impacts resulting from short term interruption and loss of economic opportunity.	Unlikely	Low
Ohakune Water Treatment Plant	The assumption has been made that the Capital work programme estimates and MBIE funding are not sufficient to complete all elements of proposed works and ratepayers will need to part fund this	Likely	Significant

ASSUMPTION AREA	DETAILS OF POTENTIAL RISK + REASON	LEVEL OF CERTANTY	POTENTIAL FINANCIAL CONSEQUENCE
Subdivisions and Land Use	The assumption has been made that ongoing subdivisions in Ohakune will cause additional pressures on 3 waters infrastructure resulting in Council not being able to consent buildings.	Likely	Significant
Resource Consents	It has been assumed that all resource consents will be renewed but in many cases, with increasing environmental standards. The expected time to obtain resource consents is factored into project timelines and the increased standards.	Likely	Significant
Rateable Assessments	The assumption has been made that the number of rateable assessments will continue to experience small scale growth of approximately 0.16%	Likely	Neutral
4. ECONOMY			
Tourism and visitor numbers continue to rely on domestic tourism	The assumption has been made that International borders will remain closed, international tourist numbers remain nil into the near future. Local tourism operators rely solely on domestic tourism for the foreseeable future.	Extremely Likely	Significant
The number of holiday homes will continue to increase in each of the three major urban areas	The assumption has been made that pre-COVID, holiday home numbers were set to increase approx. 1.21% on average per year. Throughout COVID this is unlikely, however, this trend is expected to return with the recommencement of a fully functioning tourism economy.	Likely	Moderate
5. NATURAL ENVIRONMENT			
Occurrence of Natural Disasters	Small natural disasters can be funded out of budgetary provisions. Council will require financial and other assistance from Central Government for large-scale events or disasters.	Likely	Significant
Increase in rainfall	Seasonal projections show winter rainfall increasing by 7-16% in Taumarunui by 2090. It is unclear what this increase looks like out to 2031. There is not enough data to plan for increase/decrease in rainfall in other areas. This in itself is a risk.	Neutral	Moderate
Increase in average annual temperature	Temperatures are likely to be 0.7°C to 1.1°C warmer by 2040 effecting evapotranspiration of soil and dams as well as snow days.	Neutral	Moderate
Decrease in snowfall	A reduction in the number of snow days experienced annually is projected; potentially effecting local economies reliant on snow seeking visitors.	Likely	Moderate – Significant

ASSUMPTION AREA	DETAILS OF POTENTIAL RISK + REASON	LEVEL OF CERTANTY	POTENTIAL FINANCIAL CONSEQUENCE
6. FINANCIAL			
Rates Receivables (Debtors)	It has been assumed that rates receivable as a percentage of rates will remain at current levels. There is a risk that rates receivables are significantly higher than that forecast due to a number of reasons, such as the effect of COVID 19 and economic issues. This would impact on cash flow requirements, increasing borrowing for operational costs.	Neutral	Moderate
External Funding For Roads	<p>The forecast financial statements are based on the assumption that Council will be able to claim 74% of all maintenance and renewal costs for district roads in line with currently known NZTA work categories and classifications.</p> <p>Forecast co-investment from Waka Kotahi NZTA may be reduced due to impact from COVID-19. Council's financial assistance rate will increase to 75% in 2021/22 for local roads and 100% for Special purpose roads, with local roads reducing to 74% thereafter.</p> <p>Should the outcome result in less roading expenditure items being covered by the subsidy, the work programme for roading could be impacted.</p> <p>Any decrease in funding would require modification to planned projects and work programmes and may result in delays to both. Where it is not possible to decrease funding, there is the potential to impact on borrowing and rates.</p>	Likely	Significant
Vested Assets	The assumption has been made that no Vested Assets have been budgeted over the next ten years	Neutral	Low
Government subsidies	While it is expected that Council will receive some Government funding for Land Transport, Housing, Cycle Trails and Three Waters and possibly other capital projects over the next ten years, the lack of certainty around this means that (and the assumption has been made) no subsidies have been factored into the budgets	Low	Moderate

ASSUMPTION AREA	DETAILS OF POTENTIAL RISK + REASON	LEVEL OF CERTANTY	POTENTIAL FINANCIAL CONSEQUENCE
Inflation	The preparation of the budget has included inflation assumptions based on BERL forecasting for the Local Government Sector. There is a high level of uncertainty associated with these inflation assumptions. If the impact of inflation on Council's budgets turns out to be higher than forecast and Council does not wish to generate additional revenue by increasing rates, then either additional operational efficiencies or reduction in service levels or planned capital expenditure would need to be considered. Should the impact of inflation be lower than forecast, there will be a favourable impact on Council's operating and capital expenditure budgets.	Likely	Moderate
CAPEX Feasibility - Three Waters	There is a strong chance that additional funding support from Central Government will be available to fast track drinking water reform changes. However, this LTP cannot include this possibility with key assumptions due to timing of any such announcements. As affordability has been removed from Local Government as a defence, RDC has forecast considerable debt impacts to Council as full compliance is an absolute non-negotiable now. The assumption has been made that practical delivery against the very ambitious LTP works forecast will face the challenges of supply chain constraints, and active monitoring will be required to minimise the risk of non compliance by due dates.	Likely	Significant
CAPEX Feasibility - Other Works	With regards to Land Transport, there is a well established supply chain, and committed funding. There is potential that some bridge work not covered by NZTA will require RDC to fund which it would do through debt. These are one off items in what is otherwise a very stable work program. A number of Township Revitalization outcomes that are to be debt funded to account for inter-generational equity. These would go ahead in consultation with community regardless of external funding, but Council is very open to using proposed budgets as 'seed funding' with other partners to deliver further value than forecast. However, 3rd party investment can not be assumed in this LTP, and as such counts as 100% RDC investment. Practical delivery will have strong political and community support, and supply chain issues are somewhat lessened in this activity due to lower competition for resources from out of district or competing priorities. The assumption has been made that these the capital works costs will not vary significantly from those budgeted	Likely	Moderate

ASSUMPTION AREA	DETAILS OF POTENTIAL RISK + REASON	LEVEL OF CERTANTY	POTENTIAL FINANCIAL CONSEQUENCE
Interest rates	The interest rates used are based on an estimate of what will occur in the future combined with known rates that are currently fixed under current borrowings with the LGFA which Council joined in 2018. The assumption has been made that all borrowings will be renewed under similar terms and conditions except that interest rates applied to replacement and new borrowings annually will range from 1.7% to 3.4% in year ten of the LTP 2021-31. There is a high degree of uncertainty around borrowing costs due to the fluctuations of interest rates. Interest costs and debt repayment have been estimated in accordance with the Treasury Investment and Liability Management Policy.	Likely	Moderate - Significant

Overview of Planning Assumptions

LEVEL OF CERTAINTY	POTENTIAL FINANCIAL CONSEQUENCE
5 – Very likely	Significant
4 – Likely	Moderate
3 – Neutral	Low
2 – Unlikely	
1 – Very unlikely	

PART THREE: BASE INFORMATION FOR PLANNING ASSUMPTIONS

LEGISLATIVE / CENTRAL GOVERNMENT

Over the past decade there has been a substantial increase in the level of delegation from central government to local government through legislative reforms. In almost all cases there has been little funding provided to develop the policy and/or deliver these new services. This has meant that the services have had to be funded from efficiency gains, local user charges, and an increase in rates, or a combination of all these mechanisms. In some instances there has been a need to increase resources, such as staff, consultants and contractors.

The following legislative changes have been identified as possible risks to RDC and therefore considered in the planning assumptions.

LOCAL GOVERNMENT (RATING) ACT 2002

Proposed changes to the Local Government (Rating) Act 2002 will reduce rating barriers for owners of Māori land who want to use and develop their whenua (land). Currently, unpaid rates arrears prevent the development of Māori land. Under the proposal, local authority Chief Executives will have the power to write off rates arrears on all land (including general land) if they consider the rates are unrecoverable, including rates arrears inherited from deceased owners of Māori land. Most of the rates arrears on Māori freehold land are on unused land and the majority of this is from non-payment of penalties rather than the original rates bills. For example, in the Ruapehu District, there is a 4000sq m parcel with annual rates of \$823.05 and rates arrears of \$56,623.18. Of that overdue amount, only \$5,863.66 is made up of rates charges and \$50,553.78 is made up of penalties. As at June 2020:

- There are 755 Māori Freehold rating units in the district making up 8% of all rating units.
- There are 9,134 General rating units (9889 total rateable units). These 755 Māori Freehold rating units comprise 111,000ha, 16% of all total land in the Ruapehu District (673,315ha total).
- Of these 755 Māori Freehold rating units, 318 are non-rateable or receive a full rates remission under Councils current Category A Maori Land Rates Remission Policy.
- Of the 9,134 General rating units 535 are non-rateable, (22 of these being 50% non-rateable).
- Of the 437 rateable Māori Freehold units, 54 (12%) are in rate arrears, totalling \$465,000. ā
- Of the 8,598 rateable General rating units, 252 (3%) are in rates arrears, totalling \$1,387,000. It is important to note that an unknown number of General rating units may have been at some stage, Māori Freehold land.

Area of Impact: *Urban, commercial and rural development, Māori Economic Development, Environmental Planning*

Forecasted Assumption(s):

There is potential risk that upwards of \$465,000 in rates arrears is wiped. This will have a potentially significant impact on Council's need to plan for development and an eventual change in land use and potential increase in rating base.

The assumption has been made that writing off arrears will not affect rates as it will be an accounting book entry only.

Level of certainty: *Likely*

Potential Financial Consequence: *Low - Moderate*

TAUMATA AROWAI – THE WATER SERVICES REGULATOR BILL AND SUBSEQUENT BILLS

The Taumata Arowai – Water Services Regulator Bill implements the Government's decision to create a new regulatory body to oversee, administer, and enforce the drinking water regulatory system. This bill will establish Taumata Arowai, the Water Services Regulator, as a new Crown agent and provides for its objectives, functions, operating principles, and governance arrangements¹⁰. It is expected that Taumata Arowai will 'go live' on or before July 2021. **This Bill will be complemented by a separate Bill** that will give effect to decisions to implement system-wide reforms to the regulation of drinking water and source water, and targeted reforms to improve the regulation and performance of wastewater

¹⁰ <http://www.legislation.govt.nz/bill/government/2019/0202/latest/LMS294345.html>

and stormwater networks. The second Bill will outline the exact effect this new legislation will have on territorial authorities.

- Expectations (financial and otherwise) of RDC not entirely clear as yet.
- Shared service model likely to be most common option for small Territorial Authorities such as RDC.

Area of Impact: Water Services, Finance, Environmental Planning, Human Resources
Forecasted Assumption(s): The assumption has been made that there will be a complete restructure and implementation of system-wide reforms to regulate drinking water and source water, and targeted reforms to improve the regulation and performance of wastewater and stormwater networks. The second Bill will outline the exact effect this new legislation will have on territorial authorities. Significant risk that this will alter Water Services LoS, challenge current infrastructure and staffing levels.
Level of certainty: Very Likely
Potential Financial Consequence: Significant

INFRASTRUCTURE FUNDING AND FINANCING BILL

This bill would establish a new funding and financing model to support the provision of infrastructure for housing and urban development. The new model intends to address the challenges local authorities face in relation to financing housing-related infrastructure and supply serviced urban land¹¹. It sets up a flexible, legislative framework that will enable councils and developers to overcome one of the key constraints they face and provides them with a new tool to fund and finance infrastructure without being hindered by financing constraints, or high upfront infrastructure costs; it does this by allowing a third party, other than a council, to finance the construction of infrastructure¹².

The funding and financing model proposed is the Special Purpose Vehicle (SPV). A SPV is a separate legal entity created by an organisation with its own assets. The bill enables SPVs, which are companies, limited partnerships, Crown entities, or other persons to:

- Be responsible for both financing and construction of the infrastructure assets.
- Service the finance raised to cover the costs of the infrastructure via the levy.

Area of Impact: Three Waters, Roading, Environmental Planning
Forecasted Assumption: The assumption has been made that it is unlikely that RDC will utilise these provisions during the next planning period, it is however important to note that they are available to Council.
Level of certainty: Neutral
Potential Financial Consequence: Low

POTENTIAL RESOURCE MANAGEMENT ACT AMENDMENTS

It is assumed that amendments will be made to the RMA however, these changes will more likely target large development projects in high density areas therefore have little effect on the Ruapehu District.

Area of Impact: All Council operations
Forecasted Assumption: The assumption has been made that due to the recent declaration of a Climate Emergency by Central Government, and the ongoing effects that Climate Change will have on Ruapehu's infrastructure and economy, resourcing will need to be made available in order to develop an appropriate Climate Emergency response.
Level of certainty: Very Likely
Potential Financial Consequence: Moderate

¹¹ https://www.parliament.nz/en/pb/sc/make-a-submission/document/52SCTI_SCF_BILL_93461/infrastructure-funding-and-financing-bill

¹² https://www.parliament.nz/en/pb/hansard-debates/rhr/combined/HansDeb_20191217_20191217_48

DECLARATION OF CLIMATE EMERGENCY

Following the warmest winter on record and 1,800 jurisdictions in 32 countries world-wide, New Zealand's government declared a Climate Emergency and committed to a carbon-neutral government by 2025.

Area of Impact: Policy and Planning

Forecasted Assumption: The assumption has been made that resourcing will need to be made available in order to meet these expectations.

Level of certainty: Very Likely

Potential Financial Consequence: Moderate

CLIMATE CHANGE RESPONSE (ZERO CARBON) AMENDMENT ACT 2019

Climate change response continues to dominate legislative reform and in turn, expectations and responsibilities of Local Authorities are shifting. The amendments made to the Act provide a framework and commission through which New Zealand can develop and implement "clear and stable climate change policies" that contribute to the global effort under the Paris Agreement. The Act itself identifies Council as a Reporting Organisation which means that Council may be called upon by the Minister or Commission to provide information on Climate Change Adaptation.

Area of Impact: Policy and Planning

Forecasted Assumption: The assumption has been made that resourcing will need to be made available in order to meet these expectations.

Level of certainty: Very Likely

Potential Financial Consequence: Moderate

COVID-19

The worldwide outbreak of COVID-19 has added to the unpredictability of the planning environment. There is a risk for another level 3 – 4 lock down to occur in New Zealand which will significantly affect Ruapehu communities and also that international tourists will not return to NZ until 2021/22.

Area of Impact: All Council Activities

Forecasted Assumption: The assumption has been made that New Zealand borders will remain closed to international tourists and visitors until at least 2021/22.

Level of certainty: Likely

Potential Financial Consequence: Significant

POPULATION

Identifying shifts in populations amongst town and village centres, including the demographics of said populations, is an important mechanism with which to measure projected dependency on vital assets. *Peak population* is the fundamental tool used to plan for the usage of key infrastructure and assets within the District. The peak population of the Ruapehu District has been calculated by combining Usually Resident Population (URP), Holiday Home visitor numbers (HH), Commercial Accommodation visitor numbers (CAM) and Day Visitor numbers (DV). Each of these measurements are important in their own right and are therefore discussed and explored both separately and collectively. This subsection briefly analyses past population and demographic shifts in addition to providing population projections at a District and SA2 level.

Forecasted Assumption(s):

1. The assumption has been made that all identified communities (SA2's) within the District will experience an increase in Usually Resident Population (URP) over the next 10 years, experiencing a mixture of low, medium and high growth levels.
The URP of townships within the District will experience yearly growth ranging from 0.7% - 1.967% per year.
- The total District URP is expected to increase 15% between 2021 – 2031
2. The assumption has been made that the Peak Population (combination of URP, Holiday Homes, Commercial Accommodation, and Day Visitors) will increase in all identified communities (SA2's) within the District.
- The Peak Population of all townships will experience yearly growth ranging from 0.77% - 2.2% per year.
- The total District Peak Population is set to increase 12% between 2021 – 2031
3. The assumption has been made that, District wide, under a medium growth scenario, the proportion of under 5's and over 75's is set to increase 57% and 45% respectively.

Level of certainty: Likely

Potential Financial Consequence: Moderate

USUALLY RESIDENT POPULATION: DEMOGRAPHICS PAST AND PRESENT

The first component of peak population that is explored is that of Usually Resident Population (URP); those who permanently reside in the Ruapehu District. This section explores past and present URP demographics and is then followed by URP projections.

AT A GLANCE:

	RUAPEHU DISTRICT	MANAWATU-WANGANUI	NEW ZEALAND
Number of people	12,309	238,797	4,699,755
Median age	39.0 years	39.4 years	37.4 years
Males	6,288	117,123	2,319,558
Females	6,021	121,671	2,380,197
Number of Māori	5,337	54,570	775,836
Māori median age	27.0 years	25.0 years	25.4 years

Overview of District Demographics

Statistics New Zealand, InfoShare¹³, have estimated that the population of the Ruapehu District decreased from 15,550 in 2000 to 13,150 in 2010. Shifting focus to the past decade, the District's population continued to decline until 2013 where it seems to have plateaued. We are now expecting to experience small scale growth similar to that experienced 2013 – 2020.

¹³ <http://infoshare.stats.govt.nz/ViewTable.aspx?pxID=11a49800-c875-49a8-844d-18e0ae71d282>

AGE AND SEX

An integral part, however not the sole focus, of projecting the demographic makeup of our communities lies in understanding our past. The following tables compare results of the past three census (2006, 2013, and 2018) via 'service age groups'. Service age groups are one of many groupings that can be used to compare shifts in population and are particularly useful when taking into account services that each age group are more/less prone to utilising. Please note that when comparing the below, not all service age groups are dispersed evenly in terms of years.

Age structure - Service age groups ¹⁴				2006			2013			2018		
Service age group (years)	No.#	RDC %	NZ %	No.#	RDC %	NZ %	No.#	RDC %	NZ %			
Babies and Pre-schoolers (0 to 4)	1,026	7.6	6.8	1,002	8.5	6.9	900	7.3	6.3			
Primary Schoolers (5 to 11)	1,653	12.2	10.1	1,251	10.6	9.4	1,389	11.3	9.6			
Secondary Schoolers (12 to 17)	1,389	10.2	9.2	1,014	8.6	8.3	870	7.1	7.7			
Tertiary education and independence (18 to 24)	1,149	8.5	9.6	1,005	8.5	9.6	918	7.5	9.3			
Young workforce (25 to 34)	1,593	11.7	12.9	1,296	10.9	12.1	1,557	12.6	14.1			
Parents and homebuilders (35 to 49)	2,997	22.1	22.6	2,205	18.6	20.6	2,079	16.9	19.3			
Older workers and pre-retirees (50 to 59)	1,734	12.8	12.1	1,767	14.9	13.2	1,761	14.3	13.0			
Empty nesters and retirees (60 to 69)	1,062	7.8	8.1	1,290	10.9	10.1	1,647	13.4	10.4			
Seniors (70 to 84)	837	6.2	7.2	852	7.2	8.0	1,023	8.3	8.5			
Elderly aged (85 and over)	132	1.0	1.4	165	1.4	1.7	165	1.3	1.8			
Total population	13,572	100.0	100.0	11,847	100.0	100.0	12,309	100.0	100.0			

Summary of Past Service Age Groups

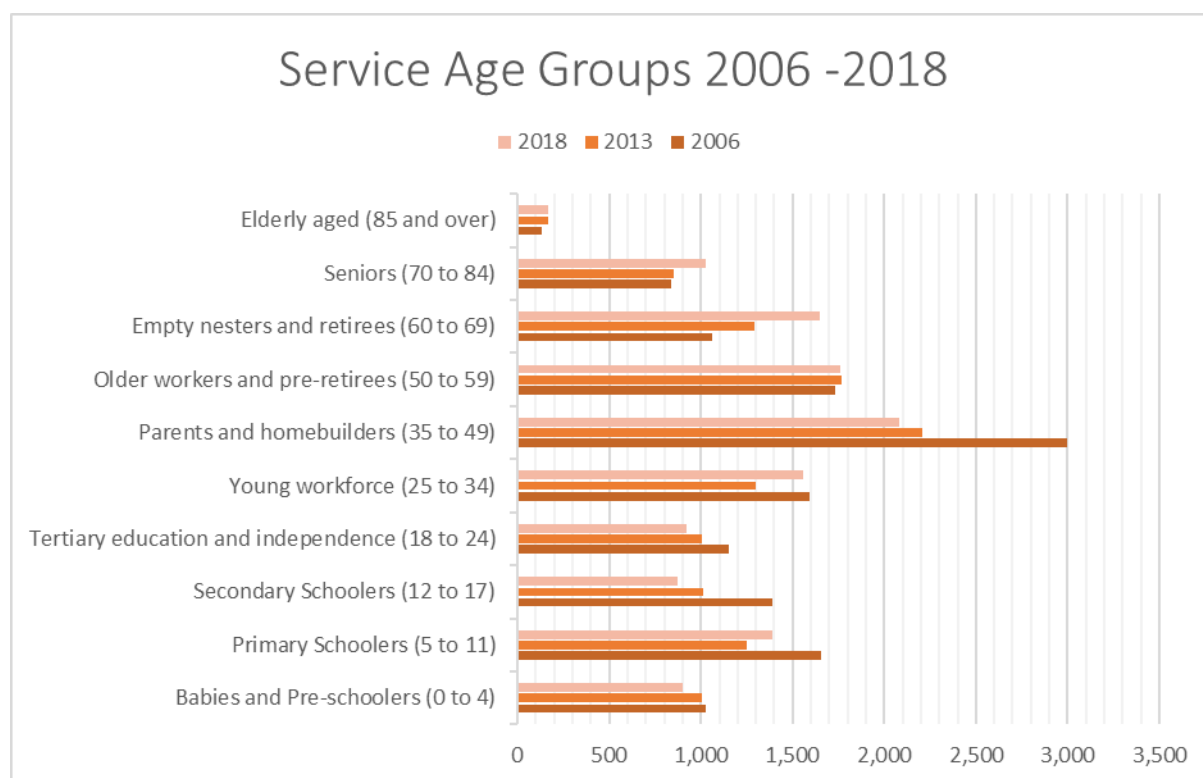
The above table in summary:

SERVICE AGE GROUP (YEARS) ¹⁵	2006	2013	2018
Babies and Pre-schoolers (0 to 4)	1,026	1,002	900
Primary Schoolers (5 to 11)	1,653	1,251	1,389
Secondary Schoolers (12 to 17)	1,389	1,014	870
Tertiary education and independence (18 to 24)	1,149	1,005	918
Young workforce (25 to 34)	1,593	1,296	1,557
Parents and homebuilders (35 to 49)	2,997	2,205	2,079
Older workers and pre-retirees (50 to 59)	1,734	1,767	1,761
Empty nesters and retirees (60 to 69)	1,062	1,290	1,647
Seniors (70 to 84)	837	852	1,023
Elderly aged (85 and over)	132	165	165
Total population	13,572	11,847	12,309

¹⁴ Profile ID

¹⁵ Profile ID

Summary of Past Service Age Groups Simplified



The tables above illustrate that;

- Of the population shift between 2006 and 2018, a significant proportion of departures from the District were aged 5 – 17 and 35 – 49.
- The proportion of those aged 60 – 84 grew significantly.
- Between 2006 – 2018, there was little change in the proportional make up of those aged 50 – 59. This information suggests that most remained in the District and then moved into the next service age group (60 - 69) which saw the largest proportional growth of all of the service age groups.

COMPONENT 1: ESTIMATED PROJECTED POPULATION – USUALLY RESIDENT POPULATION (URP)

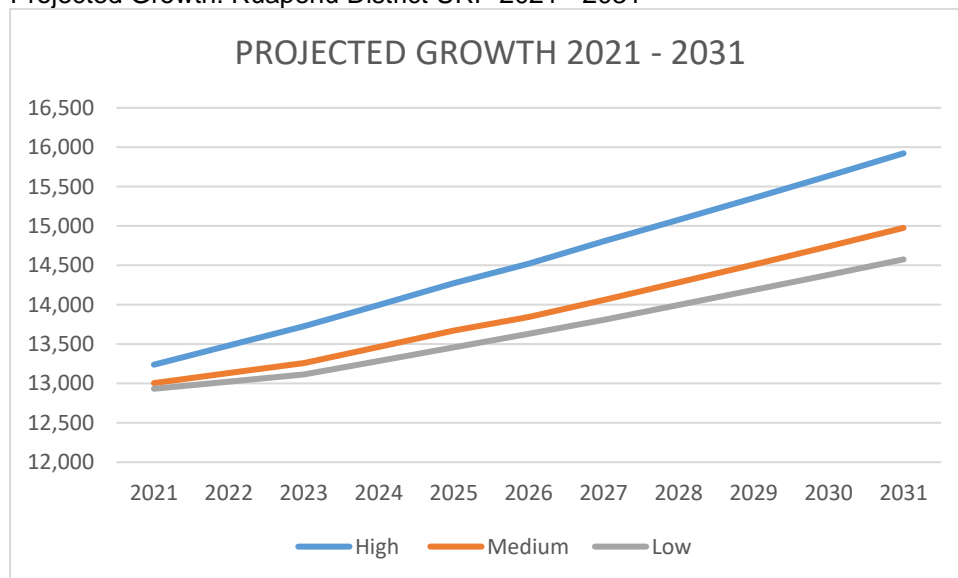
Council engaged with Infometrics to provide the projected population for the Ruapehu District out to 2053. Staff utilised this information in order to prepare projected population at SA2 levels out to 2031. Due to COVID, Infometrics have since provided three sets of possible projections all of which offer low, medium and high growth level scenarios. Utilising the second set of projections, the projected growth of the District has been prepared assuming a mixture of low, medium and high levels of growth across the District.

Under all three projected scenarios, the URP is set to steadily increase overall between 2021 and 2031

- Under the high growth scenario, annual increases range between 1.739% and 1.967%
- Under the medium growth scenario, there is an annual increase of between 0.969% and 1.592%
- Under the low growth scenario, there is an annual increase of between 0.700% and 1.361%

PROJECTED GROWTH: RUAPEHU DISTRICT URP 2021 - 2031											
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	13,238	13,483	13,727	13,997	14,272	14,520	14,806	15,077	15,354	15,635	15,922
Med	13,004	13,132	13,259	13,463	13,671	13,845	14,058	14,282	14,510	14,741	14,975
Low	12,932	13,024	13,115	13,285	13,458	13,631	13,808	13,996	14,187	14,380	14,575

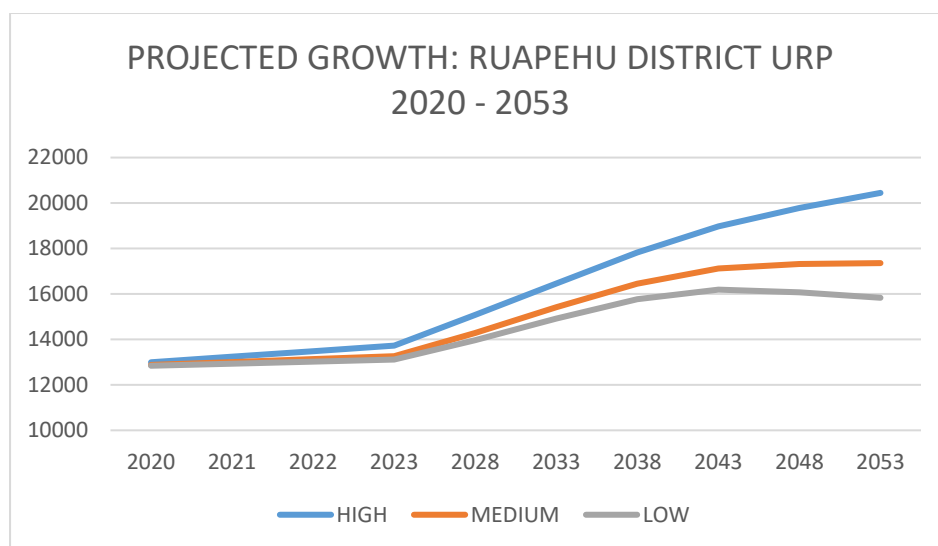
Projected Growth: Ruapehu District URP 2021 - 2031



Forecasting further ahead, the trend of slow but steady growth lessens and under the low growth scenario, small scale decline begins to feature from 2043 at a rate of -0.144% and from 2048 at a rate of 0.299%.

PROJECTED GROWTH: RUAPEHU DISTRICT URP 2020 - 2053										
	2020	2021	2022	2023	2028	2033	2038	2043	2048	2053
HIGH	12,994	13,238	13,483	13,727	15,077	16,458	17,827	18,975	19,783	20,445
MEDIUM	12,877	13,004	13,132	13,259	14,282	15,418	16,454	17,120	17,319	17,357
LOW	12,841	12,932	13,024	13,115	13,966	14,917	15,766	16,190	16,074	15,834

Projected Growth: Ruapehu District URP 2021 – 2053



% INCREASE BASED ON ABOVE ASSUMPTIONS (RDC 2020 - 2053)										
	19-20	20-21	21-22	22-23	23-28	28-33	33-38	38-43	43-48	48-53
HIGH	1.915	1.879	1.845	1.811	1.967	1.833	1.663	1.288	0.852	0.669
MEDIUM	0.998	0.988	0.978	0.969	1.543	1.592	1.343	0.810	0.233	0.043
LOW	0.715	0.710	0.705	0.700	1.298	1.361	1.139	0.538	-0.144	-0.299

USUALLY RESIDENT POPULATION: PROJECTED GROWTH BY SA2

As of November 2020, recommended growth levels to determine peak population have been revised to reflect the potential effects of COVID-19.

OVERVIEW OF SUGGESTED GROWTH LEVELS FOR URP:

SA2	RECOMMENDED GROWTH LEVEL
National Park	Medium
Ohakune	High
Otangiwai-Ohura	Low
Raetihi	Low
Tangiwai	Low
Taumarunui (Central, East + North)	Medium
Waiouru	Low
Ngapuke	Low

Recommended Growth Levels per SA2

COMPONENT 2: ESTIMATED PROJECTED POPULATION – HOLIDAY HOMES

The second component of Peak Population that is explored is that of Holiday Home Population. In order to monitor and record the holiday home environment within the District and to attempt to quantify the use of holiday homes, Council has undertaken five *Non-Resident Ratepayer Surveys (NRR)* since 2008.

Whilst this survey is an important source for understanding the holiday home environment, due to its nature and the low return rate, it should be noted that the results come with a very high level of uncertainty.

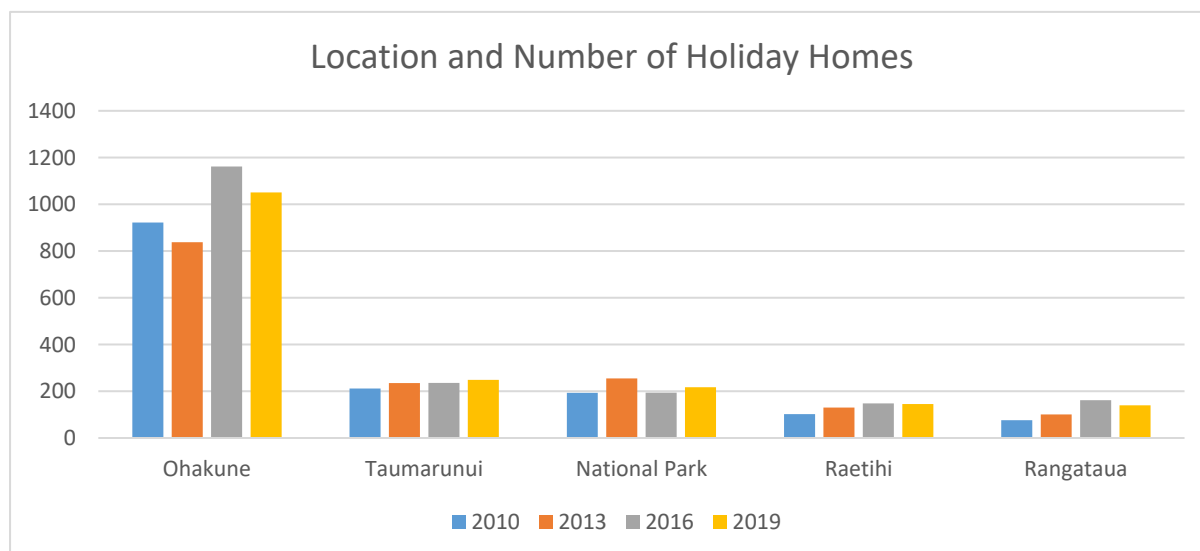
LOCATION AND NUMBER OF HOLIDAY HOMES

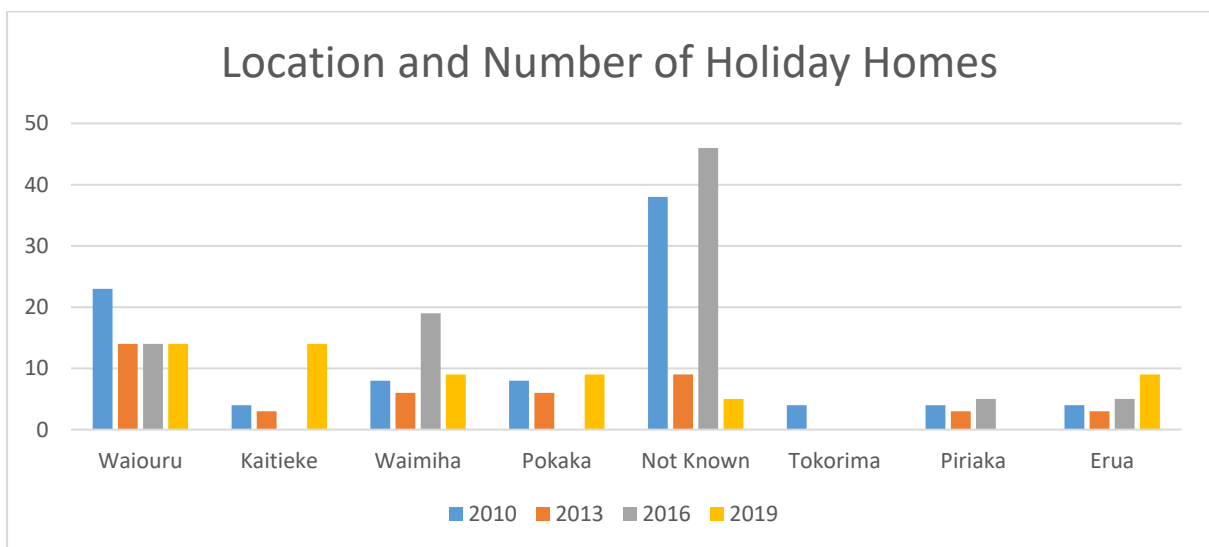
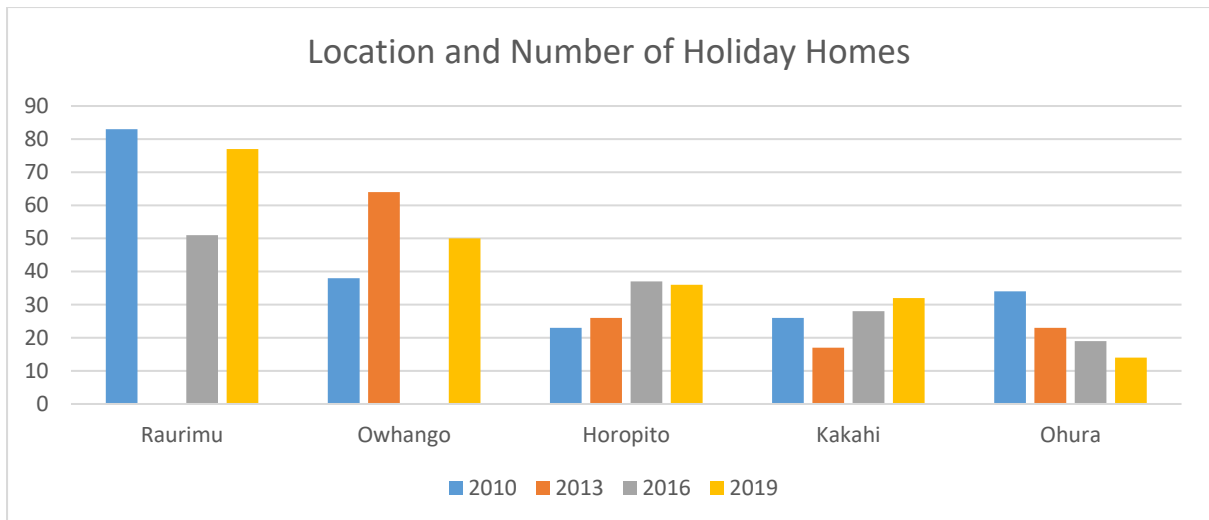
The table below reports the estimated number of holiday homes owned by non-resident rate payers in 2010, 2013, 2016 and 2019. It does not include rental homes owned by non-resident rate payers nor does it include holiday homes owned by residents living within the district. As stated above, this information is drawn directly from the NRR survey, 'not known' locations come from incomplete surveys that did not fill out their location.

AREA	2010	2013	2016	2019
Ohakune	922	838	1162	1051
Taumarunui	212	235	236	249
National Park	193	255	194	217
Raetihi	102	130	148	145
Rangataua	76	101	162	140
Raurimu	83	-	51	77
Owhango	38	64	-	50
Horopito	23	26	37	36
Kakahi	26	17	28	32
Ohura	34	23	19	14
Waiouru	23	14	14	14
Kaitieke	4	3	-	14
Waimiha	8	6	19	9
Pokaka	8	6	-	9
Not Known	38	9	46	5
Tokorima	4	-	-	-
Piriaka	4	3	5	-
Erua	4	3	5	9
TOTAL	1802	1733	2126	2071
Return Rate	21.30%	27.90%	20.40%	22%

Location and Estimated Number of Holiday Homes by year, past and present.

Please note the variation in Y-axis increments when comparing the following graphs.





ESTIMATED DISTRIBUTION OF HOLIDAY HOMES (%)

Based on the information above, the table below shows the estimated distribution of holiday homes and the 9 year average which is used later in this document for projection purposes.

	2010	2013	2016	2019	9 Year Average
Ohakune	51.165%	48.355%	54.657%	50.748%	51.12%
Taumarunui	11.765%	13.560%	11.101%	12.023%	12.00%
National Park	10.710%	14.714%	9.125%	10.478%	11.14%
Raetihi	5.660%	7.501%	6.961%	7.001%	6.67%
Rangataua	4.218%	5.828%	7.620%	6.760%	5.99%
Raurimu	4.606%		2.399%	3.718%	3.46%
Owhango	2.109%	3.693%		2.414%	2.63%
Horopito	1.276%	1.500%	1.740%	1.738%	1.45%
Kakahi	1.443%	0.981%	1.317%	1.545%	1.21%
Ohura	1.887%	1.327%	0.894%	0.676%	1.08%

Waiouru	1.276%	0.808%	0.659%	0.676%	0.74%
Kaitieke	0.222%	0.173%		0.676%	0.24%
Waimiha	0.444%	0.346%	0.894%	0.435%	0.42%
Pokaka	0.444%	0.346%		0.435%	0.29%
Not Known	2.109%	0.519%	2.164%	0.241%	1.15%
Tokorima	0.222%				0.11%
Piriaka	0.222%	0.173%	0.235%		0.10%
Erua	0.222%	0.173%	0.235%	0.435%	0.16%

Estimated Distribution of Holiday Homes

HOLIDAY HOME OCCUPANCY

The NRR survey also gathers information to ascertain the average number of people that stay in holiday homes and the average number of holiday homes in use each day. As aforementioned, the quality of this data is low and we therefore believe that this estimate is on the low side

	2010	2013	2016	2019
Estimated average # of people per home per stay	4.4	4.4	4.7	4.6
Average # of Holiday Homes in use each day	(N.A)	(N.A)	28	27
Estimated total number of Holiday Homes	1802	1733	2126	2071

Table twenty: Holiday Home Occupancy

The above estimated figures suggest that during 2016, there was an average of 131 (4.7 x 28) people utilising holiday homes in the district each day and that during 2019, there was an average of 124 (4.6 x 27) people in the district utilising holiday homes each day.

Using the estimated number of holiday homes and the estimated number of people per home, the District's **absolute peak** holiday home population for 2016 was 9,992 people per day, and for 2019 was 9,526 people per day.

Acknowledging the percentage of holiday homes in each urban area, we can estimate that the **absolute peak holiday home** population possible in each urban area could be distributed as the table below suggests.

URBAN AREA	2013	2016	2019
Ohakune	3687.1	5461.3	4834.3
Taumarunui	1034.0	1109.2	1145.3
National Park	1122.0	911.8	998.1
Raetihi	572.0	695.6	667.0
Rangataua	444.4	761.4	644.0
Raurimu	0.0	239.7	354.2
Owhango	281.6	0.0	230.0
Horopito	114.4	173.9	165.6
Kakahi	74.8	131.6	147.2
Ohura	101.2	89.3	64.4

Waiouru	61.6	65.8	64.4
Kaitieke	13.2	0.0	64.4
Waimiha	26.4	89.3	41.4
Pokaka	26.4	0.0	41.4
Not Known	39.6	216.2	23.0
Tokorima	0.0	0.0	0.0
Piriaka	13.2	23.5	0.0
Erua	13.2	23.5	41.4
TOTAL	7625	9992	9526

Table twenty-one: Peak Holiday Home Population per Urban Area

HOLIDAY HOME – PROJECTED GROWTH BY AREA

As noted earlier, the NRR survey is an important source of information however due to the variance in responses and low level return rate, it comes with a very high level of uncertainty. Nevertheless, given the importance of holiday home visitor numbers in establishing an estimated peak population, it is necessary to use this information in order to estimate future holiday home visitor numbers as well as the projected absolute peak population.

Based on the survey responses between 2010 and 2019 the total number of holiday homes increased by 269, or approximately 27 homes per year, from 1,802 (in 2010) to 2,071 (in 2019). Over this same time period, the average number of people staying per home ranged from 4.4 – 4.7.

The following projections have been calculated assuming growth of 27 holiday homes per year at an estimated occupancy rate of 4.6 persons.

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Projected number of holiday homes	2125	2152	2179	2206	2233	2260	2287	2314	2341	2368	2395
Projected population peak	9775	9899	10025	10148	10272	10396	10520	10644	10769	10893	11017

Table twenty-two: Projected Holiday Home Number and Population

The 9 year average (percentage) of the distribution of holiday homes has been used to determine future holiday home projections because there were no obvious trends emerging from this set of data (due to its dubious nature). The 9 year average can be found on page 28 table 19.

PROJECTED HOLIDAY HOME POPULATION											
URBAN AREA	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Ohakune	4,997	5,060	5,124	5,188	5,251	5,314	5,378	5,441	5,505	5,569	5,632
Taumarunui	1,173	1,188	1,203	1,218	1,233	1,248	1,262	1,277	1,292	1,307	1,322
National Park	1,089	1,103	1,117	1,130	1,144	1,158	1,172	1,186	1,200	1,213	1,227
Raetihi	652	660	669	677	685	693	702	710	718	727	735
Rangataua	586	593	600	608	615	623	630	638	645	652	660
Raurimu	338	343	347	351	355	360	364	368	373	377	381
Owhango	257	260	264	267	270	273	277	280	283	286	290

Horopito	142	144	145	147	149	151	153	154	156	158	160
Kakahi	118	120	121	123	124	126	127	129	130	132	133
Ohura	106	107	108	110	111	112	114	115	116	118	119
Waiouru	72	73	74	75	76	77	78	79	80	81	82
Kaitieke	23	24	24	24	25	25	25	26	26	26	26
Waimiha	41	42	42	43	43	44	44	45	45	46	46
Pokaka	28	29	29	29	30	30	31	31	31	32	32
Not Known	112	114	115	117	118	120	121	122	124	125	127
Tokorima	11	11	11	11	11	11	12	12	12	12	12
Piriaka	10	10	10	10	10	10	11	11	11	11	11
Erua	16	16	16	16	16	17	17	17	17	17	18
TOTAL	9,771	9,895	10,019	10,144	10,268	10,392	10,516	10,640	10,765	10,889	11,013

Projected Holiday Home Population

In order to inform peak population each of these townships have been attributed to their respective SA2

COMPONENT 3: ESTIMATED PROJECTED POPULATION - COMMERCIAL ACCOMMODATION

The third component of Peak Population that is explored is that of the Commercial Accommodation Monitor Survey (CAM Stats) which provides information about short-term commercial accommodation activity in hotels, motels, backpackers and holiday parks (excluding Bed + Breakfast type arrangements – see Holiday Homes) at territorial authority level¹⁶. Unfortunately, the survey was discontinued in August 2019. There is however, still adequate information with which to model projections for the time being. The data for the months of September 2019 through to December 2019 has been conservatively modelled from the emerging trends of the same months of the previous five years.

It is important to note that the CAM Stat data is reliant on commercial accommodation operators willingly and honestly providing their information. Not all commercial accommodation providers in the District provided data to CAM Stats and not all operators provided data consistently. Anecdotal feedback from Council's Economic Development Manager is that approximately a dozen commercial accommodation providers never provided information to CAM Stats.

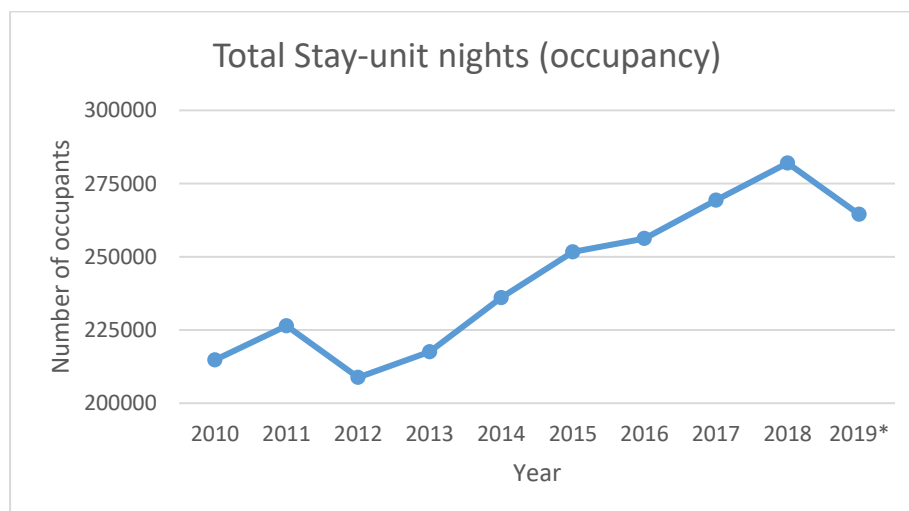
Over the past 10 years between 47 and 54 commercial accommodation providers have submitted data to CAM Stats. On average, there was a 0.294% increase in occupancy per year, a 2.46% increase in guest nights and a 2.8% increase in guest arrivals

	Average # of accom. units	Average Daily Capacity (stay units)	Average Occupancy Rate (%)	Total Stay unit nights (occupancy)	Average length of stay (days)	Average # Guests per stay-unit night
2010	50	2,503	23.5	214,754	1.76	1.77
2011	51	2,402	25.81	226,393	1.69	1.71
2012	51	2,476	23.07	208,789	1.62	1.79
2013	52	2,442	24.37	217,558	1.62	1.81
2014	52	2,426	26.63	236,036	1.67	1.79

¹⁶ <https://www.stats.govt.nz/information-releases/accommodation-survey-august-2019>

2015	51	2,419	28.41	251,663	1.69	1.72
2016	51	2,305	30.27	256,223	1.70	1.72
2017	52	2,227	33.06	269,311	1.73	1.78
2018	52	2,195	35.2	282,007	1.73	1.75
2019*¹⁷	51	2,219	32.57	264,485	1.73	1.80

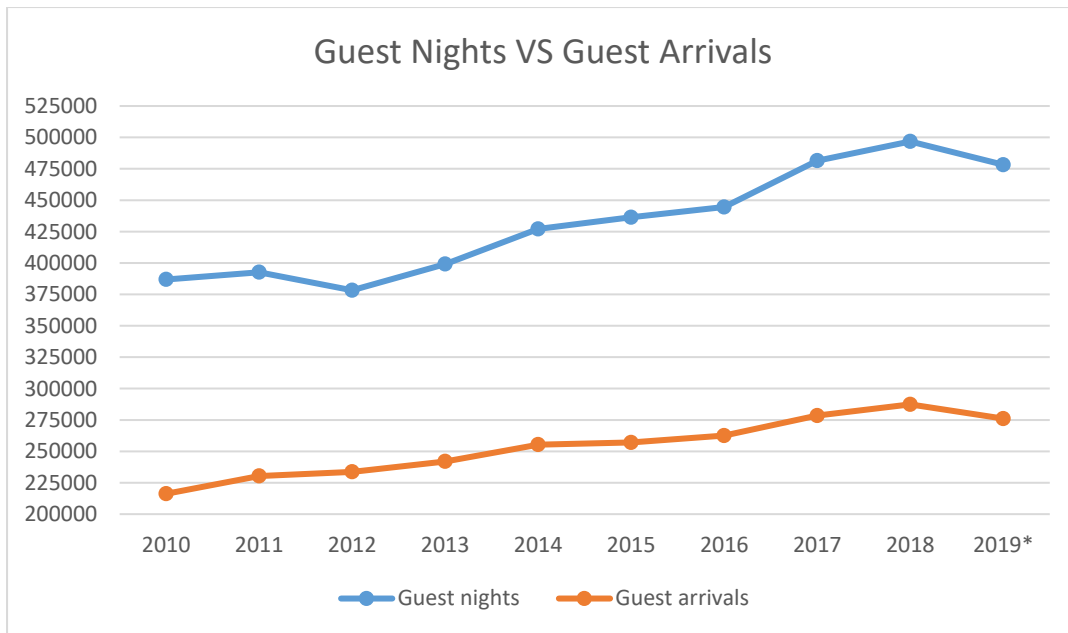
Commercial Accommodation Averages



Percentage change in occupancy		
2010	214,754	5.42%
2011	226,393	-7.78%
2012	208,789	4.20%
2013	217,558	8.49%
2014	236,036	6.62%
2015	251,663	1.81%
2016	256,223	5.11%
2017	269,311	4.71%
2018	282,007	-6.21%
2019*	264,485	
Average increase per year 2.49%		

CAM Percentage Change in Occupancy

¹⁷ 2019 statistics are skewed and most likely very conservative. The last four months of the calendar year have been modelled from the same months of the previous 5 years trends due to the survey being discontinued in August 2019.



Percentage Change in Guest nights		
2010	386,869	1.49%
2011	392,636	-3.66%
2012	378,280	5.51%
2013	399,123	7.01%
2014	427,107	2.18%
2015	436,404	1.87%
2016	444,570	8.30%
2017	481,460	3.18%
2018	496,772	-3.74%
2019*	478,181	
Average increase per year 2.46%		

CAM Percentage Change in Guest Nights

Percentage Change in Guest arrivals		
2010	216,202	6.54%
2011	230,345	1.43%
2012	233,649	3.56%
2013	241,966	5.52%
2014	255,314	0.70%
2015	257,092	2.13%
2016	262,574	6.05%
2017	278,464	3.20%
2018	287,380	-3.93%
2019*	276,082	
Average increase per year 2.8%		

CAM Percentage Change in Guest Arrivals

COMMERCIAL ACCOMODATION – PROJECTED GROWTH BY SA2

The following table assumes that there are 60 commercial accommodation providers operating within the District distributed as follows:

NUMBER OF COMMERCIAL ACCCOMIDATION PROVIDERS							
National Park	Ngapuke	Ohakune	Otangiwai – Ohura	Raetihi	Tangiwai	Taumarunui	Waiouru
16	0	30	1	2	2	8	1

Number of Commercial Accommodation Providers

Another assumption made is that a commercial accommodation provider will be established in the Ngapuke SA2 over the next 10 years. If this is not the case, this allowance will most likely be absorbed by another SA2.

Projected commercial accommodation visitors have been prepared at low, medium and high growth levels. It is recommended that when preparing the peak population, the same growth levels are used as those for the URP projections.

NATIONAL PARK	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	873	873	873	873	873	912	912	912	912	953	953	953
Medium	770	770	770	770	770	793	793	793	793	817	817	817
Low	667	667	667	667	667	670	670	670	670	674	674	674

NGAPUKE	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	0	0	0	0	0	8	8	8	8	8	8	8
Medium	0	0	0	0	0	4	4	4	4	4	4	4
Low	0	0	0	0	0	0	0	0	0	0	0	0

OHAKUNE	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	1637	1637	1637	1637	1637	1719	1719	1719	1719	1805	1805	1805
Medium	1444	1444	1444	1444	1444	1487	1487	1487	1487	1532	1532	1532
Low	1252	1252	1252	1252	1252	1265	1265	1265	1265	1277	1277	1277

OTANGIWAI - OHURA	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	55	55	55	55	55	55	55	55	55	55	55	55
Medium	48	48	48	48	48	48	48	48	48	48	48	48
Low	42	42	42	42	42	42	42	42	42	42	42	42

RAETIHI	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	109	109	109	109	109	109	109	109	109	109	109	109
Medium	96	96	96	96	96	96	96	96	96	96	96	96
Low	83	83	83	83	83	83	83	83	83	83	83	83

TANGIWAI	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	109	109	109	109	109	109	109	109	109	109	109	109
Medium	96	96	96	96	96	96	96	96	96	96	96	96
Low	83	83	83	83	83	83	83	83	83	83	83	83

TAUMARUNUI	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	436	436	436	436	436	449	449	449	449	463	463	463
Medium	385	385	385	385	385	385	385	385	385	385	385	385
Low	334	334	334	334	334	327	327	327	327	321	321	321

WAIOURU	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	55	55	55	55	55	55	55	55	55	55	55	55
Medium	48	48	48	48	48	48	48	47	47	47	47	47
Low	42	42	42	42	42	42	42	41	41	41	41	41

COMPONENT 4: ESTIMATED PROJECTED POPULATION - DAY VISITORS

The fourth and final component of Peak Population is Day Visitors. There is no solid data that can currently be relied upon to identify day visitors to the District and as such the assumption has been made that day visitors to the District will reflect commercial accommodation visitors. The same growth level is also to be used when preparing the peak population.

PEAK POPULATION

Peak population is a vital tool with which to plan for the absolute peak usage of services and infrastructure that Council could experience on any given day. Peak population comprises of four components; usually resident population, holiday home population, commercial accommodation population and day visitors.

NATIONAL PARK												
URP	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	1114	1135	1156	1177	1200	1224	1245	1269	1293	1316	1341	1365
Medium	1104	1115	1126	1137	1154	1172	1187	1205	1224	1244	1264	1284
Low	1101	1109	1116	1124	1139	1154	1169	1184	1200	1216	1233	1249
Holiday Homes	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Medium	1686	1708	1729	1751	1773	1795	1816	1838	1860	1881	1903	1925
CAM	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	873	873	873	873	873	912	912	912	912	953	953	953
Medium	770	770	770	770	770	793	793	793	793	817	817	817
Low	667	667	667	667	667	670	670	670	670	674	674	674
Day Visitors	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	873	873	873	873	873	912	912	912	912	953	953	953
Medium	770	770	770	770	770	793	793	793	793	817	817	817
Low	667	667	667	667	667	670	670	670	670	674	674	674
Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	4546	4589	4631	4674	4719	4843	4886	4932	4977	5104	5150	5196
Medium	4330	4363	4395	4428	4467	4553	4589	4629	4670	4759	4800	4842
Low	4121	4150	4180	4209	4246	4289	4325	4362	4400	4445	4483	4521

Peak Population: National Park

NGAPUKE												
URP	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	1333	1358	1383	1408	1436	1464	1489	1519	1546	1575	1604	1633
Medium	1321	1334	1347	1360	1381	1402	1420	1442	1465	1488	1512	1536
Low	1317	1326	1336	1345	1363	1380	1398	1416	1436	1455	1475	1495
Holiday Homes	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Medium	126	128	130	131	133	135	136	138	139	141	143	144
CAM	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	0	0	0	0	0	8	8	8	8	8	8	8
Medium	0	0	0	0	0	4	4	4	4	4	4	4
Low	0	0	0	0	0	0	0	0	0	0	0	0
Day Visitors	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	126	128	130	131	133	135	136	138	139	141	143	144
Medium	95	97	100	103	106	109	112	115	118	122	125	128
Low	71	73	75	77	79	82	84	86	89	91	94	96
Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	1586	1614	1642	1671	1702	1741	1770	1802	1833	1865	1897	1930
Medium	1542	1559	1577	1594	1620	1650	1672	1699	1727	1755	1784	1813
Low	1515	1528	1541	1554	1575	1597	1618	1640	1664	1687	1711	1736

Peak Population: Ngapuke

OHAKUNE												
URP	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	1250	1273	1297	1320	1346	1373	1396	1424	1450	1477	1504	1531
Medium	1238	1250	1263	1275	1295	1315	1331	1352	1373	1395	1417	1440
Low	1235	1244	1252	1261	1277	1294	1311	1328	1346	1364	1383	1401
Holiday Homes	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Medium	4934	4997	5060	5124	5188	5251	5314	5378	5441	5505	5569	5632
CAM	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	1637	1637	1637	1637	1637	1719	1719	1719	1719	1805	1805	1805
Medium	1444	1444	1444	1444	1444	1487	1487	1487	1487	1532	1532	1532
Low	1252	1252	1252	1252	1252	1265	1265	1265	1265	1277	1277	1277
Day Visitors	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	1637	1637	1637	1637	1637	1719	1719	1719	1719	1805	1805	1805
Medium	1444	1444	1444	1444	1444	1487	1487	1487	1487	1532	1532	1532
Low	1252	1252	1252	1252	1252	1265	1265	1265	1265	1277	1277	1277
Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	9457	9544	9631	9718	9808	10061	10149	10239	10329	10591	10682	10773
Medium	9060	9135	9211	9287	9370	9540	9620	9704	9789	9964	10050	10136
Low	8672	8745	8817	8889	8969	9074	9154	9235	9316	9424	9506	9588

Peak Population: Ohakune

OTANGIWAI - OHURA												
URP	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	1083	1104	1124	1144	1167	1190	1211	1234	1257	1280	1303	1327
Medium	1074	1084	1095	1105	1122	1140	1154	1172	1191	1210	1229	1249
Low	1071	1078	1086	1093	1108	1122	1136	1151	1167	1183	1199	1215
Holiday Homes	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Medium	155	157	159	161	163	165	167	169	171	173	175	177
CAM	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	55	55	55	55	55	55	55	55	55	55	55	55
Medium	48	48	48	48	48	48	48	48	48	48	48	48
Low	42	42	42	42	42	42	42	42	42	42	42	42
Day Visitors	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	55	55	55	55	55	55	56	56	56	56	56	57
Medium	48	48	48	48	48	48	48	48	48	48	48	48
Low	42	42	42	42	42	42	41	41	41	41	41	42
Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	1349	1371	1393	1416	1440	1465	1489	1515	1539	1564	1590	1616
Medium	1325	1338	1350	1363	1382	1401	1418	1437	1458	1479	1500	1522
	1310	1320	1329	1339	1355	1371	1387	1404	1422	1439	1458	1477

Peak Population: Otangiwai-Ohura

RAETIHI												
URP	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	1102	1122	1143	1164	1187	1210	1231	1255	1278	1302	1326	1350
Medium	1092	1103	1113	1124	1141	1159	1174	1192	1211	1230	1250	1270
Low	1089	1096	1104	1112	1126	1141	1156	1171	1187	1203	1219	1236
Holiday Homes	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Medium	644	652	660	669	677	685	693	702	710	718	727	735
CAM	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	109	109	109	109	109	109	109	109	109	109	109	109
Medium	96	96	96	96	96	96	96	96	96	96	96	96
Low	83	83	83	83	83	83	83	83	83	83	83	83
Day Visitors	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	109	109	109	109	109	111	111	111	111	111	111	113
Medium	83	83	83	83	83	83	83	83	83	83	83	83
Low	63	63	63	63	63	63	63	63	63	63	63	63
Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	1963	1992	2021	2050	2082	2115	2145	2177	2209	2240	2272	2307
Medium	1915	1934	1953	1972	1997	2023	2046	2073	2100	2127	2155	2184
Low	1878	1894	1910	1926	1949	1972	1995	2018	2043	2067	2092	2117

Peak Population: Raetihi

TANGIWAI												
URP	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	1351	1377	1402	1427	1456	1484	1510	1540	1568	1597	1626	1656
Medium	1339	1352	1366	1379	1400	1422	1440	1462	1485	1509	1533	1557
Low	1335	1345	1354	1364	1382	1400	1418	1436	1456	1475	1495	1516
Holiday Homes	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Medium	761	771	781	791	801	810	820	830	840	850	859	869
CAM	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	109	109	109	109	109	109	109	109	109	109	109	109
Medium	96	96	96	96	96	96	96	96	96	96	96	96
Low	83	83	83	83	83	83	83	83	83	83	83	83
Day Visitors	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	109	109	109	109	109	109	110	110	110	110	110	110
Medium	96	96	96	96	96	96	96	96	96	96	96	96
Low	83	83	83	83	83	83	83	83	83	83	83	82
Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	2331	2366	2401	2436	2474	2513	2549	2588	2626	2665	2704	2744
Medium	2293	2316	2339	2362	2393	2424	2452	2484	2517	2551	2584	2619
Low	2263	2282	2301	2321	2348	2376	2403	2432	2461	2491	2520	2550

Peak Population: Tangiwai

TAUMARUNUI (CENTRAL, EAST AND NORTH - THREE SA2'S COMBINED)												
URP	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	4941	5034	5127	5220	5322	5427	5521	5630	5733	5838	5945	6054
Medium	4896	4945	4993	5042	5119	5198	5264	5346	5431	5517	5605	5694
Low	4883	4917	4952	4987	5051	5117	5183	5250	5322	5394	5468	5542
Holiday Homes	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Medium	1158	1173	1188	1203	1218	1233	1248	1262	1277	1292	1307	1322
CAM	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	436	436	436	436	436	449	449	449	449	463	463	463
Medium	385	385	385	385	385	385	385	385	385	385	385	385
Low	334	334	334	334	334	327	327	327	327	321	321	321
Day Visitors	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	436	436	436	436	436	449	449	449	449	463	463	463
Medium	385	385	385	385	385	385	385	385	385	385	385	385
Low	334	334	334	334	334	327	327	327	327	321	321	321
Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	6971	7079	7187	7294	7412	7558	7667	7790	7909	8056	8177	8301
Medium	6825	6888	6951	7014	7107	7201	7282	7378	7478	7579	7682	7786
Low	6709	6758	6808	6857	6937	7004	7085	7167	7254	7328	7416	7506

Peak Population: Taumarunui, Central East and North

WAIOURU												
URP	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	821	837	852	868	885	902	918	936	953	971	988	1007
Medium	814	822	830	838	851	864	875	889	903	917	932	947
Low	812	818	823	829	840	851	862	873	885	897	909	921
Holiday Homes	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Medium	71	72	73	74	75	76	77	78	79	80	81	82
CAM	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	55	55	55	55	55	55	55	55	55	55	55	55
Medium	48	48	48	48	48	48	48	47	47	47	47	47
Low	42	42	42	42	42	42	42	41	41	41	41	41
Day Visitors	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	55	55	55	55	55	55	55	55	55	55	55	55
Medium	48	48	48	48	48	48	48	47	47	47	47	47
Low	42	42	42	42	42	42	42	41	41	41	41	41
Total	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
High	1003	1019	1036	1052	1070	1088	1105	1124	1142	1160	1179	1198
Medium	969	978	987	996	1010	1024	1036	1048	1063	1078	1094	1110
Low	967	974	981	987	999	1011	1023	1032	1045	1058	1071	1084

Peak Population: Waiouru

It is recommended that the following growth levels be used to indicate the absolute peak population:

SA2	RECOMMENDED GROWTH LEVEL
National Park	Medium
Ohakune	High
Otangiwai-Ohura	Low
Raetihi	Low
Tangiwai	Low
Taumarunui (Central, East + North)	Medium
Waiouru	Low
Ngapuke	Low

The following table depicts the total projected Peak Population when taking into consideration each SA2's recommended growth level.

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
NATIONAL PARK												
Medium	4330	4363	4395	4428	4467	4553	4589	4629	4670	4759	4800	4842
NGAPUKE												
Low	1515	1528	1541	1554	1575	1597	1618	1640	1664	1687	1711	1736
OHAKUNE												
High	9457	9544	9631	9718	9808	10061	10149	10239	10329	10591	10682	10773
OTANGIWAI - OHURA												
Low	1310	1320	1329	1339	1355	1371	1387	1404	1422	1439	1458	1477
RAETIHI												
Low	1878	1894	1910	1926	1949	1972	1995	2018	2043	2067	2092	2117
TANGIWAI												
Low	2263	2282	2301	2321	2348	2376	2403	2432	2461	2491	2520	2550
TAUMARUNUI (CENTRAL, EAST AND NORTH - THREE SA2'S COMBINED)												
Medium	6825	6888	6951	7014	7107	7201	7282	7378	7478	7579	7682	7786

WAIOURU												
Low	967	974	981	987	999	1011	1023	1032	1045	1058	1071	1084
RUAPEHU DISTRICT												
Total Peak POP	28545	28792	29039	29287	29608	30142	30446	30773	31111	31672	32016	32364

Table thirty-eight: Projected Peak Population by SA2 at Recommended Growth Levels

3. INFRASTRUCTURE

Indicators of growth and expansion in the built environment include;

1. Resource Consents
2. Building Consents
3. Rateable Assessments

Forecasted Assumption(s):

1. *The assumption has been made that low quality asset condition assessments will lead to poor infrastructure capital decision making.*
Level of Certainty: *Highly Likely*
Potential Financial Consequence: *Moderate*
2. *The assumption has been made that, excepting water infrastructure, all other assets will deliver the required level of service over their documented useful life as reflected in the Revenue and Financing Policy.*
Level of Certainty: *Likely*
Potential Financial Consequence: *Moderate*
3. *Revaluation of fixed assets is done annually for property. It includes an assessment of the useful (economic) life of the asset. This is in accordance with the Council's accounting policies detailed under "Property, Plant and Equipment and Infrastructural Assets" which includes further detail of revaluation policies and the estimated useful life of various assets. The revaluations are based on the BERL inflation rates. The revaluation impact is broadly equivalent to the increase in the Local Government Cost Index.*
Level of Certainty: *Likely*
Potential Financial Consequence: *Moderate*
4. *Depreciation rates on planned asset acquisitions are based on an average percentage of their components and the estimated useful life of the various assets.*
Level of Certainty: *Likely*
Potential Financial Consequence: *Moderate*
5. *There is a risk that compromised access to and through SH4 could lead to economic impacts resulting from short term interruption and loss of economic opportunity.*
Level of Certainty: *Unlikely*
Potential Financial Consequence: *Low*
6. *The assumption has been made that the Capital work programme estimates and MBIE funding are not sufficient to complete all elements of proposed works and ratepayers will need to part fund this*
Level of Certainty: *Likely*
Potential Financial Consequence: *Significant*
7. *The assumption has been made that ongoing subdivisions in Ohakune will cause additional pressures on 3 waters infrastructure resulting in Council not being able to consent buildings.*
Level of Certainty: *Likely*
Potential Financial Consequence: *Significant*
8. *It has been assumed that all resource consents will be renewed but in many cases, with increasing environmental standards. The expected time to obtain resource consents is factored into project timelines and the increased standards.*
Level of Certainty: *Likely*
Potential Financial Consequence: *Significant*
9. *The assumption has been made that the number of rateable assessments will continue to experience small scale growth of approximately 0.16%*
Level of Certainty: *Likely*
Potential Financial Consequence: *Neutral*

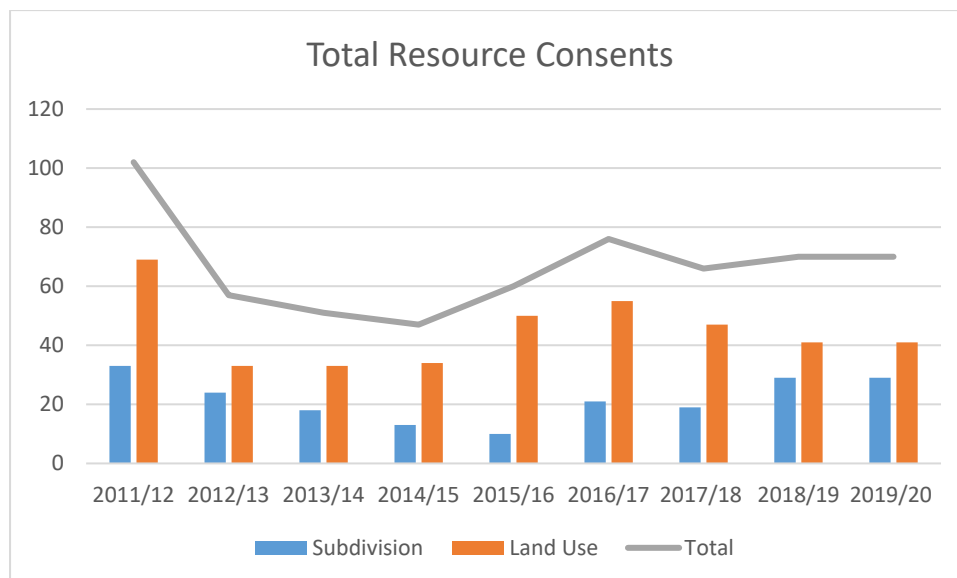
RESOURCE CONSENTS

In the past six months, a number of subdivisions have been progressed from granted consents to completion of conditions and the final process to issue of title. The year 2019/20 saw 54 development contributions paid, while during the current financial year (2020/21 to date), there have been 62 lots paid, indicating that owners are experiencing positive responses from potential and actual purchasers of these new lots.

This surge in urban residential subdivision activity is only occurring in Ohakune but does include a number of lifestyle blocks being developed all over the District including an increasing number of two – three lot subdivisions.

Year	Subdivision	Land Use
2011/12	33 (1 refused)	69
2012/13	24 (2 refused)	33
2013/14	18	33
2014/15	13	34
2015/16	10	50
2016/17	21	55
2017/18	19	47 (2 returned)
2018/19	29 (4 returned)	41 (4 returned)
2019/20	29 (1 returned; 1 withdrawn)	41 (1 returned)
2020/21* as at 18/01/21	17*	11*

2010 – 2020 Resource Consents

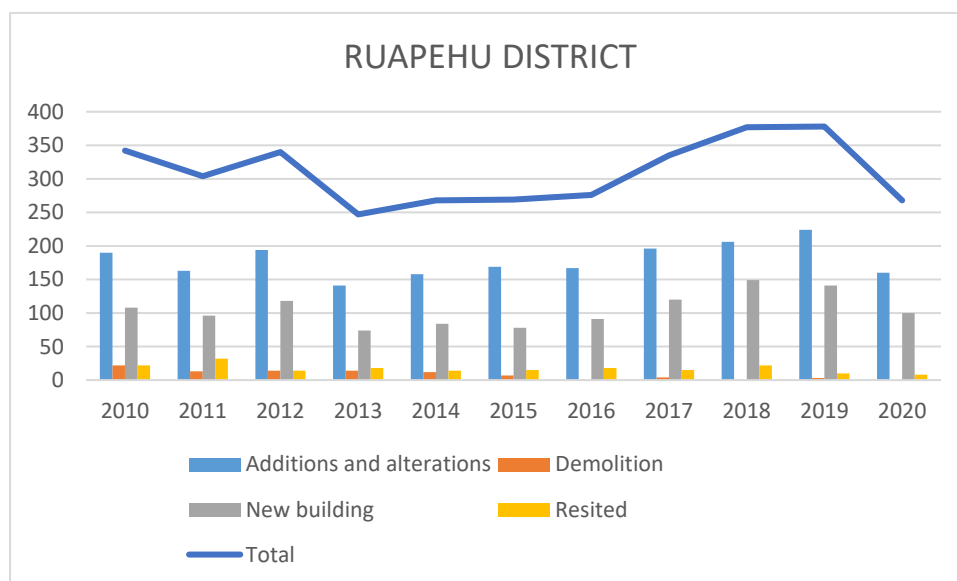


BUILDING CONSENTS

At a District level, the number of building consents issued has continued to rise since the 2012/13 decline. 2020 saw the first overall decline in building consents issued since 2012; this could be attributed to COVID-19 induced behaviour. Interestingly, Taumarunui was the only ward that saw an increase, albeit slight, in building consents issued in 2020.

RUAPEHU DISTRICT												
CONSENT TYPE	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Additions + alterations	190	163	194	141	158	169	167	196	206	224	160	1968
Demolition	22	13	14	14	12	7	0	4	0	3	0	89
New building	108	96	118	74	84	78	91	120	149	141	100	1159
Re-sited	22	32	14	18	14	15	18	15	22	10	8	188
Total	342	304	340	247	268	269	276	335	377	378	268	3404

Ruapehu District: Building Consents

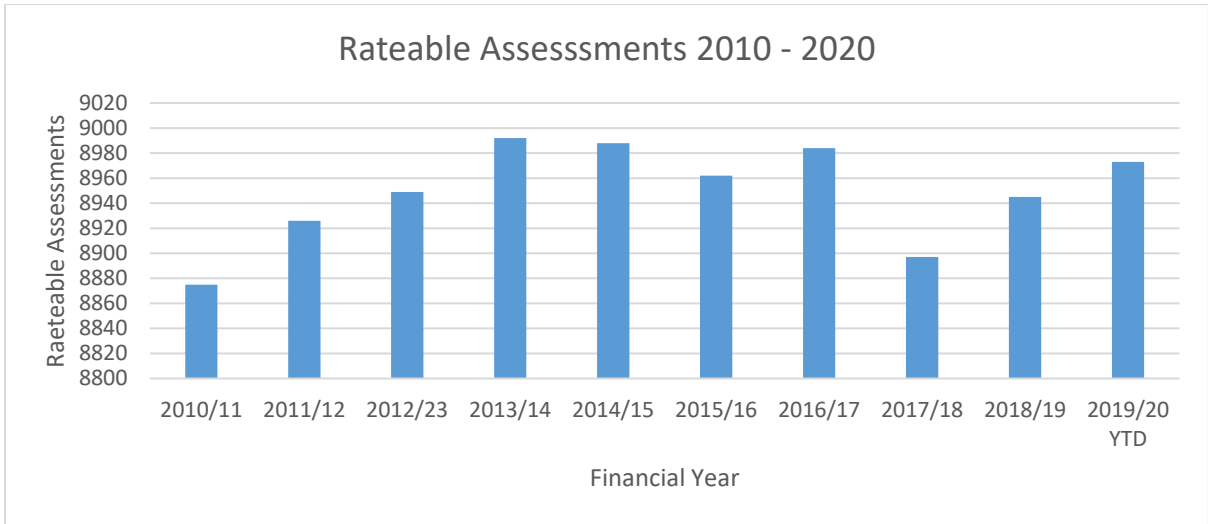


RATEABLE ASSESSMENTS

The number of rateable units is also an important measure of growth however it must be acknowledged that the number of rateable units fluctuates year-on-year for reasons such as subdivisions, part-sales, or amalgamations. Over the past 10 years, the number of rateable assessments has increased on average 0.123% (or 11 units per year). Building on this trend, confidently assuming small scale growth, the assumed rate of growth has been set at 0.16% (or 15 units per year).

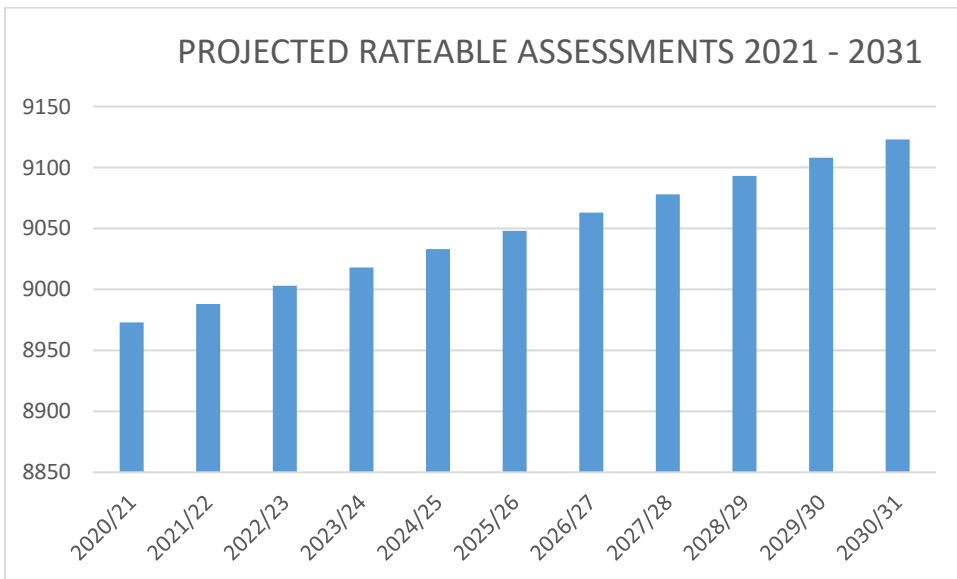
YEAR	RATEABLE ASSESSMENTS
2010/11	8875
2011/12	8926
2012/23	8949
2013/14	8992
2014/15	8988
2015/16	8962
2016/17	8984
2017/18	8897
2018/19	8945
2019/20 YTD	8973

Rateable Assessments



YEAR	PROJECTED RATEABLE ASSESSMENTS
2020/21	8973
2021/22	8988
2022/23	9003
2023/24	9018
2024/25	9033
2025/26	9048
2026/27	9063
2027/28	9078
2028/29	9093
2029/30	9108
2030/31	9123

A: Projected Rateable Assessments



4. ECONOMY

There are many measures with which to gauge economic trends and outputs of households, communities and countries. A small insight into the Ruapehu economy is explored below featuring GDP, filled jobs and number of business units all of which are compared to the country as a whole. Further information regarding Ruapehu's economy in response to COVID-19 can be provided by staff (as prepared by Horizon's Region Council) which references the following data sets; weekly retail, MSD benefits, overseas trade, job vacancies, jobs filled, job seekers, COVID income relief, property value, rent, and tourism.

The Herfindahl–Hirschman Index (HHI) measures the level of diversification of an economy, the higher the score the more concentrated a region or district's economic activity is within a few industries, meaning the more vulnerable it is to adverse effects, such as those arising from climatic conditions or commodity price fluctuations. The Ruapehu HHI score has continually decreased since 2000 (52.6) to where it sits today at 45.7 indicating that the Ruapehu economy continues to diversify.

Forecasted Assumption(s):

1. *The assumption has been made that International borders will remain closed, international tourist numbers remain nil into the near future. Local tourism operators rely solely on domestic tourism for the foreseeable future.*
Level of Certainty: Very Likely
Potential Financial Consequence: Significant
2. *The assumption has been made that pre-COVID, holiday home numbers were set to increase approx. 1.21% on average per year. Throughout COVID this is unlikely, however, this trend is expected to return with the recommencement of a fully functioning tourism economy.*
Level of Certainty: Likely
Potential Financial Consequence: Moderate

Both domestic and international tourism has grown rapidly since 2000 and as a result, tourism's contribution to the Ruapehu's GDP has increased from \$28 Million in 2000 to \$102 million in 2020 making it one of the largest contributors to economic growth.

According to Infometrics the top 10 industries contributing to the Ruapehu's GDP in 2020 were as follows:

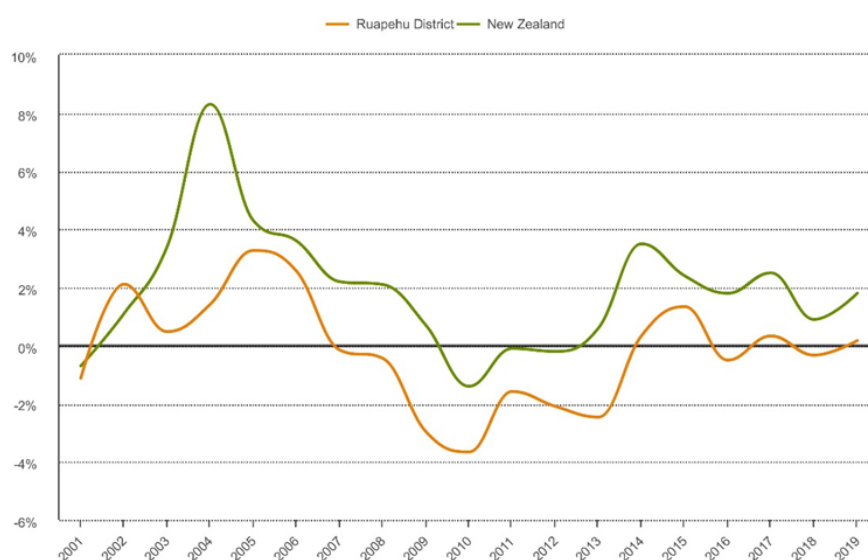
Ruapehu GDP contribution by Industry		
Industry	\$million	Share of total
Central Gov Admin, Defence & Safety	91	12.50%
Sheep, Beef Cattle & Grain Farming	78.8	10.80%
Property Operators & Real Estate Services	44.3	6.10%
Arts & Recreation Services	36.5	5.00%
Accommodation & Food Services	33	4.50%
Education & Training	29.9	4.10%
Pulp & Paper Product Manufacturing	27.6	3.80%
Heavy & Civil Engineering Construction	25.2	3.50%
Health Care & Social Assistance	22	3.00%
Electricity & Gas Supply	20.3	2.80%

A:GDP contribution by industry

NUMBER OF BUSINESS UNITS

The number of businesses in an area is an indicator of the health of the economy. For example, growth in the number of businesses in an area reflects increased entrepreneurial activity and economic activity as entrepreneurs are prepared to take risks and start new ventures.¹⁸

Ruapehu District			New Zealand	
Year	# of units	Change		Change
2000	1,872			
2001	1,851	-1.10%		-0.70%
2002	1,890	2.10%		1.10%
2003	1,899	0.50%		3.40%
2004	1,926	1.40%		8.30%
2005	1,989	3.30%		4.30%
2006	2,040	2.60%		3.60%
2007	2,037	-0.10%		2.20%
2008	2,028	-0.40%		2.10%
2009	1,968	-3.00%		0.70%
2010	1,896	-3.70%		-1.40%
2011	1,866	-1.60%		-0.10%
2012	1,827	-2.10%		-0.20%
2013	1,782	-2.50%		0.60%
2014	1,788	0.30%		3.50%
2015	1,812	1.30%		2.40%
2016	1,803	-0.50%		1.80%
2017	1,809	0.30%		2.50%
2018	1,803	-0.30%		0.90%
2019	1,806	0.20%		1.80%



¹⁸ Infometrics, <https://ecoprofile.infometrics.co.nz/Ruapehu%20District/Businesses/Growth>

5. NATURAL ENVIRONMENT

NATURAL DISASTERS

Small natural disasters can be funded out of budgetary provisions. Council will require financial and other assistance from Central Government for large-scale events or disasters.

Forecasted Assumption(s):

1. *Small natural disasters can be funded out of budgetary provisions. Council will require financial and other assistance from Central Government for large-scale events or disasters.*
Level of Certainty: Likely
Potential Financial Consequence: Significant
2. *Seasonal projections show winter rainfall increasing by 7-16% in Taumarunui by 2090. It is unclear what this increase looks like out to 2031. There is not enough data to plan for increase/decrease in rainfall in other areas. This in itself is a risk.*
Level of Certainty: Neutral
Potential Financial Consequence: Moderate
3. *Temperatures are likely to be 0.7°C to 1.1°C warmer by 2040 effecting evapotranspiration of soil and dams as well as snow days.*
Level of Certainty: Neutral
Potential Financial Consequence: Moderate
4. *A reduction in the number of snow days experienced annually is projected; potentially effecting local economies reliant on snow seeking visitors.*
Level of Certainty: Likely
Potential Financial Consequence: Moderate - Significant

CLIMATE CHANGE

Guidance for territorial authorities on preparing for climate change was reviewed in June 2018.

The 'Climate Change Projections for New Zealand' report¹⁹ addresses expected changes in New Zealand's climate (temperature and many other climate variables) out to 2120, and draws heavily on climate model simulations from the Intergovernmental Panel on Climate Change (IPCC) Fifth Assessment Report. Projections of climate change depend on future greenhouse gas emissions, which are uncertain. There are four main global emissions scenarios ranging from low to high greenhouse gas concentrations. This new set of four scenarios known as *representative concentration pathways* (RCPs), are used in this report. These pathways are identified by their approximate total **radiative forcing** at 2100 relative to 1750.

- (a) RCP 2.6 = removal of some CO₂ presently in our atmosphere (low emissions)
- (b) RCP 4.5 and RCP 6.0 = stabilisation of current CO₂ levels
- (c) RCP 8.5 = high concentration of CO₂ (high emissions)

Projected changes in rainfall show a marked seasonality and variability across regions. For summer it is likely that there will be drier conditions in the central North Island. **(see MfE CCP)** The temperature projections generally increase with time and with the strength of the radiative forcing. Taumarunui was (one of 5 towns) specifically singled out in this report as being *very likely* to have increased precipitation under the highest **radiative forcing** (RCP 8.5) during winter by the end of the century. **(see MfE CCP)**

¹⁹ Ministry for the Environment 2018. Climate Change Projections for New Zealand: Atmosphere Projections Based on Simulations from the IPCC Fifth Assessment, 2nd Edition. Wellington: Ministry for the Environment.

Climate change projections for the Manawatu-Whanganui region were reviewed by the Ministry for the Environment in May 2018²⁰. The following changes are projected for the Manawatu-Wanganui region.²¹

TEMPERATURE

Compared to 1995, temperatures are likely to be 0.7°C to 1.1°C warmer by 2040 and 0.7°C to 3.1°C warmer by 2090.

By the end of the century, the Region is projected to have from 7 to 47 extra days per year where maximum temperatures exceed 25°C. The number of frosts could decrease by around 6 to 17 per year by 2090.

RAINFALL

The largest changes will be for particular seasons rather than annually.

Seasonal projections show winter rainfall increasing by 6 to 10 per cent in Whanganui and 7 to 16 per cent in Taumarunui by 2090.

According to the most recent projections, the Manawatu-Whanganui region is not expected to experience a significant change in the frequency of extreme rainy days as a result of climate change.

SNOWFALL

A reduction in the number of snow days experienced annually is projected throughout New Zealand, including the Central Plateau.

The duration of snow cover is also likely to decrease, particularly at lower elevations. Less winter snowfall and an earlier spring melt may cause marked changes in the annual cycle of river flow in the regions. Places that currently receive snow are likely to see increasing rainfall as snowlines rise to higher elevations due to rising temperatures.

It is possible snow amount could increase with rising temperatures in special circumstances; a warmer atmosphere can hold more moisture, and on a day where the temperatures are higher but still below freezing, there is the potential for increased heavy snowfalls. No analysis of snow extremes has been carried out at this point, however. Page 120 CC projections.

WIND

The frequency of extremely windy days in the Manawatu-Whanganui region is not likely to change significantly by 2090. There may be an increase in westerly wind flow during winter and north-easterly wind flow during summer.

STORMS

Future changes in the frequency of storms are likely to be small compared to natural inter-annual variability. Some increase in storm intensity, local wind extremes and thunderstorms is likely to occur.

IMPACTS BY SEASON

BY 2090, THE REGION COULD EXPECT ²² :	
Spring	0.6°C to 2.7°C temperature rise 1 per cent less to 3 per cent more rainfall in Whanganui No change to 5 per cent more rainfall in Taumarunui
Summer	0.7°C to 3.3°C temperature rise

²⁰ <https://www.mfe.govt.nz/climate-change/likely-impacts-of-climate-change/how-could-climate-change-affect-my-region/manawatu>

²¹ NOTE: Overview of regional projections shown as a range of values from a low emissions to a high emissions future. The projected changes are calculated for 2031–2050 (referred to as 2040) and 2081–2100 (2090) compared to the climate of 1986–2005 (1995).

²² Projected changes are relative to 1995 levels. The values provided capture the range across all scenarios. They are based on scenario estimates and should not be taken as definitive

	No change to 3 per cent more rainfall in Whanganui 2 per cent more rainfall in Taumarunui across the range of scenarios
Autumn	0.7°C to 3.2°C temperature rise 5 per cent less to 2 per cent more rainfall in Whanganui and Taumarunui
Winter	0.7°C to 3.2°C temperature rise 6 to 11 per cent more rainfall in Whanganui 7 to 16 per cent more rainfall in Taumarunui

Climate Change Possible Impacts by Season

Note:

Likelihood estimates IPCC terminology (see Introduction chapter or Technical Summary) for indicating the assessed likelihood of an outcome or result:

Virtually certain: More than 99 per cent probability of occurrence

Extremely likely: More than 95 per cent

Probability very likely: More than 90 per cent

Probability likely: More than 66 per cent probability

More likely than not: More than 50 per cent probability

Very unlikely: Less than 10 per cent probability

Extremely unlikely: Less than 5 per cent probability.

6. FINANCIAL ASSUMPTIONS

Refer to Part 3 of the Long term Plan, Significant Financial Assumptions, for further information regarding significant financial assumptions.

6. FINANCIAL			
Rates Receivables (Debtors)	It has been assumed that rates receivable as a percentage of rates will remain at current levels. There is a risk that rates receivables are significantly higher than that forecast due to a number of reasons, such as the effect of COVID 19 and economic issues. This would impact on cash flow requirements, increasing borrowing for operational costs.	Neutral	Moderate
External Funding For Roads	<p>The forecast financial statements are based on the assumption that Council will be able to claim 74% of all maintenance and renewal costs for district roads in line with currently known NZTA work categories and classifications.</p> <p>Forecast co-investment from Waka Kotahi NZTA may be reduced due to impact from COVID-19. Council's financial assistance rate will increase to 75% in 2021/22 for local roads and 100% for Special purpose roads, with local roads reducing to 74% thereafter.</p> <p>Should the outcome result in less roading expenditure items being covered by the subsidy, the work programme for roading could be impacted.</p> <p>Any decrease in funding would require modification to planned projects and work programmes and may result in delays to both. Where it is not possible to decrease funding, there is the potential to impact on borrowing and rates.</p>	Likely	Significant
Vested Assets	The assumption has been made that no Vested Assets have been budgeted over the next ten years	Neutral	Low
Government subsidies	While it is expected that Council will receive some Government funding for Land Transport, Housing, Cycle Trails and Three Waters and possibly other capital projects over the next ten years, the lack of certainty around this means that (and the assumption has been made) no subsidies have been factored into the budgets	Low	Moderate

Inflation	The preparation of the budget has included inflation assumptions based on BERL forecasting for the Local Government Sector. There is a high level of uncertainty associated with these inflation assumptions. If the impact of inflation on Council's budgets turns out to be higher than forecast and Council does not wish to generate additional revenue by increasing rates, then either additional operational efficiencies or reduction in service levels or planned capital expenditure would need to be considered. Should the impact of inflation be lower than forecast, there will be a favourable impact on Council's operating and capital expenditure budgets.	Likely	Moderate
CAPEX Feasibility - Three Waters	There is a strong chance that additional funding support from Central Government will be available to fast track drinking water reform changes. However, this LTP can not include this possibility with key assumptions due to timing of any such announcements. As affordability has been removed from Local Government as a defence, RDC has forecast considerable debt impacts to Council as full compliance is an absolute non-negotiable now. The assumption has been made that practical delivery against the very ambitious LTP works forecast will face the challenges of supply chain constraints, and active monitoring will be required to minimise the risk of non compliance by due dates.	Likely	Significant
CAPEX Feasibility - Other Works	With regards to Land Transport, there is a well established supply chain, and committed funding. There is potential that some bridge work not covered by NZTA will require RDC to fund which it would do through debt. These are one off items in what is otherwise a very stable work program. A number of Township Revitalisation outcomes that are to be debt funded to account for inter-generational equity. These would go ahead in consultation with community regardless of external funding, but Council is very open to using proposed budgets as 'seed funding' with other partners to deliver further value than forecast. However, 3rd party investment can not be assumed in this LTP, and as such counts as 100% RDC investment. Practical delivery will have strong political and community support, and supply chain issues are somewhat lessened in this activity due to lower competition for resources from out of district or competing priorities. The assumption has been made that these the capital works costs will not vary significantly from those budgeted	Likely	Moderate
Interest rates	The interest rates used are based on an estimate of what will occur in the future combined with known rates that are currently fixed under current borrowings with the LGFA which Council joined in 2018. The assumption has been made that all borrowings will be renewed under similar terms and conditions except that interest rates applied to replacement and new borrowings annually will range from 1.7% to 3.4% in year ten of the LTP 2021-31. There is a high degree of uncertainty around borrowing costs due to the fluctuations of interest rates. Interest costs and debt repayment have been estimated in accordance with the Treasury Investment and Liability Management Policy.	Likely	Moderate - Significant

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Community Property, Recreation and Facilities Asset Management Plan 2021-31

Part 1 – Introduction

1 Introduction

1.0.1 This introduction section provides an overview of the structure of the Asset Management Plan (AMP) itself, and how the different sections fit together to give a comprehensive view of our asset management planning processes and practices.

1.1 Assets

1.1.1 The purpose of the Recreation and Community Facilities activity is to efficiently provide services, facilities, and an environment that attracts people to the area and encourages good health and education for all residents. Council is the owner of a variety of Community Property assets, held for different purposes and has a variety of reasons for retaining, maintaining or managing these properties.

1.1.3 The Community Property activity is achieved through the following assets:

- (a) Council administration properties in Taumarunui, Ohakune and Raetihi
- (b) Stand-alone Visitor Information Centre, Ohakune
- (c) Social Housing units - Taumarunui, Ohakune and Raetihi
- (d) Rental Housing in Raetihi
- (e) Miscellaneous properties including Taumarunui Aerodrome, Ohakune Railway Station, leased commercial properties, unimproved land and parcels of closed road, metal pits and operational land on which other Council activities are carried out, land that may be retained for operational purposes
- (f) Ex-water treatment plant building located at Ongarue River, Taumarunui – now functions as a Civil Defence training centre
- (g) The waste management building and land assets and the water supply and wastewater building and land assets (excluding plant and equipment)
- (h) Small forestry blocks.

1.1.4 The Recreation & Community Facilities activity is achieved through the follow assets:

- (a) Parks and reserves, comprising urban and rural amenity and sports ground open spaces where the public can picnic, walk and play.
- (b) A range of walkways in urban reserves.
- (c) Playgrounds in developed reserves.
- (d) Swimming pools in Taumarunui, Ohakune and Raetihi.
- (e) Community libraries (incorporated in administration buildings) in Taumarunui, Ohakune and Raetihi.
- (f) Community halls throughout the District.
- (g) Public toilets throughout the District.
- (h) Cemeteries throughout the District.

1.1.5 Council owns, and is responsible for the management of the assets outlined in the table below.

Table 1: Community Property Assets

Asset Group	Description	Quantity	Asset Value (30 June 2020)
Administration Buildings	Service Centres and Libraries Taumarunui, Ohakune and Raetihi	3	6,897,535
	Taumarunui Animal Shelter (& Depot)	1	628,800
	Ohakune Visitor Information Centre	1	850,600
Social Housing Buildings	Social Housing Units	81	5,593,314

Rental Housing	Rental Housing	2	233,000
Miscellaneous Properties	Taumarunui Aerodrome	1	949,085
	Civil Defence Training School	1	830,800
	Industrial Storage Building Ohakune	1	154,000
	Ex-Ohakune Library (leased to Peppatree)	1	269,000
	Ex-Taumarunui Fire Station (leased to Taumarunui Youth Community Trust)	1	164,000
	Ex-Rural Fire Shed Taumarunui	1	70,000
	Waimarino/ Ohakune Railway Station	1	187,656
	Ex-Taumarunui Saleyards	1	490,000
Solid Waste	Transfer Station (Buildings)	4	388,289
Waters	Water supply and Waste Water Activity (Buildings)	1	107,986
Total Buildings only			13,999,066
Total Land Value for Buildings			4,280,000
Total Land ONLY value excl land with buildings			6,347,600
Total Community Property Portfolio value			24,626,666

Table 2: Community & Recreation Facilities Assets

Asset Group	Quantity	Total Fair Value (Land) (30/06/20) \$	Total Fair Value (Buildings) (30/06/20) \$
Parks & Reserves (sports and operational)	73	7,649,000	1,752,307
Parks & Reserves (local purpose and other)	56	1,522,500	-
Cemeteries	11	686,000	-
Swimming Pools	3	-	943,800
Community Halls	14	-	1,677,757
Public Toilets (quantity includes KiwiCamp National Park, valuation does not include but will in next AMP)	25	-	2,927,716
Total Buildings only			7,301,580
Total land value for buildings			895,000
Total land ONLY value excluding land with buildings			8,962,500
Total Recreation and Community Facilities Portfolio value			17,159,080

1.2 Asset Management Introduction

- 1.2.1 The Community Property, Recreation and Facilities Asset Management Plan (AMP) covers the financial and technical aspects of providing the assets at an appropriate level of service. As such, it describes the strategies, work programmes and long term financial forecasts for the activities undertaken under Community Facilities.
- 1.2.2 Under the Local Government Act 2002, Council has to deliver revised Plans to its community on a three yearly cycle. The Plans must contain a minimum of ten years financial forecasts and detailed asset information for the activity.
- 1.2.3 The plan has been written to provide the information required for good asset management planning as set out in:
- LGA 2002 Schedule 10
 - Office of the Auditor General criteria for Asset Management Plans, 2006
 - International Infrastructure Management Manual 2006, published by the National Asset Management Steering Group.

1.3 Outlook and Timeframes

- 1.3.1 Asset management planning and therefore this plan, has 4 time horizons:
- (a) 1 year outlook – this aligns to the Council Annual Plan process
 - (b) 3 year outlook – this aligns to the 3-yearly AMP updating cycle
 - (c) 10 year outlook – this aligns to the Council LTP financial requirements.
 - (d) 30 year outlook – this aligns to the Council Infrastructure Strategy and is mostly provided as financial profiles for the 30 years.

1.4 Document Overview

- 1.4.1 Asset Management Plans are tactical plans which provide the link between Council outcomes, the levels of service Council provides to the community, the suitability, sustainability and performance of the assets covered by the plans, and the risks of holding the assets. The Community Property and Recreation and Community Facilities activities are an important part of achieving Council's vision.

- 1.4.2 The layout of this Asset Management Plan is:

- Part 1 – Who we are
- Part 2 – Planning Assumptions
- Part 3 | Section 1 – Executive Summary
- Part 3 | Section 2 – Introduction
- Part 3 | Section 3 – Outcomes
- Part 3 | Section 4 – The Services We Provide
- Part 3 | Section 5 – Managing Growth and Demand
- Part 3 | Section 6 – Managing Risk
- Part 3 | Section 7 – Lifecycle Management Plans
- Part 3 | Section 8 – Sustainability
- Part 3 | Section 9 – Assets Which Enable this Activity
- Part 3 | Section 10 – Administration Buildings
- Part 3 | Section 11 – Social Housing
- Part 3 | Section 12 – Taumarunui Aerodrome
- Part 3 | Section 13 – Miscellaneous Property
- Part 3 | Section 14 – District Parks and Reserves
- Part 3 | Section 15 – Cemeteries
- Part 3 | Section 16 – Swimming Pools
- Part 3 | Section 17 – Community Halls
- Part 3 | Section 18 – Public Toilets
- Part 3 | Section 19 – Financial Summary
- Part 3 | Section 20 – Asset Management Practices
- Part 4 – Appendices

1.5 Strategic and Programme Business Case

- 1.5.1 The Business Case Approach is a process that improves investment decision-making by clarifying why we are doing work (through an Investment Logic Mapping process), defining our strategic problems and benefits, ensuring there is robust evidence behind our strategic response, and building a robust case for investment.

- 1.5.2 The approach demonstrates the degree to which the proposed programme of works is the right solution in which to invest and seeks to clearly define the problems and contextual state of the district at the earliest stage of the process, with engagement of key partners and stakeholders where necessary. This early engagement is to assist getting understanding of the cause and scale of consequences and benefits of addressing the problems.
- 1.5.3 The business case also seeks to make sure during the lifecycle of a programme or project that the 'reasons' for doing it are still sound, and that it has a clear link back to organisational priorities and issues.
- 1.5.4 The following provides the nine steps that form the Strategic and Programme Business Case for the District, and are further explained below:

1.5.5 Strategic Case (Part 3, Section 3)

- 1.5.6 *"Why we have to invest"*
- (a) What outcomes does the activity deliver and why is it important to the Community?
 - (b) Outlines what services are currently delivered, and how they are delivered
 - (c) Clearly articulates the land transport problems and the benefits of addressing them or the consequences of ignoring them
 - (d) Assesses the portfolio's current state and level of service, as well as the desired state and level of service provided to customers
 - (e) Compares the portfolio's current state against the desired state, and identifies any gaps or deficiencies. So this entails assessing stages 2, 3 and 4

1.5.7 Programme Case – Developing the Programme

- 1.5.8 *"What we have to invest"*
- (a) Develops options (for programmes of work) to achieve the desired outcomes
 - (b) Includes asset, economic, financial, commercial and management elements to substantiate and test the options
 - (c) Recommends the preferred option for programmes of work and presents this for LTP and

1.5.9 Delivering the Programme

- 1.5.10 *"What we have to invest"*
- (a) In support of the Programme Case, this section outlines how the programme will be successfully delivered.

1.6 Asset Planning

- 1.6.1 The aspects that relate to the wider Council and its activities are covered in Parts 1 and 2 of the AMP.
- (a) The aspects that relate to the wider Council and its activities are covered in Parts 1 and 2 of the AMP
 - (b) The aspects that relate to the Community Property and Recreation and Community Facilities activities are covered in Part 3. These are summarised briefly below

1.6.2 Managing Growth and Demand (Part 3, Section 5)

- 1.6.3 This section provides the context for managing the District's growth and demand for services, and shows how Council has identified trends and factors that influence the future demand for

assets. It also identifies the information and data used for growth assumptions to inform decisions on infrastructure and investment as incorporated into the AMP and the Long Term 10-Year Plan.

- 1.6.4 The Ruapehu environment is largely high quality, with a relatively low number of heavy industries or high intensity residential development. The high quality of the environment makes the District attractive to visitors who seek to visit natural and unspoilt landscapes. The number of visitors continues to grow and, with the advent of the National Cycleways, continued growth is expected at similar levels.
- 1.6.5 In the foreseeable future, growth in visitor numbers will ultimately result in growth in related businesses which may see some flow on demand in residential housing. Such growth is unlikely to put significant additional demand on these portfolios.
- 1.6.6 As a consequence of the small and dispersed population, large tourism industry and large land area, the District faces many challenges in meeting the current and future service expectations of residents and visitors, in terms of Council's ability to fund the desired service levels at an affordable (sustainable) cost level.

1.6.7 Managing Risk (Part 3, Section 6)

- 1.6.8 This section explains Council's Risk management framework and practices for its structured approach to identifying, assessing, and treating risks associated with the delivery of infrastructure services.
- 1.6.9 The AMP also identifies and assesses specific activity risks by assessing the consequence and likelihood of risk events, understanding what are the critical assets, and how these risks are managed by control, mitigation or removal.
- 1.6.10 The risks are assessed from both external and internal contexts. The external (PESTLE) context categories are:
 - (a) Political and Policy
 - (b) Economic
 - (c) Social
 - (d) Technological
 - (e) Legal and Regulatory
 - (f) Environmental

1.6.11 Key Sustainability Issues, Including Environmental (Part 3, Section 3.3 and 3.4)

- 1.6.12 Stewardship of the natural environment is extremely important to Council. This section demonstrates our understanding, commitment and interventions to actively protect the environment by mitigating harmful effects and risks that may arise from transport activities. Council actively manages its environmental obligations through its consenting and compliance monitoring practices. The section also discusses the risks to the activities from climate change and other natural hazard events.
- 1.6.13 There are a number of adverse environmental effects that can occur in the process of undertaking asset development, particularly major construction projects. The potential effects of the activity can be generated during both the construction phase and the operational use of the assets.

1.6.14 Levels of Service (LoS) We Provide (Part 3, Section 4)

16.15 Levels of service are key customer and stakeholder outcome statements that drive and set a standard for all infrastructure operational and investment decisions. Council recognises there is a wide range of customers and stakeholders with an interest in how activities are managed, including the resident community, visitors, specific interest groups within the community and regional and central government agencies. This section identifies proposed activity-specific service levels, with identified performance measures and risks.

1.6.16 Data Quality (Part 3, Section 20)

1.6.17 The quality of underlying data and information directly affects the confidence we can have in the infrastructure and investment decisions we make. This section identifies the confidence we have in our data through detailed examination of the reliability of the data with respect to its completeness and accuracy. It also identifies gaps and shortcomings in data quality.

1.6.16 Plan Improvements (Part 3, Section 20)

1.6.17 Asset Management is about the People, Processes, Practices, Data and Systems required to make evidence-based, risk based decisions on infrastructure objectives, works and investment. This section summarises the planned improvements to current AM planning and the AMP. This is based on assessment of the current practices against desired practices. It contains a timelined programme of AM improvements that will be implemented and monitored over time.

1.6.16 Lifecycle Management Activities (Part 3, Section 10 to 18)

1.6.17 These sections explain the methods that Council uses to decide on the most effective and efficient infrastructure works to not only achieve service objectives, but to also sustain the portfolio in the long-term. The section outlines the maintenance and renewals strategies and works that are planned over the next 10 years to operate the assets at agreed service levels while optimising long-term costs.

1.6.18 These sections also cover in detail the physical description and condition of the assets and how Council proposes to maintain, renew and improve existing assets, taking into account the associated risks and their criticality. The possible development of new assets to cope with growth or demand changes are also discussed and included in financial forecasting. When necessary, disposal options will also be considered for assets no longer used or considered to be worthy of retention for reasons of possible future use.

1.6.19 Financial Summary (Part 3, Section 19)

1.6.20 This section summarises the investment forecast for the next 10-years for asset management and physical works activities needed to manage and operate the portfolio. This includes:

- (a) Operational Expenditure (OPEX) for both operations and maintenance, as well as
- (b) Capital Expenditure (CAPEX) for both asset renewals as well as for new, upgraded and improvement works.

Community Property, Recreation and Facilities Asset Management Plan 2021-31

Part 3 – Activity

Part 3 – Community Property, Recreation & Facilities Activity

Quality Information

Document	Community Property, Recreation & Facilities Asset Management Plan 2021-31
Date	30 June 2021
Prepared by	Rebecca Van Orden
Reviewed by	Margaret Hawthorne
Approved by	Clive Manley

Revision History

Version 1 (Draft for Audit)

Prepared by:		Group Manager/Reviewed by:		Chief Executive/Approved	
Name	Rebecca Van Orden	Name	Margaret Hawthorne	Name	Clive Manley
Signature		Signature		Signature	

Version 2 (Draft for LTP Consultation)

Prepared by:		Group Manager/Reviewed by:		Chief Executive/Approved	
Name	Rebecca Van Orden	Name	Margaret Hawthorne	Name	Clive Manley
Signature		Signature		Signature	

Version 3 (Final for Adoption)

Prepared by:		Group Manager/Reviewed by:		Chief Executive/Approved	
Name	Rebecca Van Orden	Name	Margaret Hawthorne	Name	Clive Manley
Signature		Signature		Signature	

1 Executive Summary

- 1.0.1 The Community Property, Recreation and Facilities Asset Management Plan (AMP) provides the logic and financial background to the long-term management and maintenance of Ruapehu District Council's Community Property, and Recreation and Community Facilities assets.
- 1.0.2 The Community Property activity supports Council to:
- (a) Deliver governance, administration and operations for all of its activities from its main office in Taumarunui and service centres in Ohakune and Raetihi
 - (b) Act as a steward for property that is of social, cultural, environmental or economic benefit to the community
 - (c) Provide Emergency Operation Centres
 - (d) Provide facilities for other Council activities, i.e. libraries, i-SITE visitor information centres, solid waste transfer stations, water services.
- 1.0.3 The Recreation and Community Facilities activity is an important part of achieving Council's vision. The purpose of the Recreation and Community Facilities activity is to efficiently provide services, facilities, and an environment that attracts people to the area and encourages good health and education for all residents. Community Property is not a separate significant activity. Council is the owner of a variety of properties, held for different purposes and has a variety of reasons for retaining, maintaining or managing these properties.
- 1.0.4 Through the Recreation and Community Facilities activity, Council aims to:
- (a) Provide parks, reserves and community facilities that are safe, healthy, and affordable and meet the present and future needs and expectations of residents, visitors and youth, wherever and whenever possible.
 - (b) Ensure urban streetscapes are clean, attractive and accessible to both able and disabled residents and visitors.
 - (c) Work with the community to provide recreation and leisure facilities that meet community demand and promote sustainable development in the design of new facilities in streetscapes and parks.
- 1.0.5 The criticality of Community Property assets in general are much lower than assets that are essential to the health of communities such as water supply and wastewater disposal. Taumarunui and Ohakune Administration Buildings are used however for Civil Defence purposes so are critical for the District.
- 1.0.6 The Recreation and Community Facilities activity, which provides a range of recreation and community facilities within each community that are readily accessible and enjoyed by the community at an acceptable cost, as an essential service for the public good.
- 1.0.7 There is a relationship between this AMP with other Council planning documents. The level of service (LoS) provided through asset management have a connection with the Council Vision, Mission, Outcomes and Key Result Areas. Council recognises, and is managing, increasing stakeholder expectations, localised areas of increased demand and provincial commercial limitations. This AMP provides the basis for budgets for the 2021-31 Long Term Plan (LTP).
- 1.0.8 The value of the Community Property portfolio buildings is currently estimated to be \$14 million, and the value of the Recreation and Community Facilities portfolio (building assets only) is currently estimated to be \$7.3 million.
- 1.0.9 The improvement values above (excluding land) is based on the 2020 asset valuation of both land and improvements carried out by QV under the PBE IPSAS 16 for investment property assets and PBE IPSAS 17 for all other property assets.
- 1.0.10 The Community Property portfolio includes Council administration buildings (including libraries), i-SITE visitor information centres, social housing rental units, some small forestry plantations and a number of other properties (e.g. the Taumarunui Aerodrome, ex-Taumarunui sale yard property,

Part 3 – Community Property, Recreation & Facilities Activity

the historic Ohakune Railway Station, solid waste transfer stations, properties on which other Council operations occur).

- 1.0.11 The Recreation and Community Facilities portfolio includes sports and operational reserves, passive and amenity reserves, playgrounds, cemeteries, swimming pool complexes, public toilets, a range of access ways and walkways, and community halls.

1.1 Problem Statements

- 1.1.1 Key problems identified for Council's Community Property and Recreation and Community Facilities activity through an Investment Logic Mapping process undertaken in 2017 and were reviewed in July 2020 in preparation for the LTP, and are as shown below.

Community Property Investment Logic Mapping

Problem	Problem Statement and Weighting
Problem 1 COMMUNITY SATISFACTION	Community needs are not well understood and the community has limited understanding of Council function resulting in varying level of service and positive community outcomes.
Problem 2 FINANCIALLY PRUDENT PORTFOLIO	There are a number of assets in the portfolio that do not have depreciation allocated resulting in a need for a future retention or disposal plan (social housing assets).
Problem 3 ASSET UTILISATION	Some of the council's investment assets are surplus to council and community needs resulting in inefficient allocation of limited resources and available finances.
Problem 4 RESILIENT & SAFE PORTFOLIO	There are changing demands for services that require new, increased or upgraded facilities resulting in a need to identify the required level of service and associated asset requirements.

Recreation and Community Facilities Investment Logic Mapping

Problem	Problem Statement and Weighting
Problem 1 RESILIENT & SAFE PORTFOLIO	There are some assets (Taumarunui Grandstand, Taumarunui Swimming Pool and Memorial Hall) that either require a significant upgrade or could be surplus to requirements resulting in a need for a plan for these assets.
Problem 2 ASSET UTILISATION	The pool facilities are aging and have limited functionality (shade, heating, usage type, seasonal) resulting in low levels of utilization and ongoing financial impact.
Problem 3 INCREASING & CHANGING DEMAND	There are changing demands and expectations including tourism for services that require new/increased/upgraded facilities resulting in a need to identify required level of service and associated asset requirements.
Problem 4 COMMUNITY SATISFACTION	Community needs are not well understood and the community has limited understanding of Council function resulting in varying level of service and positive community outcomes.

1.2 Key Issues

- 1.2.1 The key issues for the Community Property activity are:
- Social housing retention / improvement / replacement
 - Raetihi Agency Building
 - Potential for disposal of underutilised aging infrastructure
 - Prepare property portfolio for potential commercial growth opportunities
 - Earthquake-prone Building remediation
 - Disposal of aging assets
- 1.2.2 The key issues for the Recreation and Community Facilities activity are:
- Town revitalisation projects, including Taumarunui Hakiha Street public toilets
 - Halls generally approaching the end of their economic life
 - Disposal of aging infrastructure

Part 3 – Community Property, Recreation & Facilities Activity

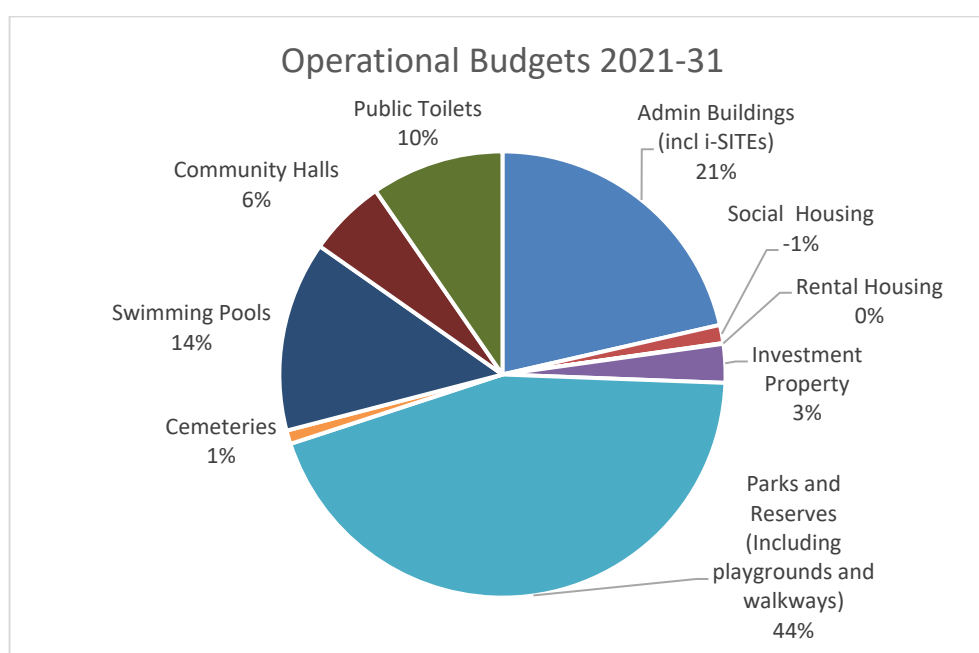
- (d) Taumarunui Memorial Hall – earthquake-prone and low utilisation but high emotional ties
- (e) Swimming pools approaching the end of their economic life (Taumarunui Swimming Pool renewal or rationalisation)
- (f) Raetihi Cemetery extension
- (g) Weed species control
- (h) Playground renewals
- (i) Earthquake-prone remediation of other assets in longer term
- (j) Natural burials

1.3 Projected Financials

1.3.1 The projected financials includes funding over the term of this AMP for town revitalisation, however it does not incorporate some of the detailed components of proposed town revitalisation which may be approved following further consultation with the appropriate communities through the LTP, and focused consultation on a project-by-project basis. AMP will be updated through Appendix A (table 2) following adoption of the Long Term Plan in June 2021.

1.3.2 Summary Operational Budgets (first 3 years of this AMP)

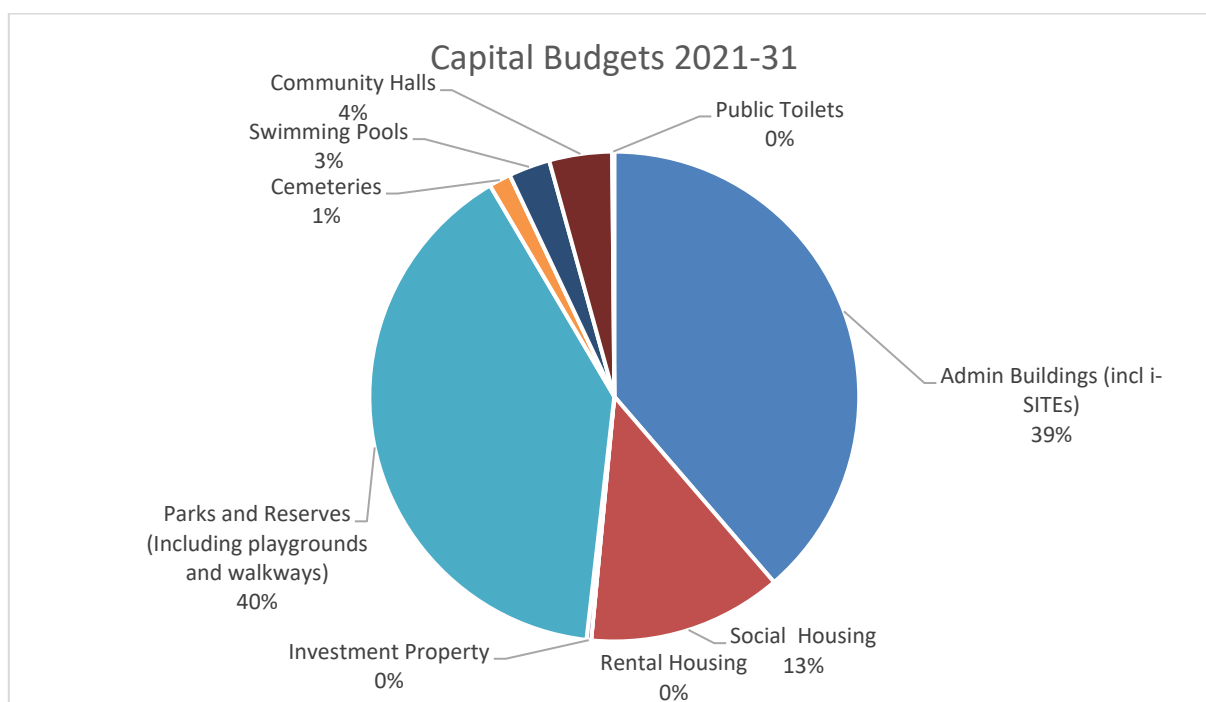
Operational Budget	
Admin Buildings (incl i-SITEs)	1,714,300
Social Housing	- 105,228
Rental Housing	- 4,290
Investment Property	223,950
Parks and Reserves (Including playgrounds and walkways)	3,549,363
Cemeteries	78,600
Swimming Pools	1,103,450
Community Halls	450,570
Public Toilets	769,711
Total	7,780,426



Part 3 – Community Property, Recreation & Facilities Activity

1.3.3 Summary Capital Budgets (full 10 years of this AMP)

Capital Budget	
Admin Buildings (incl i-SITes)	6,941,500
Social Housing	2,300,000
Rental Housing	0
Investment Property	55,000
Parks and Reserves (Including playgrounds and walkways)	7,125,200
Cemeteries	260,000
Swimming Pools	491,000
Community Halls	744,000
Public Toilets	25,000
Total	17,941,700



2.0 Introduction

- 2.1 Asset Management is the process of managing assets at a reasonable cost to achieve agreed service levels. Some assets are in constant use. Modification to meet community needs (such as Council administration buildings, libraries, social housing units, playgrounds, walking tracks) require more input, both in resource time and finances. Assets which have little day-to-day management (such as undeveloped parcels of land or assets, and undeveloped recreation reserves) may be looked after by the communities in which they are located or by tenants, lessees or licences (such as some community halls or undeveloped land parcels) and require less input.
- 2.2 This Community Property, Recreation and Facilities AMP covers the financial and technical aspects of providing and managing the assets. This AMP also covers the risks of ownership and how these might be addressed through removal or mitigation of risk.
- 2.3 This AMP covers a ten year period between 1 July 2021 and 30 June 2031. More detailed financial costs have been obtained for the first three years of the ten year period.
- 2.4 Council's key planning strategies and policies are the 30 year Infrastructure Strategy, the 10 year Long Term Plan (LTP), the Financial Strategy and Council Bylaws. The LTP, Financial Strategy and Infrastructure Strategy are reviewed in three year cycles, with public consultation on the LTP. The AMPs are reviewed in the same cycle. Council Bylaws must be reviewed at least ten-yearly and require public consultation.
- 2.5 The adopted programmes and budgets, and the implications of any changes made from the proposed AMP are identified within Appendix A. These changes and implications will then be a key input into subsequent plan updates.
- 2.6 In between these three-yearly reviews, Council conducts an Annual Plan (AP) process, which allows for significant amendments to the three year plan to be considered. The AP also undergoes a public consultation process (if the issues are deemed sufficiently significant to consult) and Council adopts amendments to the LTP close to 30 June for each of the two AP years. This AMP is updated to reflect any changes to the 10 year plan by updating Appendix A.
- 2.7 This section covers in detail the physical description and condition of the assets and how Council proposes to maintain existing assets, taking into account the risks associated with ownership the assets and their criticality. The possible development of new assets or of existing assets to cope with growth or demand is also discussed and included in financial forecasting. Disposal options may also be considered for assets no longer used or considered to be worthy of retention for reasons of possible future use.
- 2.8 This AMP replaces the separate Community Property AMP and the Recreation and Community Facilities AMP, which were first developed in 1996 with Council's other AMPs. The 2018-28 Community Property AMP was considered to be at the top level of 'core' asset management status, and the 2018-28 Recreation and Community Facilities AMP at the lower end of 'intermediate' as assessed by GHD Advisory in 2019.
- 2.9 'Core' asset management status is the most appropriate for the scale, risk and value of these portfolios.

Part 3 – Community Property, Recreation & Facilities Activity

3.0 Outcomes

3.1 Outcomes

- 3.1.1 The following outcomes are met by the delivery of the Community Property activity:
- (a) Safe, healthy communities
- 3.1.2 The following outcomes are met by the delivery of the Recreation and Community Facilities activity:
- (a) Safe, healthy communities
 - (b) Strong leadership and advocacy
 - (c) Vibrant and diverse living
- 3.1.3 Council keeps pace with legislative changes and obtains independent legal advice on any matter where there is uncertainty as to legislative intent prior to taking any action relating to Community Property and Recreation and Community Facilities. Council will strive to meet New Zealand Standards and Building Codes relating to its building or land assets at all times. Council will comply with current Building Code for all older assets by completing upgrades where practical. Historic buildings such as the Ohakune Railway Station also have Heritage New Zealand planning considerations to take into account for any maintenance / renewal / upgrade works. Renewals will be designed to meet current Building Code where possible.
- 3.1.4 Council will actively monitor risk related to the Community Property and Recreation and Community Facilities activities and will develop response strategies for emergencies arising in any of its building assets occupied by tenants or the public.
- 3.1.5 Community Property and Recreation and Community Facilities finances will be managed in a sustainable manner. The current and future sustainability and affordability of all expenditure related to these activities will be considered
- 3.1.6 See Level of Service (LoS) in section 4 for detail on how this outcome is supported by the key performance indications (KPIs) for these activities.

3.2 Key Issues We Are Managing

- 3.2.1 Key problems identified for Council's Community Property and Recreation and Community Facilities activity through an Investment Logic Mapping process undertaken in 2017 and were reviewed in July 2020 in preparation for the LTP, and are as shown below.

Community Property Investment Logic Mapping

Problem	Problem Statement and Weighting
Problem 1 COMMUNITY SATISFACTION	Community needs are not well understood and the community has limited understanding of Council function resulting in varying level of service and positive community outcomes (40%) .
Problem 2 FINANCIALLY PRUDENT PORTFOLIO	There are a number of assets in the portfolio that do not have depreciation allocated resulting in a need for a future retention or disposal plan (social housing assets) (30%) .
Problem 3 ASSET UTILISATION	Some of the council's investment assets are surplus to council and community needs resulting in inefficient allocation of limited resources and available finances (20%) .
Problem 4 RESILIENT & SAFE PORTFOLIO	There are changing demands for services that require new, increased or upgraded facilities resulting in a need to identify the required level of service and associated asset requirements (10%) .

Recreation and Community Facilities Investment Logic Mapping

Part 3 – Community Property, Recreation & Facilities Activity

Problem	Problem Statement and Weighting
Problem 1 RESILIENT & SAFE PORTFOLIO	There are some assets (Taumarunui Grandstand, Taumarunui Swimming Pool and Memorial Hall) that either require a significant upgrade or could be surplus to requirements resulting in a need for a plan for these assets (40%) .
Problem 2 ASSET UTILISATION	The pool facilities are aging and have limited functionality (shade, heating, usage type, seasonal) resulting in low levels of utilization and ongoing financial impact (30%) .
Problem 3 INCREASING & CHANGING DEMAND	There are changing demands and expectations including tourism for services that require new/increased/upgraded facilities resulting in a need to identify required level of service and associated asset requirements (20%) .
Problem 4 COMMUNITY SATISFACTION	Community needs are not well understood and the community has limited understanding of Council function resulting in varying level of service and positive community outcomes (10%) .

3.2.2 Other key issues Council is managing as part of this activity are summarised below:

Community Property Other Key Issues

Issue	Potential Impacts
Future provision of social housing units	Clarity has been given that Council will continue to provide social and affordable housing with the introduction of the Public and Affordable Housing Asset and Tenancy Management Strategy in November 2020. The outstanding issue is the degree to which Council wishes to be involved with the development of new social housing.
Raetihi hub to co-locate with other organisations	Planning underway with Council's administration building development in Raetihi and central government agencies including New Zealand Transport Agency, New Zealand Post, Ministry of Social Development.
Understanding of how existing Council owned property is performing	The existing Council owned property may be held longer than required and may not meet the future needs of the District.
Planning constraints for Ohakune Railway Station	There may be restrictive and costly requirements to meet Heritage New Zealand planning considerations with any maintenance / renewal / upgrade works for the Ohakune Railway Station.
Healthy Homes Standards for Social Housing (including Raetihi)	The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture and drainage, and draught stopping in rental properties. This, combined with deferred maintenance of the currently leased Raetihi social housing portfolio creates a need for a capital injection into Council's social housing stock.
Understanding the future needs of physical library spaces with technology changes	Modern technology is impacting on electrical systems and the provision of associated infrastructure in existing buildings. Libraries are now being used as centres of electronic information which is gradually changing the way that libraries are used, configured and equipped. It may be difficult and costly to achieve technological and building changes to meet the future library needs.
Understanding the resilience of the community property portfolio in relation to natural disasters.	Some buildings require seismic strengthening following an initial assessment. Council's future approach in implementing a pragmatic programme will be based on Earthquake Prone Building legislation timeframes.

Recreation and Community Facilities Other Key Issues

Issue	Potential Impact
Increasing Community Expectations	The community's expectations are increasing with regard to: <ul style="list-style-type: none"> • Quantity and quality of playground equipment. • Quality of public toilet facilities. • Quality of urban town streetscapes. • Provision of access, or improved access, for disabled users of community halls, swimming pools, playgrounds and walkways. Increasing expectations may result in a gap between service level delivered and service level expected. Closing these gaps may challenge affordability.
Tension between town centre and new asset development and existing aging infrastructure	There is a tension between the cost of maintenance for new or renewed assets and the ongoing higher maintenance costs of assets that are nearing, or past, the end of their lifecycle. The community may have strong emotional connections which make it difficult to achieve disposal of aged assets.
Increasing Legislative Requirements	Legislative requirements are increasing, particularly regarding transparency and environmental and economic sustainability. Managing these increased requirements can incur additional cost.

Part 3 – Community Property, Recreation & Facilities Activity

Issue	Potential Impact
Continued Development Pressure in Ohakune and National Park Village	The rapid development in these centres can make it difficult to meet the communities and Council's best long-term interests within the timeframes desired by the developers. There is a lack of strategy around the requirement for reserve land in areas with high growth, and the investment sought from developers during the early planning stages for subdivisions.
Ageing community halls and swimming pool complexes	Despite relatively low usage, community expectation is that Council should increase its level of support for outstanding maintenance or renewal on these ageing assets, many of which were built using voluntary community labour.
Seismic Strengthening	Future seismic strengthening requirements, driven by Central Government, will have an impact on this activity.

3.3 Potential Negative Effects

- 3.3.1 There is recognition of the potential negative effects resulting from these activities which need to be managed. There are also positive impacts by providing the portfolio and services. These are outlined below:

Community Property Potential Negative Effects

Potential Negative Impact	Potential Positive Impact	Mitigation
Environmental		
The potential for emissions to affect climate and especially 'global warming' including the effect of certain substances on the ozone layer.		Council is committed to understanding the impacts of climate change on public infrastructure and mitigates this through advice from central government agencies. All electrical components will be renewed with environmentally sustainable components where possible. Solar powered units will be considered in all development or renewal projects. (Note: High country climatic conditions may make solar power options impractical and cost/benefit analysis will be required for each potential application)
Environmental damage during development or renewal construction.		Environmental damage is mitigated through resource consent conditions, which are specified in the contract documents and monitored closely during the implementation of physical works. Development and maintenance contracts request the voluntary separation of all recyclable materials from non-recyclable material where possible to reduce waste to landfill.
Environmentally detrimental effects arising from forestry harvesting operations.		Council decisions on harvesting and replanting are considered with advice from forestry experts on the best environmentally sustainable options.
Community property buildings have significant environmental footprints with high power and water usage, and generate air discharges.	Refurbishment of community property buildings provides cost savings opportunities with energy saving and water saving devices and adoption of sustainable design attributes to demonstrate Council's proactive management of its environmental footprint.	Council mitigates the effect and its impact by ensuring transparency of these costs are part of operating the facility. Council considers sustainable design attributes with all new works or refurbishment of community property buildings. There is currently no intention to monitor the actual environmental footprint.
Economic		
The cost to the ratepayer of maintaining facilities such as the Taumarunui Aerodrome and investment property. Assets that are used by a relatively small number of residents and ratepayers but are of high importance to those that use these facilities.		Council is committed to implementing cost-effective solutions as part of successful asset management and meeting legislative requirements. LoS have been set with consideration to community affordability and efficiencies are sought on an ongoing basis.
Social		

Part 3 – Community Property, Recreation & Facilities Activity

Potential Negative Impact	Potential Positive Impact	Mitigation
Disruption to individual property tenants, occupants or other affected parties during new works construction.	The community benefits from improved facilities and more comfortable and efficient spaces.	Construction is undertaken in such a way as to minimise effects to property tenants, occupants or other affected parties and to keep them fully informed of the proposed work.
Higher demand that cannot be met by the private sector, for older persons housing as population ages, as well as affordable housing for job seekers and our residents. Council may need to continue to supply social housing at a higher level than at the present time.	Provide affordable, quality and safe social housing units to older persons in the District.	Changes to demand will be closely monitored to determine need for planning purposes. This has been considered by the Public and Affordable Housing Asset and Tenancy Management Strategy.
Cultural		
Potentially, some development or demolition/removal/disposal may be of concern to iwi. A number of properties owned by Council, derived from iwi, were identified by iwi as being of high cultural importance or significance to them during Waitangi Tribunal Hearings over the 2009/10 period.	Create positive relationships through shared management agreements.	Council is committed to understanding iwi concerns through communication and, when appropriate or requested, direct consultation with iwi. Discrete remedies with regard to some property of high importance or significance to iwi may be considered in the future.

Recreation and Community Facilities Potential Negative Effects

Potential Negative Impact	Potential Positive Impact	Mitigation
Environmental		
Lack of appropriate level of weed control in reserves to remove or keep under control weed species such as Japanese Walnut, Honeysuckle, Blackberry, etc. Tension between appropriate management and use of glyphosate and other chemicals.		Ongoing funding will be requested for eradication of pest species in Council parks and reserves. Establishment of an “adopt-a-reserve” type programme will give greater ownership of a particular area to the local community and users.
Economic		
The cost of investment and maintenance of Recreation and Community Facilities that are used by a relatively low number of people.	Greater community buy in for facilities in their localised area can create a higher LoS than Council can afford across the wider district.	Most communities have accepted responsibility for the maintenance of their community halls. Introduction of “adopt-a-reserve” type programmes would assist in providing acceptable LoS for users and local community at a lower cost to Council.
Development of new assets or facilities by communities under the expectation that Council will continue to maintain these at the cost of the ratepayer.	Community built assets create a feeling of ownership and pride, which can increase usage and satisfaction.	Council approval for uplifting future management and maintenance in advance of the development of any new asset or facility by community group or volunteers, this must be considered prior to approval being given for the project to commence.
Social		
Possibility of noise generation and inappropriate activities on reserves and in community halls.		Management agreements for halls and reserves will require effective management of the facilities in line with Council bylaws.
Cultural		

Part 3 – Community Property, Recreation & Facilities Activity

Potential Negative Impact	Potential Positive Impact	Mitigation
Lack of understanding of different cultural attitudes and beliefs with regard to dress code in swimming pools, removal and planting of trees in parks and reserves, burials and memorabilia in cemeteries.		Ongoing commitment to deal with issues through a sensitive and informed process.
A number of properties owned by Council, derived from iwi, were identified by iwi as being of high cultural importance or significance to them during Waitangi Tribunal Hearings over the 2009/10 period.	Create positive relationships through shared management agreements.	Council is committed to understanding iwi concerns through communication and, when appropriate or requested, direct consultation with iwi. Discrete remedies with regard to some property of high importance or significance to iwi may be considered in the future.

3.4 Key Sustainability Issues

3.4.1 Social and Cultural

- 3.4.2 The continued access to social housing and buildings of public interest, such as the Ohakune Railway Station, is part of Council's role in supporting the social and cultural needs of the community. Council will strive to better understand local iwi issues or concerns as they might relate to the management of Community Property.
- 3.4.3 The continued access to parks and reserves, playgrounds, and walkways is critical to the positive wellbeing of the community which is largely rural with a low overall population and a number of small settlements. This is particularly important for reserves with high cultural value (e.g., Ngā Huinga (Cherry Grove) and the Tangiwai Memorial Reserve). Community input into significant decisions will ensure that we continue to celebrate our rich culture and history.
- 3.4.4 User numbers of Council-provided Recreation and Community Facilities are relatively low, with consequent issues encountered when applying standard cost-benefit models to justify expenditure to the ratepayer community. Council has, therefore, targeted continued provision of existing assets at existing LoS, rather than trying to achieve some of the higher "quality" LoS provided in cities with high populations and ratepayer bases. As holiday home ownership and visitor industry growth occurs, the expectations of these groups may be higher and the gap is likely to increase.

3.4.5 Economic

- 3.4.6 Affordability remains one of the key issues facing the District. Council continues to explore and implement cost-effective management initiatives for these activities.
- 3.4.7 Self-funding of all rented or leased property can be better achieved with the adoption of sound and "best appropriate" asset management practices to provide suitable LoS now and into the future. This includes application of adequate risk controls in a cost effective manner.
- Maintaining ownership and core management of infrastructure in-house and outsourcing physical works and specialist advisory services.
 - Following Council's Procurement Policy to provide competitive pricing procedures for service delivery by external labour and specialists. There will be an emphasis on value (not just cost) and fostering long-term relationships. Key services are bundled and delivered in a term contract covering the whole of the District for some services. Other services are separated into the north of the District (north of National Park Village) and south of the District (south of Erua).
 - Inviting innovation in technology and service delivery modes, including exploring shared contract opportunities with neighbouring authorities.
 - Working with community groups to achieve lowest cost solutions that meet their needs is the best method to achieve the goals of Council and the community.

Part 3 – Community Property, Recreation & Facilities Activity

- (e) Effectively using Community Workers (referred to as 'Periodic Detention' under the implementation of the Sentencing Act 2002) to carry out low skilled, time consuming work. Examples include the spreading of mulch, weed removal or cleaning of assets.

3.4.8 Environmental

- 3.4.9 All works on assets are considered for environmental impact, particularly in areas of environmental significance. Methodology such as:
- (a) The flexible programming of any targeted weed spraying, i.e., no spraying undertaken in wind or rain conditions is used.
 - (b) Use of environmentally friendly painting systems where possible in maintenance specifications.
 - (c) Reducing energy consumption, where possible, e.g. through the installation of insulation.
 - (d) Using double glazed windows whenever renewal or development projects involving windows is carried out.
 - (e) Converting to LED technology as lighting components fail.
 - (f) Targeted control of pest weed species invading scenic reserve areas, e.g., removal of Japanese Walnut and Wattle within budget allowances for this work.
 - (g) Scheduled cleaning out of septic tanks where facilities cannot be connected to a reticulated wastewater system.
 - (h) Technical innovations are encouraged in the operations, maintenance and capital works activities, such as:
 - (i) Considering waterless options in toilet installations where appropriate (e.g., waterless urinals).
 - (ii) Installation of efficient multi-chamber septic tanks to any new facility that cannot be connected to a reticulated Wastewater system.
 - (iii) Use of mulching machines to reduce and recycle green waste arising from work carried out on trees.

3.5 Legislative Requirements

3.5.1 Legislation relevant to these activities include:

Legislation	Portfolio	Description
Local Government Act 2002 (LGA) and amendments	All	<p>Requires local authorities to:</p> <ul style="list-style-type: none"> • Describe the activities of the local authority • Provide a long-term focus for the decisions and activities • Prepare a LTP, at least every three years. <p>A key purpose of the LGA is the role of local authorities in meeting the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.</p> <ul style="list-style-type: none"> • Asset Management Plans (AMPs) are the main method of demonstrating requirements.
Building Act 2004	Community property, community halls, public toilets, swimming pools	<ul style="list-style-type: none"> • Requires building consent for building construction or re-location, existing building structural alteration or existing building demolition. • Provides the necessary controls relating to building work and the use of buildings and for ensuring that buildings are safe and sanitary and have means of escape from fire. • The co-ordination of those controls with other controls relating to building use and the management of natural and physical resources. • A Building Warrant of Fitness (BWOF) is a statement supplied by a building owner, confirming that the systems specified in the compliance schedule for their building have been maintained and checked in accordance with the compliance schedule for the previous 12 months, and that they will continue to perform as required.
Building (Earthquake-prone Buildings) Amendment Act	Community property, community halls, public	<ul style="list-style-type: none"> • The Building (Earthquake-prone Buildings) Amendment Act 2016 is the new system for managing earthquake-prone buildings (EPB) and came into effect from 1 July 2017. This new legislation addresses recommendations from the Canterbury Earthquakes Royal Commission and the findings of a comprehensive review by the

Part 3 – Community Property, Recreation & Facilities Activity

Legislation	Portfolio	Description
2016	toilets, swimming pools	<p>Government.</p> <ul style="list-style-type: none"> It standardises the rules and processes that apply to earthquake-prone buildings nationally, taking into account seismicity around New Zealand. The new system is a single national policy framework. The objective is to protect people from harm in an earthquake balanced with the costs of strengthening or removing buildings and the impact on the built heritage. The legislation defines a new category of “priority buildings” in high and medium seismic risk areas. Those buildings include certain education buildings, some hospital buildings, and buildings used as emergency shelters and for emergency services. New Zealand has been categorised into three areas of low, medium, and high seismic risk. National timeframes for territorial authorities to identify earthquake-prone buildings and deadlines for building owners to remediate earthquake-prone buildings will be set relative to their location and level of seismic risk. Ruapehu is located in the medium seismic risk area. Refer to Section 6 for further discussion on the impact on Council Buildings and Ruapehu seismic risk zone.
Reserves Act 1977	Parks and Reserves	<ul style="list-style-type: none"> The purpose of this Act is providing for the preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing: <ul style="list-style-type: none"> Recreational use or potential, whether active or passive. Wildlife, indigenous flora or fauna. Natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value. Sets requirements for leasing, classification, use of land and application of funds. Reserve Management Plans (RMP) are developed for the long term management, development and financial planning of a reserve. The management of assets located on the reserves must be consistent with the Reserve Management Plan adopted under the Act. Includes a requirement for customer consultation in development of a Reserve Management Plan. There is also a requirement to manage reserves vested under the Act in accordance with their legal classification.
Residential Tenancies Act 1986	Social and Rental Housing	<ul style="list-style-type: none"> An Act to reform and restate the law relating to residential tenancies, to define the rights and obligations of landlords and tenants of residential properties, to establish a tribunal to determine expeditiously disputes arising between such landlords and tenants, to establish a fund in which bonds payable by such tenants are to be held, and to repeal the Tenancy Act 1955.
Property Law Act 2007	All	<ul style="list-style-type: none"> Provides the procedures for dealing with the acquisition and disposal of property, leasing of property and other miscellaneous property transactions.
Public Bodies Leases Act 1969	All	<ul style="list-style-type: none"> Provides some of the powers and legal obligations for Local Government in respect of leasing public land.
Health and Safety at Work Act 2015	All	<ul style="list-style-type: none"> Under this Act, a business or undertaking (PCBU) must look after the health and safety of its workers and any other workers it influences or directs. The business or undertaking is also responsible for the health and safety of other people at risk from its work including customers, visitors, or the general public. This is called the 'primary duty of care'. Requires the identification of hazards and disclosure to persons entering the building. Requires the maintenance of an audit trail to demonstrate compliance.
Fencing Act 1978	All	<ul style="list-style-type: none"> This is an Act to reform the law relating to the erection and repair of dividing fences and in substitution for the Fencing Act 1908.
Land Act 1948	Parks and reserves	<ul style="list-style-type: none"> This Act is to consolidate and amend certain enactments of the Parliament of New Zealand relating to the lands of the Crown in New Zealand.
Local Government Rating Act 2002	All	<ul style="list-style-type: none"> This Act is to consolidate and amend certain enactments relating to the making and levying of rates on property.
Burial and Cremation Act 1964	Cemeteries	<ul style="list-style-type: none"> Requires Council to make provision for burials within the District by establishing and maintaining a cemetery. Authorises Council to undertake any work for the purpose of carrying out the duty of establishing and maintaining cemeteries and to expend such money as it thinks fit on

Part 3 – Community Property, Recreation & Facilities Activity

Legislation	Portfolio	Description
		<p>the acquisition of land for cemeteries and on the establishment, maintenance, and improvement of cemeteries.</p> <ul style="list-style-type: none"> • The Act also states that: <ul style="list-style-type: none"> ○ bylaws may regulate the cemetery use (s16) ○ the setting of fees and charges (s.40) ○ Council responsibility for the burial of poor persons (s.49) ○ maintenance of and public access to burial records • Council is not the only provider of cemeteries.
Sport and Recreation New Zealand Act 2002	Community halls, parks and reserves and swimming pools	<ul style="list-style-type: none"> • This legislation and the Crown Entity Sport New Zealand sets the current government's future direction for sport and recreation activity in New Zealand and provides long-term goals.
Litter Act 1979	Parks and reserves	<ul style="list-style-type: none"> • Makes provision for the abatement and control of litter.

3.6 Industry Standards and Guidelines

- 3.6.1 Standards Association of New Zealand provides a range of standards covering required or recommended practice which may impact directly on assets or management of contracts, eg, NZS 5828:2015, the general requirements for playgrounds and surfacing for New Zealand.

4.0 The Services We Provide

4.1 Introduction

- 4.1.1 Council recognises there is a wide range of customers and stakeholders with an interest in how these activities are managed, including the resident community, visitors, iwi and specific interest groups including volunteer groups and regional and central government agencies.
- 4.1.2 Council's LTP 2021-31 is the primary document for determining and agreeing LoS and costs with the community and stakeholders. Changes to LoS surveys are also used to determine LoS and costs with the community. Specific LoS adopted are outlined in Section 4.4 of this AMP and include:
- (a) Council will maintain and provide access to playgrounds, public green space, libraries and recreation facilities.
 - (b) Urban streetscapes are provided that meet the visual and accessible requirements and needs of the community.
 - (c) Council will continue to improve where possible and maintain public toilets throughout the District.
- 4.1.3 The planned LoS driven investment in the next three years is minimal for Community Property, with the exception of possible investment in a new i-SITE Visitor Centre, Archives Taonga storage and museum in Taumarunui which did not progress in the previous 3 year term. As part of the town centre revitalisation project, the proposal for a new service hub in Raetihi which has progressed to the community consultation phase of the project. The expansion and reconfiguration of the Ohakune Service Centre will be revisited. There is a possibility of taking over and demolishing earthquake prone buildings if abandoned by property owners in the next ten years. Healthy homes standards will result in an increase in LoS for our social housing tenants due to legislative change.
- 4.1.4 The planned LoS driven investment in the next three years for Recreation and Community Facilities includes the continuation of the Town Revitalisation projects in Taumarunui, Raetihi and Ohakune. Town revitalisation projects include the Hakiaha Street veranda upgrades in partnership with the building owners, The possible investment in the earthquake prone Taumarunui Memorial Hall remains an ongoing issue with the Community emotional investment in this asset making demolition a difficult proposition. There are also a number of smaller but high profile projects such as an increase in the availability of drinking fountains (which will also help Council to achieve other strategic aims such as Zero Waste 2040), and the installation of accessible toilet facilities at the Taumarunui ex-Fire Station which is a requirement of the change in use to a community facility.
- 4.1.5 Council will continue to deliver the current LoS in order to meet statutory requirements, public health and safety, LTP consultation processes, and tenant and user expectations. Our understanding is that the public is broadly accepting of the current LoS provided.

4.2 Engaging Our Customers and Stakeholders

- 4.2.1 A number of meetings were held with community groups in 2020 to help in the development of the AMPs 2021-31 and the LTP 2021-31.
- 4.2.2 Localised community meetings were held for early engagement in the following locations (and topics of note included below):
- (a) Raetihi (and Raetihi Marae)
 - (b) Taumarunui (and Kauriki Marae)
 - (c) Ohura
 - (d) National Park
 - (e) Ohakune
 - (f) Pipiriki

Part 3 – Community Property, Recreation & Facilities Activity

- 4.2.3 There were few issues identified by community groups through the early engagement for the 2021-31 LTP regarding the Community Property activity, however on topic that was highlighted in all communities was the need for more social and affordable housing. The Public and Affordable Housing Asset and Tenancy Management Strategy will provide direction on how these issues are dealt with.
- 4.2.4 There were a number of issues identified by community groups through the early engagement for the 2021-31 LTP regarding the Recreation and Community Facilities activity, with most issues being community specific improvements which could be considered as part of town revitalisation or beautification.
- 4.2.5 The following table lists the customers and the main stakeholders in the District's Community Property and Recreation and Community Facilities activities.

Customers	External Stakeholders	Internal Stakeholders
The community – citizens and ratepayers, leasees and licencees, visitors to the District, local Community Groups and local iwi.	Government agencies, including: <ul style="list-style-type: none"> • Local Government NZ. • New Zealand Police. • Office of the Auditor General. • Ministry of Civil Defence and Emergency Management. • Ministry for the Environment. • Ministry of Health. • Horizons Regional Council. • Department of Conservation. • Sports and Recreation New Zealand (Sport NZ) • Heritage New Zealand. • Iwi. • Royal Forest and Bird Association. • Environmental groups. • Neighbouring councils. • Environmental groups. • Consultants and contractors. 	<ul style="list-style-type: none"> • Mayor and Councillors. • Management Team. • Community Boards. • Corporate, Finance and Planning Team. • Solid Waste, Stormwater, Wastewater and Water Supply Team. • Community Development Team. • Policy Team. • IT Team. • Land Transport Team. • Customer Services Team. • Communications Manager

4.3 Closing Identified Service Gaps

- 4.3.1 The principal service gaps identified across the Community Property activity relate to addressing seismic risks through a programmatic process (refer to Section 6.4.11) and meeting the Healthy Home Standards in all Council residential tenanted properties.
- 4.3.2 Many social housing components have now reached the end of their economic life and are being gradually replaced from a discretionary capital budget which has been proposed to increase from \$18,000 to \$25,000 per annum. This budget allocation should be retained to allow for incremental capital renewals of items such as stoves, hot water cylinders and shower cubicles as they fail. Reconfiguration of some bedsit units will be again considered if central government subsidy funding for this activity becomes available.
- 4.3.3 The number of staff working from the Ohakune Service Centre, which incorporates the Ohakune library, has increased in recent years. Also, the use of the Ohakune Council Chamber and kitchen facility has increased. Consideration was given to creating a new Council Chamber (which would also fulfil the Emergency Operations Centre (EOC) requirements) on the Council land north of the existing building and reconfiguring the existing building for office space in a concept design and costing exercise in 2016/17. This design was not approved by Council but it should be reconsidered again in the term of this plan.

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- 4.3.4 An evaluation of all Council buildings for ability to withstand earthquakes, following the Christchurch earthquakes in 2010 and 2011, identified that the old section of the Ohakune Service Centre building requires sub-floor piles to be considerably strengthened. Even this measure is very unlikely to give the existing Ohakune Council Chamber the 100% resistance required for it to be an effective EOC. The pressure on space and the need for an EOC that meets a minimum of 100% of the New Building Standard (NBS) means that new development should be reconsidered.
- 4.3.5 LoS increases should only occur in existing developed reserves rather than developing more reserves. This will ensure that the ongoing cost of maintenance is held near current levels. Community pressure to upgrade reserves, particularly where there is volunteer input at the start of the project must be carefully considered in view of the long-term maintenance costs for Council once the project is complete.
- 4.3.6 Main capital development projects that are LoS driven include:
- (a) Town revitalisation projects
 - (b) Earthquake prone remediation
 - (c) Accessible walkways north and south
 - (d) Tangiwai Reserve development
 - (e) Taumarunui Memorial Hall earthquake upgrade (or replacement with new community hub)
 - (f) Taumarunui ex-Fire Station disabled facilities
 - (g) Waiouru Playground
 - (h) Districtwide Council Social Housing Healthy Home upgrades

4.4 Level of Service

4.4.1 Customer Surveys

- (a) Levels of service for Community Property are very subjective, with those most directly involved or affected being Council staff working in administration buildings, or tenants of the few commercial buildings that Council owns (eg, the ex-Ohakune Library or Ohakune Railway Station). Accordingly, LoS surveys were not carried out for Community Property other than with social housing tenants.
- (b) Council has been monitoring customer satisfaction with community property for many years. Tenant satisfaction with the social housing units has steadily increased from 81% in 2014 to 94% in 2015/16 and 97% in 2016/17. This figure has remained in the high 80s or low 90s in recent years, with 91% satisfaction in 2019/20.
- (c) Council has been monitoring customer satisfaction with using recreation and community facilities for many years with the three-yearly NRB Survey.
- (d) Routine resident surveys include community satisfaction with the maintenance levels and resulting condition and availability of community halls, libraries, playgrounds, parks and reserves and swimming pools.
- (e) The information below indicates that residents are generally satisfied with the LoS, provision and maintenance of Recreation and Community Facilities. The satisfaction levels for ‘users’ of Recreation and Community Facilities were in all cases higher than the overall (resident) results. This shows there may be a perceived dissatisfaction by part of the community that do not use these assets, which could be mitigated through better marketing of the facilities available and the work that Council has been doing to maintain and upgrade these facilities.

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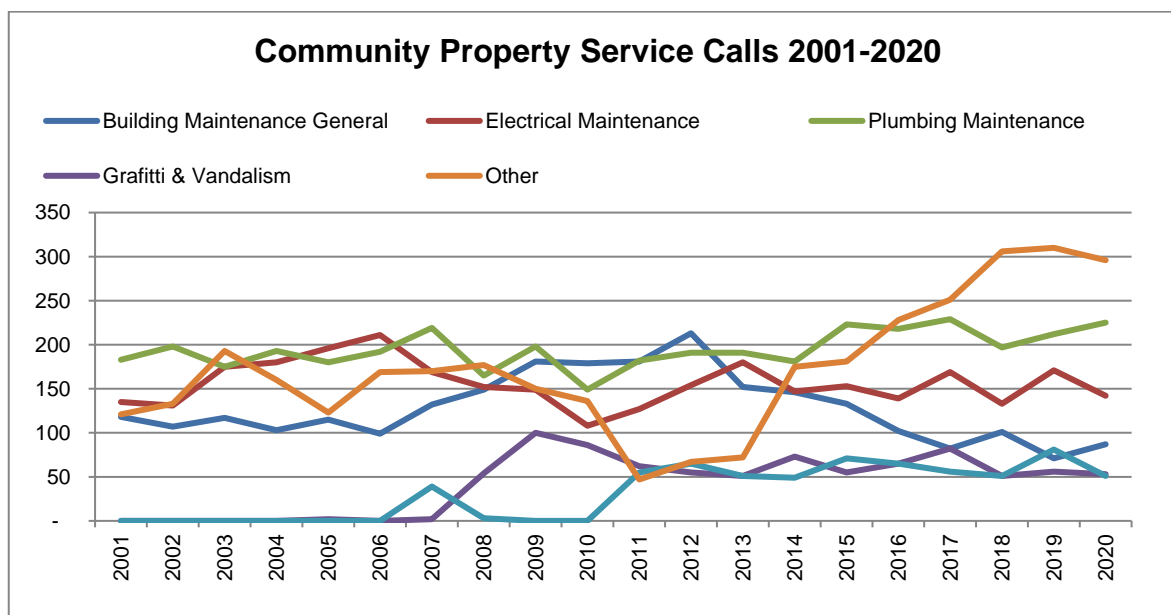
- (i) **Community Halls** - 57% of respondents have never used a community hall (an increase from 46% in 2016), those who did use a community halls are mainly satisfied (89%). The rate of satisfaction is greater than in 2016 (85%). There has been more of a swing back to more rural people being more satisfied with halls (93%) than urban users (down to 84% from 93% - although this is cautioned as being a small survey base) and it is noted in the survey that they are similar to the 2016 results. The main reasons for dissatisfaction are the lack of maintenance and the need for upgrading mentioned by 8% and that the hall in question was not owned by Council, and received no funding assistance.
- (ii) **Council's Playgrounds** – have been used by 49% of residents and users are generally satisfied (90%) showing a small increase in satisfaction over the 2016 results (86%). A significant percentage (33%) is unable to comment, and this is probably due to 51% of residents saying that they, or a member of their household, have not used a Council playground in the last year. The main reasons for dissatisfaction are the need for upgraded or improved play equipment, more play equipment and variety that caters for all ages. 67% of residents and 91% of users felt safe during the day at Council's playgrounds, while no respondents at all felt unsafe (this is an improvement over 2016 where 2% felt unsafe).
- (iii) **Parks and Reserves** - have a high user satisfaction rate (94%), as well as a high non-resident satisfaction rate (82%), which is on par with the 2016 result. The respondents more likely to be satisfied with Council's parks and reserves are Taumarunui and Waimarino-Waiouru Ward and Urban respondents. Of the low number of respondents that were dissatisfied, the main reasons given were improvements are needed and need for maintenance. 73% of all respondents and 87% of users feel safe during the day at Council's parks and reserves.
- (iv) **Swimming Pools** - users of swimming pools are mostly satisfied (78%) but 67% have never used a Council swimming pool and there was a very high level of 'don't knows' in the results. This is probably due to 73% of residents saying that they, or a member of their family, have not used a Council swimming pool in the last year, a further decrease in usage from 62% in 2016. The main reasons for dissatisfaction are the need for upgrading, maintenance and heating. 85% of users feel safe during the day at Council's swimming pools and only 3% feel unsafe, these results are on par with 2016.

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- (v) **Public Toilets** – 56% of respondents were satisfied (down from 62 in 2016) and 75% of users were satisfied (down from 77% in 2016), which is on par with both the peer Council group and national average for public toilets (75% and 79% respectively). A large percentage (23%) are unable to comment, and this is probably due to 41% of residents saying that they, or a member of their household have not used a public toilet in the last year (up from 32% in 2016). The main reasons for dissatisfaction were the need for cleaning more often, and that facilities need improving. The communities more likely to be satisfied were National Park Ward residents. Tamarunui respondents are more likely to be dissatisfied (35%).

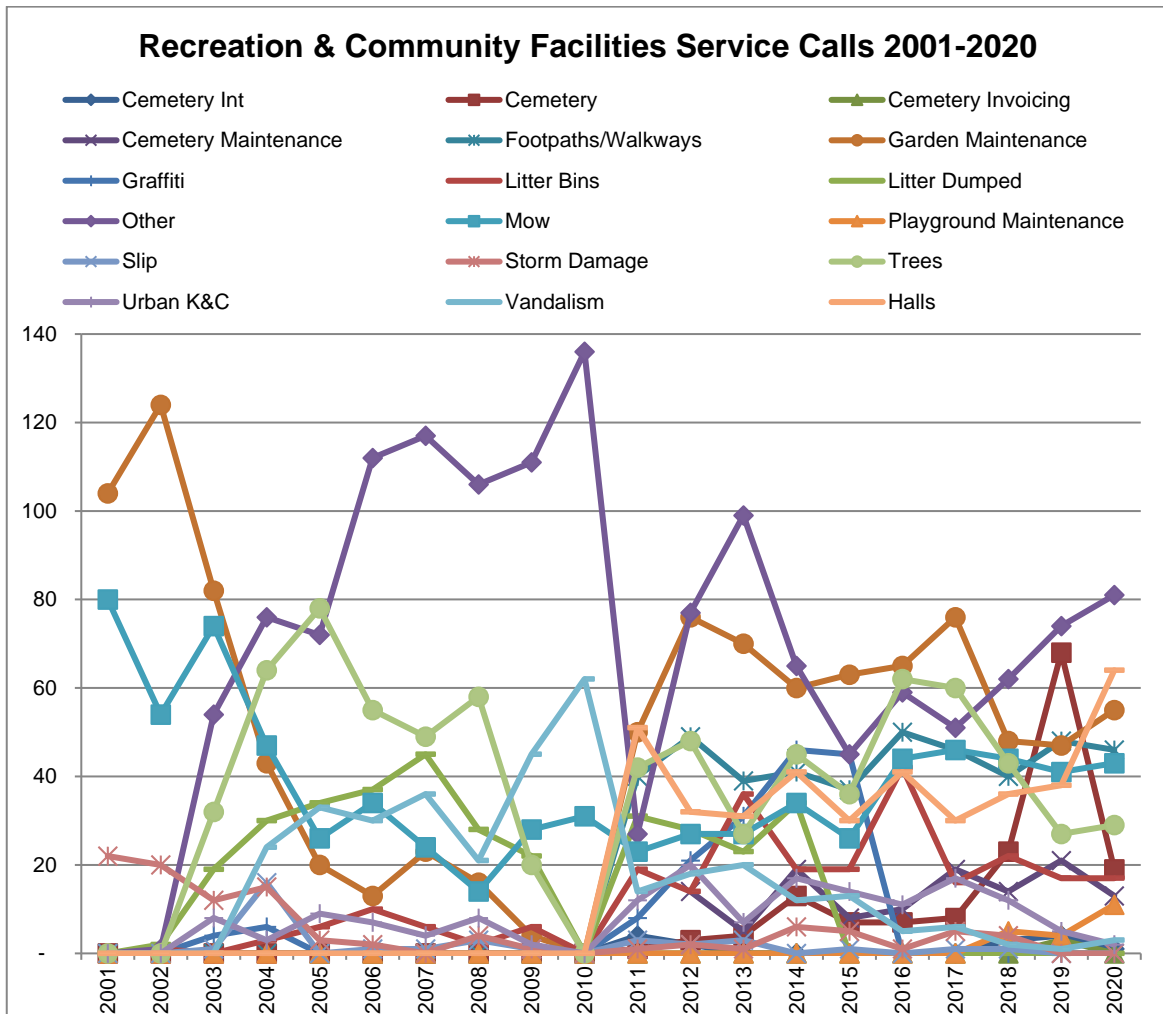
4.4.2 Customer Service Data Analysis

- (a) The Ozone 'Contact Centre' module allows for the recording of requests for service (RFS) from internal and external customers. This is the channel for customer queries and complaints which require remedy. The system enables an RFS to be categorised depending on the response required and is automatically sent to the appropriate contractor on confirmation of the call. The system has built in timeframes for escalation which ensures that the call is followed up in a timely manner, or a series of notifications are sent to the Team Leader, Group Manager and finally Chief Executive. Resolution of the RFS enables notes to be entered on what actions were completed and the date on which the call was resolved.
- (b) Analysis of the service call data captured within HEAT (Request for Service software) since 2000 and Ozone since 2011 indicates that the total number of service calls received is generally consistent with previous years. With the changeover of reporting systems, there has been a realignment of call type, which can result in anomalies of reporting. Prior to the implementation of Ozone, a large proportion of the service calls were logged as "Other", however these requests are now more accurately captured.



- (c) Calls have been relatively consistent for all type in the Community Property activity over the last three years. There has been an ongoing increase in 'Other' type, which in the system is described as 'Property Team to Investigate'. This shows an increasing complexity in the type of calls, which Customer Services will forward to the Property Team to determine the appropriate follow up. The total number of calls has sat between 800 – 900 calls per annum since 2015 to 2020 (839 in 2018, 901 in 2019 and 854 in 2020), with fluctuation occurring in the type.

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- (d) There has also been an upward trend since 2017 for 'Other' calls, which shows the reliance of the Customer Services Team on the experience of the Property Team in identifying the best course of action for a call. The trend for mowing and garden maintenance that was identified in the 2018-28 AMP has become more consistent. There was a jump in cemetery enquiries in 2019, this is not asset based but service delivery aspect which is not able to be explained.
- (e) Calls are not necessarily related to complaints, with many related to problems noted by the public and staff and the use of the request for service system as a method to bring attention to a maintenance issue or for the 'Community Property' team to respond to a customer query.

4.4.3 Levels of Service We Provide

- (a) The LoS were reviewed as part of creating the 2018 Community Property and Recreation and Community Facilities AMPs to ensure the complete activity was covered and less reliance on customer satisfaction ratings for performance measures. The LoS and performance measures were reviewed as part of this 2021-31 AMP and remain unchanged. They are represented in the following table. The full description of LoS targets, measures and metadata over the next ten years is included in Part 4 – Appendices.

Community Property Outcome and Levels of Service

Part 3 – Community Property, Recreation & Facilities Activity

Activity	Community Property
Outcome	Safe, healthy communities: <ul style="list-style-type: none"> Excellent standards of safety and welfare are promoted and respected.
Level of Service	<ul style="list-style-type: none"> To provide Council buildings that are compliant with legislative requirements. Libraries, public meeting venues, administration buildings will be retained and well maintained. Social housing units are maintained to a satisfactory standard and provide a safe environment for tenants. To provide social housing units that are fit for purpose. Taumarunui Airfield that is safe for authorised aircraft. Provide prompt responses for service.

Community Property Key Performance Indicators

Key Performance Indicator(s)	Actual 2017/18	Actual 2018/19	Target 2019/20	Actual 2019/20	Target 2021-31
Buildings					
Council public buildings (including administration, library and information centres) have the required building compliance in place.	100%	83%	100%	100%	100%
Full compliance with legislative requirements when undertaking repairs, refurbishing or demolition of buildings including asbestos material	New measure	100%	100%	100%	100%
Safety defect requests attended and made safe at building within 4 hours.	New measure	100%	>90%	0%	90%
Safety defects rectified (issue fully resolved) within 3 days	New measure	100%	>85%	0%	85%
% of Council buildings in satisfactory condition (grades 1, 2 or 3**).	New measure	100%	>95%	99%	>95%
i-SITES and Service Centres					
Visitor information and service centre users are satisfied or highly satisfied with buildings (Annual Survey Monkey)	New measure	94%	75%	83%	75%
Aerodrome					
% compliance of the Taumarunui Aerodrome with Civil Aviation Authority (CAA) safety requirements	New measure	100%	100%	100%	100%
Social Housing					
All social housing units are proactively inspected annually	100%	100%	100%	100%	100%
% of residents who feel safe in their homes	97%	96%	95%	93%	95%
% of residents who are satisfied or very satisfied with LoS	90%	88%	90%	91%	90%
% of social housing units in satisfactory condition (grades 1, 2 or 3**).	New measure	95%	95%	97%	95%
% utilisation rates of social housing units available to use	New measure	98%	85%	95%	90%
Library Facility					
% of library users who are satisfied or highly satisfied with public library facility	81%	93%	75%	90%	75%

¹ ** International infrastructure Management Manual conditions grades:

- 1 - Very Good,
- 2 - Good,
- 3 - Moderate,
- 4 - Poor,
- 5 - Very Poor.

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Recreation and Community Facilities Outcomes and Levels of Service

Activity	Recreation and Community Facilities
Outcomes	<p>Safe, healthy communities:</p> <ul style="list-style-type: none"> Excellent standards of safety and welfare are promoted and respected. <p>Strong Leadership and Advocacy:</p> <ul style="list-style-type: none"> Council is proactive, transparent, and accountable. <p>Vibrant and Diverse Living:</p> <ul style="list-style-type: none"> Activities, facilities and opportunities for youth are provided and supported. Excellence and achievement in sport, arts/cultural pursuits, community service and businesses is supported.
Level of Service	<ul style="list-style-type: none"> Council will maintain and provide access to playgrounds, public green space, amenities, cemeteries and community halls. Amenities and facilities are provided that meet the needs and safety of the community. To provide Council buildings that are compliant with legislative requirements. To provide public toilets that are well maintained. To provide public toilets that are safe to use and in accessible locations. Provide prompt responses for service.

Recreation and Community Facilities Key Performance Indicators

Key Performance Indicator(s)	Actual 2017/18	Actual 2018/19	Target 2019/20	Actual 2019/20	Target 2021-31
Community Halls, Swimming Pools and Public Toilets					
Full Compliance with legislative requirements when undertaking repairs, refurbishing or demolition of buildings including asbestos material	New measure	100%	100%	100%	100%
Safety defect requests attended and made safe at building within 4 hours	New measure	100%	>90%	100%	>90%
Safety defects are rectified (issue fully resolved) within 3 days	New measure	100%	>85%	100%	>85%
Council Owned Swimming Pools					
Achieve NZ Water Pool standards for all Pools	100%	100%	100%	55%	100%
Public Toilets					
% of public toilet related emergency requests for service responded to within 24 hours (Note 1).	92%	88%	90%	100%	90%
% of public toilet related urgent requests for service responded to within 48 hours (Note 1).	83%	97%	85%	100%	85%
Number of customer complaints received	New measure	37	< 20 per annum	22	< 20 per annum
Any new public toilets provide safe environment for users	New measure	1005	>95%	100%	>95%
% of public toilets inspected and cleaned daily in all areas	New measure	67%	>85%	68%	>85%
Playgrounds					
% of playground assets complying with NZ Standards (annual audit)	100%	100%	100%	100%	100%
Parks and Reserves					
% of Users who feel safe when using actively used domains and reserves	75%	93%	85%	92%	85%
Number of customer complaints on the maintenance of the actively used domains and reserves	8	8	<10 per annum	9	<10 per annum
% of parks assets in satisfactory condition (grades 1, 2 or 3**).	New measure	93%	>95%	88%	>95%
Cemeteries					
Number of customer complaints on the maintenance of the District cemeteries	9	8	<10 per annum	6	<10 per annum
% of cemetery assets in satisfactory condition (grades 1, 2 or 3**).	New measure	97%	>95%	97%	>95%
% of cemetery interment requests responded to within 24 hours	New measure	100%	100%	100%	100%

5.0 Managing Growth and Demand

- 5.0.1 The change in District population growth does not impact greatly on these activities but will do so indirectly through supporting staff accommodation requirements, Civil Defence and customer services as well as providing suitable facilities for democracy services. There is a possibility that, as the visitor industry and holiday home ownership grows, there will be a higher expectation from these families, often with children, for the recreation facilities available.
- 5.0.2 The average occupancy of all Council controlled social housing units in the 2019/20 year was 94%. As at 31 December 2020 there were 132 people listed on Council's waiting lists for social housing. Some of these people have been on the list a significant length of time (the longest at 10 years), as their preference for a unit (e.g. Cherry Court) has very low turnover. While there is low overall usual resident population growth, other societal pressures such as housing affordability have meant that there is a higher demand for lower cost social housing.
- 5.0.3 Council considered its ongoing involvement in social housing at a 'Setting the Scene' assets workshop in 2019, and decided that it was an important area that should not be considered for disposal. Affordable housing was identified as a key issue during Council workshops and community engagement in 2020 and this prompted the development of the 'Affordable Housing Asset and Tenancy Management Strategy' which was adopted by Council on 18 November 2020.
- 5.0.3 The current provision of the social housing portfolio is as follows:
- 81 social housing units in total (of which 65 are managed by Council)
 - Consists of 35 bedsits, 38 one-bedroom units, and 8 two-bedroom units.
- 5.0.4 The demand for the Council Administration Buildings in 2021 is measured by the staff numbers as shown below (excluding visitors and meeting attendees). The maximum number of occupants that can safely use these buildings is also shown (where available from Building Warrant of Fitness). While shows that the Council Administration Buildings have adequate capacity for the current utilisation, the actual usable accommodation space for staff in the Ohakune Service Centre & Library is very limited, and is at capacity unless an alteration is considered.

Building	Actual staff numbers (as at December 2020)	Maximum number of occupants
Taumarunui Admin Building & Library	71	326 (including chambers)
Raetihi Service Centre & Library	3	NA
Ohakune Service Centre & Library	10	85 (including chambers)
Ohakune i-SITE	3	40
Taumarunui i-SITE	3	NA

- 5.0.5 Council has decided to continue to lease the Warder building for the Taumarunui Council Chamber and for records filing rather than purchasing it (an earlier option) to meet capacity requirements.
- 5.0.6 The future provision of the following portfolios is under review and are identified as improvement projects:
- The quantity and quality of social housing units.
 - A future Raetihi hub to co-locate with other organisations such as including local Iwi, New Zealand Transport Agency, New Zealand Post, Ministry of Social Development amongst others.
 - The future of the Taumarunui War Memorial Hall or a new Community Hub to replace the hall is still under question after a community group rallied to save the hall after the decision to demolish it was made in the 2018-28 LTP.
 - Public toilets
 - Provision of town revitalisation projects
 - Increase in open space as result of earthquake-prone building demolitions in CBD areas
- 5.0.7 Demand management strategies provide alternatives to the creation of new or improved assets in order to meet demand. They address ways of modifying customer needs in order that the

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utilisation of existing assets is maximised and the need for new assets is deferred or reduced. Managing demand for these portfolios is not only about managing increasing future needs and expectations but also understanding internal stakeholder's development plans. Our current demand management programme is summarised in the following table.

Programme	Description
Fit for purpose facilities	Fit for purpose community property facilities are achieved by the following approaches: <ul style="list-style-type: none"> Managing our assets sustainably with developing proactive renewal programmes and regular inspections Review of the future provision including social housing units and Raetihi hub, Taumarunui War Memorial Hall, swimming pools
Promotional information	Information on Council's Community Property and Recreation and Community Facilities is available on its website including operational hours, services, and planned events.
Bookings	Process for the use of parks and reserves for events, pools, halls, and Council meeting rooms are available on the website
Staffing requirements	Coordinating efforts with Council departments to understand their staff requirements as much as possible in advance.
Information to promote social housing units	Information on the social housing units is provided on Council's website including location, how to apply, and types of units available.

5.0.8 The Planning Assumptions for the 2021-31 LTP provides population projections which will impact on the demand for assets in the Community Property and Recreation and Community Facilities activities. The following table summarises the effects of the identified population projections on these activities:

Growth/Demand Trend	Impact
Increase in the Usually Resident Population (URP) in all 'townships' within the District. The assumption has been made that all identified communities (SA2's) within the District will experience an increase in Usually Resident Population (URP) over the next 10 years, experiencing a mixture of low, medium and high growth levels. The URP of townships within the District will experience yearly growth ranging from 0.7% - 1.967% per year. - The total District URP is expected to increase 15% between 2021 - 2031.	A larger rating base to fund works, however the URP growth is likely to be higher in some communities, such as Ohakune.
Increase in the 'Peak Population' (a combination of URP, Holiday Home, Commercial Accommodation and Day Visitors) will increase in all identified communities (SA2's) within the District. The Peak Population of all townships will experience yearly growth ranging from 0.77% - 2.2% per year. The total District Peak Population is set to increase 12% between 2021 - 2031.	Increasing visitor numbers and holiday home development leads to more vehicular and pedestrian traffic and use of public recreation facilities (parks, playgrounds, public toilets, walkways). Increasing expectations regarding the amenity value of "visitor townships" (Ohakune, Raetihi and National Park). Increased rating base in specific locations may enable enhanced service levels.
Covid-19	The worldwide outbreak of COVID-19 has added to the unpredictability of the planning environment. There is a risk for another level 3 – 4 lock down to occur in New Zealand which will significantly affect Ruapehu communities and also that international tourists will not return to NZ until 2021/22. Different peak populations centred around National and School Holiday periods will mean change in demand requirement for facilities. This is expected to be a short term impact over the life of the 10 year LTP.
Changing demographic makeup of our communities. The assumption has been made that, District wide, under a medium growth scenario, the proportion of under 5's and over 75's is set to increase 57% and 45% respectively.	A change in expectations for the facilities to meet the demands of these demographics; e.g. more library space, playgrounds (and type of equipment within those playgrounds). Greater demand for safe and warm affordable social housing that has been designed to be flexible for very young families and pensioners.
Subdivision activity in: <ul style="list-style-type: none"> Rangataua. National Park. Horopito. Ohakune. 	Increasing community expectation regarding LoS, in particular better public toilet facilities and opportunities for walking on paved surfaces. Increased rating base in specific locations may enable enhanced service levels.

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Growth/Demand Trend	Impact
<p>Growing visitor industry leading to increased visitor numbers and further holiday home development in:</p> <ul style="list-style-type: none"> • Ohakune. • Horopito. • National Park. 	<p>Increasing visitor numbers and holiday home development leads to more vehicular and pedestrian traffic and use of public recreation facilities (parks, playgrounds, public toilets, walkways).</p> <p>Increasing expectations regarding the amenity value of “visitor townships” (Ohakune, Raetihi and National Park). Increased rating base in specific locations may enable enhanced service levels.</p>
Administration Buildings:	<p>Continue to lease the Warder Building for the Taumarunui Council Chamber and records filing</p> <p>Council staff numbers remain relatively constant based on the 2020 numbers.</p>
Social housing units.	<p>Other than the Crown Infrastructure Partners (CIP) funding investment granted in 2020 for 6 new units in the empty section adjacent to the Moore Street Flats in Ohakune, it is not expected that there will be an increase to the quantity of Social Housing units owned by Council.</p>

5.1 Capital Development

5.1.1 Specific capital development programmes and projects in place to address growth and demand are:

New Asset	Estimated Cost	Year
Ohakune Service Centre Expansion Design	30,000	2026
Ohakune Service Centre Expansion Construction	500,000	2027
Taumarunui Admin Extension Design	10,000	2023
Taumarunui Admin Extension Construction	300,000	2024
Town Revitalisation Ohakune Outcomes	2,000,000	2026
Town Revitalisation Demolition of earthquake prone buildings if bought or given to Council	2,000,000	2026
Town Revitalisation Raetihi CBD development	1,000,000	2025
Town Revitalisation Raetihi service hub	3,000,000	2023-2026

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6.0 Managing Risk

6.1 Overview

6.1.1 This section covers the risk management implemented by Council and how it applies to current and future Community Property and Recreation and Community Facilities activities.

6.2 Risk Context

6.2.1 An environmental scan in the form of a PESTLE analysis was undertaken by the Asset Management Team on 31 July 2020. The following issues were considered by the group to be the highest risk to Council, however these were not necessarily considered to be the highest impact risks for the Community Property and Recreation and Community Facilities portfolio (the top 3 priorities are indicated below).

Influencers	Council wide Priority	Portfolio Priority	Impact
Treaty of Waitangi changing how local government is done / Co-Governance, Asset land use.	1 =	2	May bring opportunities for management of public areas through the settlement process and partnerships that are created.
Increased expectations around LOS / Access to services	1 =	3	Increased costs with a relatively small number of ratepayers to cover the costs. Even with URP and peak population growth the ability to pay to meet the increased expectations will be limited (via rates and fees and charges alone).
Housing demand	2	1	Greater demand for safe and warm affordable social housing that has been designed to be flexible for very young families and pensioners, with a possible expectation that Council play a major role in the provision of housing.
Climate change	1 =	-	
RMA reform / legislative changes	1 =	-	
Aging population influencing assets / infrastructure	3 =	-	
Job losses and employment / business closure	3 =	-	
Global recession	4 =	-	
COVID 19 / Pandemic	4 =	-	

6.2.2 Each of the elements that define the context for risk management applicable to activities have been examined and results have been summarised in Appendix D.

6.3 Risk Register

6.3.1 Risks associated with these activities have been identified, described, classified, analysed, evaluated, rated and results are recorded in the Risk Register (Appendix D).

6.3.2 The Risk Register was reviewed as part of the 2021-31 AMP development, with some risk events consolidated, deleted as well as new events added.

6.3.3 All risks have been examined for the treated risk. Not all untreated risks and risk controls have been examined. This area has been identified as an opportunity for improvement in the Improvement Plan.

6.3.4 The resulting risk matrix shows nine risks identified as high treated risks and no extreme risks.

CONSEQUENCE

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LIKELIHOOD	Insignificant (1)	Minor (2)	Significant (3)	Major (4)	Catastrophic (5)
Almost Certain (5)	1	0	0	0	0
Likely (4)	1	0	1	0	0
Possible (3)	1	1	0	3	0
Unlikely (2)	1	20	8	3	2
Rare (1)	1	34	8	7	0

6.4 Risk Action Plan

- 6.4.1 Additional management options have been identified for specific risks rated as Medium, High or Extreme to treat the present risk. These are recorded in the Risk Action Plan (Appendix D.3).
- 6.4.2 The main risks are listed in order of severity as assigned in consultation with key Council officers.
- 6.4.3 Actions that are required to achieve the desired improvements are indicated along with how progress on these actions will be monitored and reported. Where applicable, action tasks will detail timeframes for achievement, and responsibility for these actions.

6.4.4 Critical Recreation and Community Facilities Activity Risks

- 6.4.5 Of those specific risks listed in the Risk Action Plan, the following are the most critical and are worthy of particular note:
- Natural disaster damage to Administration Buildings that would interrupt service delivery (server room located in Taumarunui Administration Building) and mean the building was not available for Civil Defence purposes.
 - Severe flooding of administration buildings that would interrupt service delivery.
 - Identified building materials and lack of maintenance may result in potential risk and health issues for building users.
 - Identified building materials may result in potential health issues for tenants.
 - Inadequate forestry plantations harvesting contract management.
 - Vandalism damage to park grounds or facilities.
 - Injury to volunteers on sports or recreational reserves.
 - Ongoing failure to meet customer satisfaction or community outcomes concerning public toilets.
- 6.4.6 The review of risk, as part of the development of the 2018-28 AMP identified the following highest Recreation and Community Facilities risk:
- Natural disaster damage to administration buildings, causing destruction of buildings by fire, earthquake, volcanic event or major floods.
 - Vandalism damage to park grounds or facilities resulting in inappropriate standard of infrastructure, unavailability of a facility for a period of time, and the cost to repair that facility.
- 6.4.7 This risk is managed with the following existing controls:
- Council has effected replacement insurance cover for all significant building assets and indemnity insurance cover for buildings of lesser importance that may not be rebuilt in the case of total destruction. The cost of replacement insurance following the Canterbury and Kaikoura earthquakes will mean an annual review of what replacement insurance is affordable in the context of the likely extent of damage or destruction from any of the three identified high risk events.
 - Smoke alarms and fire extinguishers fitted and monitored to all new administration buildings.
 - Smoke alarms fitted to all social housing units.
 - Annual inspections of fire extinguishers located in community halls to check fully charged.

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- (e) Seismic assessments completed of key council buildings by AECOM in 2011. These are to be reviewed in the parameters of the Building (Earthquake-prone Buildings) Amendment Act 2016.
- (f) Alternative Civil Defence headquarters identified as Taumarunui High School and Ohakune Fire Station.
- (g) Council is actively working to remove all graffiti vandalism within 48 hours of identification or notification (Zero Tolerance for Graffiti Strategy).
- (h) Where Council is aware of volunteers working in reserves, steps are taken to ensure that workers have identified and documented the site hazards and are using appropriate safety clothing and equipment.
- (i) Activity LoS require emergency requests for service for Public Toilets to be completed within 24 hours and urgent requests to be completed within 48 hours.

6.4.8 Temporary relocation plans for occupants or tenants of Council Administration Buildings or social housing units damaged or destroyed need to be developed. These would become documented strategies for reference in the event there is a disaster of a severity that destroys building assets so that they cannot be occupied.

6.4.9 Council building assets are located in three separate locations, including three Council administration centres in Taumarunui, Ohakune and Raetihi. A disaster in the north of the District (Taumarunui) should mean that relocation to other Council buildings in the south of the District will be possible on a temporary basis and vice versa. Community halls scattered throughout the District, both in the north and in the south, could be utilised as temporary accommodation in the initial disaster response phase. A template of key contact personnel has been developed as possible temporary welfare sites in conjunction with the Civil Defence Emergency Management.

6.4.10 Civil Defence EOCs in Taumarunui and Ohakune should mean that Council will be able to operate in the event of a major disaster, in either the north or the south of the District. It is very unlikely that a natural disaster would result in both towns being uninhabitable due to distance and separating influences.

6.4.11 Building Risks

6.4.12 Understanding seismic risk has been a focus for Council with the Canterbury (2010 and 2011) and Kaikoura (2016) earthquakes. The performance of the Community Property and Recreation and Community Facility buildings in relation to seismic risk is important to ensure public safety as well as meeting the legislative requirements. There are requirements for Council as set out on the Building (Earthquake-prone Buildings) Amendment Act 2016 for managing earthquake-prone buildings. The Ruapehu District is located in the medium-risk zone and the new requirements are summarised as follows:

Building type	Timeframe for seismic assessment	Timeframe for demolition or strengthening building
Priority buildings (includes buildings used for emergency services such as Civil Defence)	5 years	12.5 years
Other buildings	10 years	25 years

6.4.13 Hospital, education and emergency buildings in high and medium risk areas will need to be upgraded in half the standard time. This will have implications for the Ohakune Administration Building as it is used for Civil Defence purposes.

6.4.14 In October 2011, Council received a report from AECOM on seismic assessments of Council owned buildings that are fully or partially occupied by staff, tenants or the public. Buildings were assessed as earthquake prone or earthquake risk as defined below:

- (a) Earthquake-Prone Buildings
 - (i) According to the Building Act 2004 and its associated regulations, any building which has an earthquake loading capacity of less than or equal to one-third of that required for a similar new building (i.e., <33% National Building Standard (NBS)) is deemed to be earthquake-prone. It should be recognised that the legislation is drafted in terms of

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current building standards. Historically, earthquake design standards for new buildings have increased over time. Considering that society's tolerance of losses in earthquakes is decreasing, there is every reason to believe that the building standards will continue to increase. The implication of this is that a building which just passes the minimum standard today may no longer comply in the future, if the design standard increases.

- (b) Earthquake Risk Buildings
 - (i) The standard adopted for defining earthquake-prone buildings is not particularly high. The New Zealand Society for Earthquake Engineering considers that any building having a resilience to earthquakes of at least two-thirds of that required for a new building (ie, >67% NBS) has reached an adequate standard, and does not need to be considered as an earthquake risk.

6.4.15 For further clarification and understanding of the implications of these categorisations, the engineering group Aurecon, when addressing Wellington City seismic issues, wrote:

- (a) Earthquake prone building: less than 34% NBS. It is likely that this strength level will mean substantial facade damage and external wall cracking, spalling, beam column joint damage and parapet damage. Higher than normal risk of collapse.
- (b) Earthquake risk building: 34% to 67% NBS. It is likely that this strength level will mean wall cracking, some spalling, and some beam column joint issues. Significantly reduced risk of collapse.
- (c) Higher than 67% NBS – performance as per a new building, some damage in an earthquake but still enabling safe egress. Collapse unlikely.

6.4.16 There is \$20,000 per annum allowed (from 2020/21) for earthquake-prone remediation.

The following buildings are either earthquake risk or earthquake-prone:

- (a) Raetihi Service Centre - Prone + Risk at 25% NBS – Class A building - recommendation to remove all stone veneer on building. No remediation has been programmed at this stage.
- (b) Council Depot, 1-7 Huia Street, Taumarunui - Risk – Class A building - recommended investigation into whether older buildings can be strengthened.
- (c) Social Housing Units - Rochfort Flats, Taumarunui – Risk – Class C building – no recommendations.
- (d) Ohakune Service Centre – Risk and close to Prone at 34% NBS in old part of building – Class C building – recommendation that subfloor bracing is installed beneath pre-1976 part of the building to improve seismic strength.
- (e) Ohakune Social Housing – Risk – Class C building – Single story not part of current legislation.
- (f) Ohakune Railway Station – Prone – Class C building –requires removal or strengthening of chimneys (Category B Historic Building)
- (g) Ohakune ex-Library – Risk – Class C building, 37% subject to removal of chimney.
- (h) Taumarunui War Memorial Hall – Risk – Class A building

6.4.17 While the seismic risks identified through these processes are a key input into identification and prioritisation of programmes and projects, Council's future approach in implementing a pragmatic programme will be based on the larger metropolitan centres.

6.4.18 The other building risks that need to be considered for managing these portfolios to ensure that the buildings are fit for purpose, safe for staff and the public to use, and meets all legislative requirements are as follows:

- (a) Leaky building risks - There are currently no known Community Property buildings with known water ingress issues. Generally leaky buildings are discovered reactively rather than through proactive assessments and the appropriate action is taken.
- (b) The Health and Safety at Work Act 2015 (HSWA) represented a major change to New Zealand's health and safety system. There is increased responsibility for health and workplace safety for the employer and property owner. New regulations have been developed to support the new HSWA including Health and Safety at Work (Asbestos) Regulations 2016. Health and safety risks are monitored operationally on a routine basis by Council Managers. Contractors working on Council's buildings are preapproved before any

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work is started. Capital works to address the identified health and safety risks are being undertaken on a building by building basis.

- (c) Asbestos material – This is generally not discovered in existing Council buildings until works or damage exposes the material. Although Council currently has no formal asbestos removal process, it generally follows industry best practice guidelines developed by WorkSafe New Zealand when undertaking any works.

6.4.19 Risk Treatment Programme Exceptions

Any costs/resources needed to treat a specific risk are:

- (a) Listed in the Risk Action Plan.
- (b) Specified to be done by a determined date.
- (b) Provided for in the Long Term Plan.

6.5 Risk Improvement Plan

6.5.1 The following improvements have been identified:

- (a) Improve information on assets and activity associated risks.
- (b) Examine untreated risk and existing controls.
- (c) Allocate resources to appropriately treat specific risks.
- (d) Review Asbestos Management Plan.

7.0 Lifecycle Management Plans

7.1 Asset Performance

- 7.1.1 Asset performance for the Community Property and Recreation and Community Facilities portfolios is considered in terms of building risks, heritage buildings, functionality and disability access. Key performance issues are (refer to Section 6.4 Buildings Risks):
- (a) Although some existing buildings do not meet the current Building Code, these are addressed with any upgrade works on a needs basis, particularly for social housing units. The Taumarunui War Memorial Hall is the only community hall that meets the Building Code for disabled facilities but has been assessed as earthquake prone. Other community halls have not yet had an initial seismic assessment.
 - (b) Seismic Risk: the results from initial assessment are summarised in Section 6.4 for the key buildings usually occupied by people.
 - (c) The Ohakune Railway Station was registered as a Category B Historic building under the District Plan. There may be restrictive and costly requirements to meet Heritage New Zealand planning considerations with any maintenance / renewal / upgrade works.
 - (d) Some property is held for the benefit of very few members of the community:
 - (i) Taumarunui Aerodrome – only used by small number of recreation users and farmers (topdressing fertiliser lifted from the Aerodrome). This property is involved in Waitangi Tribunal Hearing claims, as a marae had been established on part of the land prior to it being acquired through a Public Works Act acquisition process. There is a probability that at least some of the land not currently used for the operation of the Aerodrome will be transferred back to iwi. An agreement is currently being developed with iwi in relation to the Taumarunui Aerodrome property.
 - (ii) Ex-Taumarunui Saleyards – the lease for grazing has expired and a payout was made to Council for the future removal of the saleyards improvements. Future grazing will be tendered out, with the property being used for operational purposes for grazing of impounded stock. This land has potential for a number of different activities.
 - (e) Swimming pools are all older than 50 years and asset components are at the end, or past, economic lives. Asset component failure timing is extremely difficult to identify and small failures of parts of the plant occur frequently. These assets are only used by a small percentage of the community.
 - (c) Lack of modern play equipment at some of Council's neighbourhood playgrounds to meet the expectations of variety and quality, for a wide range of ages and users.
- 7.1.2 The forestry plantations which were reaching maturity were assessed by an expert consultant. In the context of the introduction by Central Government of carbon credits under the Emissions Trading Scheme (ETS), Council has gained exemption from the scheme. All forestry blocks were very small and were planted prior to 1990. These are the two main criterion for exemption. Exemption means that Council can harvest and replant or partially replant as it sees fit, without the burden of administration related to the scheme, which is targeting large plantations. Council has harvested five of its six blocks.
- 7.1.3 Condition of the building portfolios is assessed on an annual basis through property inspections by the staff directly involved with the management of the portfolio. The grading methodology is 1 to 5, where 1 is excellent and 5 is poor. The results are used for developing the maintenance plans and renewal works where necessary. It is recognised that the larger Council Administration Buildings should be independently assessed every three years as good practice.
- 7.1.4 Detailed component condition grading of the Social Housing Units was completed in 2020. Most of the units are in excellent to average condition as summarised in the following table. Refer to the full condition reports held on Council's system for the detailed exterior and interior assessment results.
- 7.1.5 The following tables summarises the number of components within that asset which have a condition rating of 4 or 5. Appendix F provides the detail for these components of rating 4 and 5

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which require attention. The full condition assessments are available on Council's Document Management System.

Community Property Condition Assessments

	Components that scored:	Rating	Rating
		4	5
Administration Building (excludes leased property)	59-61 Huia Street, Taumarunui	0	0
Storage Depot & Garages	1-7 Huia Street, Taumarunui	22	13
Administration Building (includes Ohakune library)	Cnr Ayr & Miro Street, Ohakune		
Visitor Information Centre	Clyde Street, Ohakune	0	0
Administration Building (includes Raetihi library)	Seddon Street, Raetihi	4	0
Ohakune – 11 Moore Street (8)	8 x 1 bedroom	5	0
Raetihi – 108, 110 – 116 Seddon Street (16)	4 x bedsits, 12 x 1 bedroom	46	23
Taumarunui - Rangimarie Flats, 140 Taupo Road (20)	10 x bedsits, 10 x 1 bedroom, 4 garages	13	11
Taumarunui - Rochfort Flats, 45-47 Taumarunui Street (25)	21 x bedsits, 4 x 1 bedroom	13	0
Taumarunui - 6 Miriama Street (4)	4 x 1 bedroom	2	0
Taumarunui - Cherry Court, 4 Taumarunui Street (8)	8 x 2 bedroom	2	0
Raetihi - 11 Islington Street	"Doctor's House"	3	3
Taumarunui Aerodrome	249 Taringamotu Road, Taumarunui	7	0
Civil Defence Training School	SH4, Taumarunui	0	1
Industrial Storage Building	Ayr Street, Ohakune	6	2
Ex-Ohakune Library (leased to Peppatree)	45 Clyde St, Ohakune	0	0
Ex-Taumarunui Fire Station (leased to Taumarunui Youth Community Trust)	30 Miriama Street, Taumarunui	1	0
Ex-Rural Fire Shed Taumarunui	Miro Street, Manunui	1	0
Waimarino/ Ohakune Railway Station	31 Thames Street, Taumarunui	0	0
Taumarunui Landfill solid waste shed	Golf Road, Taumarunui	0	0
Waimarino Transfer Station	Old Station Road, Ohakune	3	0
National Park Transfer Station	Pehi Road, National Park Village	1	0
Ohura Rubbish Reserve	Taranui Street, Ohura	0	0
Water treatment	Hihi Street West, Ohura	6	0
Pumping Station and Reservoir	Echolands Road, Taumarunui	0	0
Victory Bridge WWPS	Morero Terrace, Taumarunui	1	1
Hikumutu Sewage Treatment Plant	Hikumutu Road, Taumarunui	1	0
Owhango Water Treatment Plant		0	0
National Park Water Treatment Plant		0	0
Ohakune Water Treatment Plant	Soldiers Road, Ohakune	0	0
Ohakune Waste Water Treatment Plant		0	0
Raetihi Waste Water Treatment Plant	Makotuku Valley Road, Raetihi	0	0

Recreation and Community Facilities Condition Assessments

	Components that scored:	Rating	Rating
		4	5
Ohura Recreation Reserve	Ex-Rugby Pavillion	8	5
Taumarunui Domain	Netball Pavillion	4	0
Tuku Street Pavillion	Taupo Road, Taumarunui	4	6
Owhango Recreation Domain	Domain Pavillion	3	0
Taumarunui Swimming Pool	Turaki Street, Taumarunui	54	5
Ohakune Swimming Pool	Ohakune-Raetihi Road, Ohakune	14	15
Raetihi Swimming Pool	Parapara Road, Raetihi	8	1
Taumarunui War Memorial Hall	149 Hakiha Street, Taumarunui	1	2
Owhango Hall	2157 State Highway 4, Owhango	0	0
Miriama Community Centre	10 Miriama Street, Taumarunui	13	0
Manunui War Memorial Hall	200 Miro Street, Manunui	1	0
Retaruke Hall	3309 Oio Road, Owhango	8	1
Kaitieke Hall	Kaitieke Road, Kaitieke	1	0
National Park Hall	Carroll Street, National Park	3	5
Taringamotu Hall	Ngapuke Road, Taumarunui	3	0

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Otunui Hall	Kururau Road, Taumarunui	0	0
Kirikau Hall	10 Kirikau Valley Road, Taumarunui	0	0
Ohura War Memorial Hall	Ngarimu Street, Ohura	5	0
Waitaanga Hall	State Highway 40, Waitaanga	11	1
Karioi Hall	35 Powells Road, Karioi	0	0
Rangataua Hall	Miharo Street, Rangataua	0	0
Horopito Hall	State Highway 4, Horopito	0	0
Ohura Public Toilets - New Toilet next to hall	Tui Street Ohura	0	0
Ohura Public Toilets - Old concrete structure	Tui Street Ohura	0	0
Ongarue Public Toilets (converted concrete water tank)	Ongarue St, Ongarue	0	0
Taumarunui Public Toilets (concrete block/iron roof)	Hakiaha St, Taumarunui	5	0
Taumarunui Domain (concrete block/iron roof)	Morero Tce, Taumarunui	1	0
Taumarunui Domain Playground (concrete block/iron roof)	Morero Tce, Taumarunui	3	0
Ngā Huinga (Cherry Grove) Toilets (concrete block/iron roof)	Cherry Grove Rd, Taumarunui	7	0
Manunui Domain	Miro St, Manunui	*	*
Manunui River Reserve (wooden/iron roof)	Beside Taumarunui Holiday Park, Manunui	9	0
National Park Public Toilets (concrete block/iron roof)	Carroll St, National Park	0	0
National Park Public Toilets (concrete block/iron roof)	Ward St, National Park	0	0
Owhango Public Toilets	State Highway 4, Owhango	0	0
Tangiwai Toilet Block	State Highway 49, Karioi	0	0
Ohakune Public Toilets (concrete block/iron roof)	Clyde St, Ohakune	0	0
Ohakune Christie Park Toilets (concrete block/iron roof)	Christie Park, Goldfinch St, Ohakune	0	0
Ohakune Railway Station Toilets (wooden/iron roof)	31 Thames St, Ohakune	0	0
Ohakune Carrot Park Toilets	1078 Raetihi Ohakune Road, Ohakune	0	0
Raetihi Parapara Road Toilets (concrete)	Parapara Road, Raetihi	0	0
Raetihi Ameku Road Toilet Block	Ameku Road, Raetihi	0	0
Raetihi Seddon Street Toilets (concrete block/iron roof)	Seddon St, Raetihi	2	0
Pipiriki Public Toilets and Shelter (wooden/iron roof)	Pipiriki Rd, Pipiriki	2	0
Ruatiti Domain (concrete block/iron roof & wooden)	Ruatiti Rd, Ruatiti	*	*
Waiouru Public Toilets (concrete block)	SH 1, Waiouru	0	0
Ruatiti/Mangapurua Road Cycleway Public Toilet	Located at the intersection of Ruatiti and Mangapurua Roads	0	0

7.2 General Lifecycle Management Strategies

- 7.2.1 Council maintains ownership and responsibility for managing the Community Property and Recreation and Community Facilities activities and the associated infrastructure. Consultants are used to provide specific expertise and assistance as required. Council staff provide the day-to-day management of the assets with the exception of some community halls, which are managed by the communities involved. Staff management includes asset information capture, recommendations for strategies, programmes, projects and expenditure, and management of maintenance and capital development contracts.
- 7.2.2 Maintenance and minor renewal work is carried out using building, plumbing, electrical and Independent Qualified Person (IQP) contracts let in accordance with CPP on a performance basis wherever possible. The contract documents specify technical standards required and defines response times and cyclic inspection periods.
- 7.2.3 All major renewals and capital works are implemented through individual project contracts and are generally geographically based. Current maintenance and renewals term contracts are listed below.

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Contract Name and Contractor	Term (Years)	Completion Date
District Parks, Reserves and Garden Maintenance – Downer	5 (+5)	01/11/2017 (2021)
Swimming Pool Maintenance and Operation – Community Leisure Management (CLM)	3 (+2)	31/03/2020 (2022)
Cleaning (North) – Ruapehu Commercial Cleaning & Property Maintenance Ltd	1 (+2,+2)	31/01/2019 (2021, 2023)
Cleaning (South) – Ruapehu Commercial Cleaning & Property Maintenance Ltd	1 (+2,+2)	31/01/2019 (2021, 2023)
Public Toilet Cleaning (North) – Ruapehu Commercial Cleaning & Property Maintenance Ltd	1 (+2,+2)	31/01/2019 (2021, 2023)
Public Toilet Cleaning (South) – Ruapehu Commercial Cleaning & Property Maintenance Ltd	1 (+2,+2)	31/01/2019 (2021, 2023)
Kiwicamp Cleaning – Dene Priestly Cleaning	1 (+2)	28/02/2021 (2023)
Window Cleaning North – Wipeout Window Cleaning	2 (+3)	30/06/2019 (2022)
Window Cleaning South – Wipeout Window Cleaning	2 (+3)	30/06/2019 (2022)
Plumbing Maintenance (North) – Taumarunui Plumbing	2 (+3)	30/06/2020 (2023)
Plumbing Maintenance (South) – B&M Plumbing (Brian Frederickson)	2 (+3)	30/06/2019 (2022)
Building Maintenance (North) – Gary Jacobs	2 (+3)	30/06/2020 (2023)
Building Maintenance (South) – Porter Building (John Porter)	2 (+3)	30/06/2019 (2022)
Electrical Maintenance (North) – Central Sparkies	2 (+3)	30/06/2020 (2023)
Electrical Maintenance (South) – Ruapehu Electrical (Stu Ridley)	2 (+3)	30/06/2019 (2022)
Building WOF and Specified System Services – Chubb	Expired – month by month	Expired – month by month
Air Conditioning Planned Maintenance – AHI Carrier (NZ) Ltd	Expired – month by month	Expired – month by month
Meridian Energy (Power Supply Agreement)	2	31/12/2023

- 7.2.4 Professional services are obtained from a mixture of consultants and internal resources as appropriate.
- 7.2.5 Asset disposal processes will comply with Council's legal obligations under the LGA and Reserves Act 1977, which covers:
- Public notification or consultation procedures required prior to sale.
 - Restrictions on the minimum value recovered.
 - Use of revenue received from asset disposal.
- 7.2.6 The property contained within the Parks and Reserves asset is primarily of Crown origin, vested in Council. Disposal options are limited. Sale of all land classified as reserve land under the Act must follow a process of revocation of the reserve classification, public consultation and consideration of any Treaty of Waitangi issues. In the case of the sale of Crown-derived land, after the deduction of all direct costs, the proceeds of sale (if any) are shared between the Crown and Council. Council cannot claim any indirect costs, ie, staff time, that may accrue during this process. No disposal can take place without the consent of the Crown. In the case of road reserve, a different process is followed, whereby the road is first 'stopped' through a statutory process including public notification and consultation. Once the road has been stopped, title can be obtained and the land sold. This is a process not uncommon in respect of areas of paper road in rural areas. This process is managed by the Land Transport activity.
- 7.2.7 There have been a number of enquiries from persons wishing to acquire reserve land from Council. The reserve status of the land has been explained to them and the interest noted on the relevant property file for contact purposes, if there is ever a decision by Council to pursue disposal of surplus reserve land.
- 7.2.8 It is not envisaged that any particular property would be relinquished or disposed of during the term of this document. However, there has been interest expressed in some reserve land that is not anticipated to provide any useful purpose to the community in the foreseeable future, due to an excess of public green space in close vicinity. There will be occasions when properties are available for leasing subject to the provisions of the Reserves Act 1977. In addition to longer term leases of recreation reserve areas to sporting groups, most of which are ground leases only, there

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are a number of short-term licences to occupy issued principally for grazing purposes over rural recreation reserves, and local purpose reserves.

- 7.2.9 There may be 'disposal' of some land during the term of this plan as a part of Treaty of Waitangi Settlement processes.

8.0 Sustainability

8.1 Community Wellbeings

- 8.1.1 Council manages Community Property and Recreation and Community Facilities in a suitable manner across the four community wellbeings.
- (a) Social - Social housing and a number of other properties in the portfolio are held in Council ownership for the social wellbeing of the community. For example, properties include the Taumarunui Aerodrome (land and terminal building). The provision of open green space parks and reserves, playgrounds and walkways which can be accessed at no charge by the public throughout the District is core activity essential for the health and social wellbeing of the community.
 - (b) Economic - The activities of Council contribute to the economic wellbeing of the community. Affordability remains one of the key issues facing the District and Council continues to explore and implement cost effective management initiatives for the Community Property activity including the adoption of sound “best appropriate” asset management practices, balancing in-house and outsourcing physical works and specialist advisory services. Affordability remains one of the key issues facing the District. Council continues to explore and implement cost effective management initiatives for the Recreation and Community Facilities activity. This includes the adoption of sound “best appropriate” asset management practices, balancing in-house and outsourcing physical works and specialist advisory services.
 - (c) Environmental - Council has listened to the community’s views on the importance of the environment within the District. All works on Community Property but, in particular, the forestry blocks and whatever might succeed activity at the ex-Taumarunui Saleyards, will only be carried out after giving consideration to environmental impacts and minimising these as much as possible. Council has adopted the community’s views on the importance of the environment within the District. All works on Recreation and Community Facilities, in particular reserves with water boundaries, will only be carried out after giving consideration to environmental impacts and minimising these to the utmost possible. Pest weed control in higher profile reserves such as the Manunui Bush Reserve, Te Peka Walkway Reserve and the Mangawhero River Walkway Reserve, is considered a high priority. However, the affordability of managing pest weeds remains a real issue and in some areas, pest weeds are out of control.
 - (d) Cultural – assets may be held for cultural or historic reasons. The Ohakune Railway Station and Community Halls are examples of this. Council must manage cultural sensitivities in the operation of its cemeteries.
- 8.1.2 Community Property and Recreation and Community Facilities play an important part of achieving the wellbeing of the community.
- 8.1.3 The purpose of the Community Property portfolio management is to ensure that property that is held by Council for the social, cultural or environmental wellbeing of the community is managed in a sustainable and responsible manner.
- 8.1.4 Through the Community Property activity, Council aims to:
- (a) Ensure that property that is held by the Council for the social, cultural or environmental wellbeing of the community is managed in a sustainable and responsible manner.
 - (b) Act as a steward for property that is of social, cultural, environmental or economic benefit to the community.
- 8.1.5 To achieve this purpose, Council manages a \$14 million Community Property portfolio (value of buildings only) including Social Housing, Taumarunui Aerodrome, Ohakune Railway Station, solid waste transfer station and a range of other land and buildings including the Council Administration Buildings, libraries and visitor information centres in Taumarunui (leased), Ohakune and Raetihi.

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- 8.1.6 The purpose of the Recreation and Community Facilities activity is to efficiently provide services, facilities, and an environment that attracts people to the area and encourages good health, education and recreation for all residents.
- (a) Aim to be a good social housing provider for the District's older people or people with social needs.
 - (b) Provide safe and accessible administration buildings for service delivery functions including accommodating staff, facilities for democracy making, front of house operations, and for Civil Defence purposes.
- 8.1.7 To achieve this purpose, Council manages a Recreation and Community Facilities portfolio including parks, reserves, playgrounds, walkways, swimming pools, community halls, public toilets and cemeteries. The built asset value of this portfolio is \$7.3 million.
- 8.1.8 Council will continue to work towards:
- (a) Providing parks, reserves and community facilities that are safe, healthy and affordable and meet the needs and expectations of residents, visitors and youth, wherever and whenever possible.
 - (b) Providing urban streetscapes that are clean, attractive and accessible to both able and disabled residents and visitors.
 - (c) Working with the community to provide recreation and leisure facilities that meet community demand and promote sustainable development in the design of new facilities in streetscapes and parks.
- 8.1.9 This AMP demonstrates how Council will achieve these goals and associated strategic targets to directly support the achievement of the District's Outcomes through effective sustainable management of the Community Property and Recreation and Community Facilities portfolio.

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9.0 Assets Which Enable this Activity

9.1 Portfolio Assets

9.1.1 The Community Property portfolio owned by Council includes:

- (a) Council administration properties in Taumarunui, Ohakune and Raetihi
- (b) Stand-alone Visitor Information Centre, Ohakune
- (c) Social Housing units - Taumarunui, Ohakune and Raetihi
- (d) Rental Housing in Raetihi
- (e) Miscellaneous properties including Taumarunui Aerodrome, Ohakune Railway Station, leased commercial properties, unimproved land and parcels of closed road, metal pits and operational land on which other Council activities are carried out, land that may be retained for operational purposes
- (f) Ex-water treatment plant building located at Ongarue River, Taumarunui – now functions as a Civil Defence training centre
- (g) The waste management building and land assets and the water supply, wastewater and stormwater building and land assets located in various townships which became part of this AMP in 2018. This will include buildings and yards. The surrounding land is often leased out for grazing. It has been identified that formal lease agreements need to be developed for some adhoc land occupation.
- (h) Small forestry blocks.

9.1.2 The Recreation and Community Facilities activity achieves its goals through:

- (a) Parks and reserves, comprising urban and rural amenity and sports ground open spaces where the public can picnic, walk and play.
- (b) A range of walkways in urban reserves.
- (c) Playgrounds in developed reserves.
- (d) Swimming pools in Taumarunui, Ohakune and Raetihi.
- (e) Community libraries (incorporated in administration buildings) in Taumarunui, Ohakune and Raetihi.
- (f) Community halls throughout the District.
- (g) Public toilets throughout the District.
- (h) Cemeteries throughout the District.

9.1.3 Council owns, and is responsible for the management of these assets.

9.1.4 The Community Property portfolio included in this AMP and the property values (buildings only) are summarised below, noting that quantities are correct as at 30 June 2020. This shows that the value of the Community Property portfolio is \$14 million (value of buildings only). Refer to Appendix E for the full valuation of buildings and land.

Asset Group	Description	Quantity	Asset Value (30 June 2020)
Administration Buildings	Service Centres and Libraries Taumarunui, Ohakune and Raetihi	3	6,897,535
	Taumarunui Animal Shelter (& Depot)	1	628,800
	Ohakune Visitor Information Centre	1	850,600
Social Housing Buildings	Social Housing Units	81	5,593,314
Rental Housing	Rental Housing	2	233,000
Miscellaneous Properties	Taumarunui Aerodrome	1	949,085
	Civil Defence Training School	1	830,800
	Industrial Storage Building Ohakune	1	154,000
	Ex-Ohakune Library (leased to Peppatree)	1	

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			269,000
	Ex-Taumarunui Fire Station (leased to Taumarunui Youth Community Trust)	1	164,000
	Ex-Rural Fire Shed Taumarunui	1	70,000
	Waimarino/ Ohakune Railway Station	1	187,656
	Ex-Taumarunui Saleyards	1	490,000
Solid Waste	Transfer Station (Buildings)	4	388,289
Waters	Water supply and Waste Water Activity (Buildings)	1	107,986
Total Buildings only			13,999,066
Total Land Value for Buildings			4,280,000
Total Land ONLY value excl land with buildings			6,347,600
Total Community Property Portfolio value			24,626,666

- 9.1.5 The Recreation and Community Facilities portfolios included in this AMP and the property values (buildings only) are summarised below, noting that quantities are correct as at 30 June 2020. This shows that the asset value of the Recreation and Community Facilities portfolio is \$7.3 million (value of buildings only). Refer to Appendix E for the full valuation of buildings and land.

Asset Group	Quantity	Total Fair Value (Land) (30/06/20) \$	Total Fair Value (Buildings) (30/06/20) \$
Parks & Reserves (sports and operational)	73	7,649,000	1,752,307
Parks & Reserves (local purpose and other)	56	1,522,500	-
Cemeteries	11	686,000	-
Swimming Pools	3	-	943,800
Community Halls	14	-	1,677,757
Public Toilets (quantity includes KiwiCamp National Park, valuation does not include but will in next AMP)	25	-	2,927,716
Total Buildings only			7,301,580
Total land value for buildings			895,000
Total land ONLY value excluding land with buildings			8,962,500
Total Recreation and Community Facilities Portfolio value			17,159,080


- 9.1.6 Detailed lifecycle management plans need to be developed for the following asset classes:
- Taumarunui Animal Shelter
 - Other property (leased property)
 - Ex-water treatment plant building located at Ongarue River (used as a Civil Defence Training Centre from 2017).
- 9.1.7 The lifecycle management plans for the major asset classes are detailed in the following sections.

10.0 Administration Buildings


10.1 Asset Description

- (a) Council Administration Buildings represent the highest value of all Council owned property. Part of the Huia Street building complex (Warder Building) is leased by Council. However, the lease cost is based on ground rent and a concrete and steel shell (rather than the higher value of Council Chambers housed within), with Council responsible for all maintenance and renewal needs. The leased building will be monitored, maintained and, when necessary, renewed as if it were owned by Council. Council holds a first option to purchase this property as part of the registered lease contract.
- (b) Appendix E provides an overview of the asset detail and value.
- (c) The funding of maintenance and renewal costs for administration properties is slightly different to most other activities in as much as expenditure is part of the Corporate Services activity cost and overheads.

10.1.2 Administration Building, Huia Street, Taumarunui

- (a) This building houses approximately 70 Council staff and encompasses the Taumarunui Council Chamber (which also acts as a Civil Defence EOC), Councillor Supper Room, Training Room and most of the Council records. The building complex, which comprises part refurbished buildings and part new construction, was completed in December 2007 and occupied by Council in January 2008.
- (b) In October 2014, the Taumarunui Library was successfully relocated into the western side of the front of the building after a three stage process of reconfiguration of the office spaces.
- (c) The buildings are in an as new or near new condition and have design features which minimise exterior maintenance.

10.1.3 Administration Building and Library, Ayr Street, Ohakune

- (a) This building houses around eight staff members permanently and one to two visiting staff members on any given day. When the building was refurbished and extended in 2006, the Ohakune library was re-located from Clyde Street into this building. The building is partly an older refurbished building and a new extension, most of which is occupied by the library.
- (b) The building still has many old components such as the wooden windows, old timber flooring and sub-floor in the old part of the building. It did have new roofing, gutters and exterior sheathing fitted and the expected life of the building extended considerably. The old wooden windows should be replaced with aluminium double glazed windows. The internal swinging entry door to the library/service centre was replaced with an automated door in 2013 to provide full disabled access to the main part of the building.
- (c) The Chamber is also designated as a Civil Defence EOC. An evaluation shows that the sub-floor piles in the old part of the building require strengthening. This remedial work has been previously budgeted awaiting the contractor to schedule the works. To ensure continuation of business during a Civil Defence Emergency an external 3-phase plug has been installed and a generator is available on site to power the building.

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- (d) The use of the building has changed considerably in recent years, with many visiting staff unable to be catered for due to insufficient office space. More resource consent hearings and public meetings are being held than anticipated, resulting in the need for re-evaluation of options to enlarge capacity as growth continues in the southern part of the District. The staff break room was extended in 2017/18 to provide a small relief to the insufficient space. A new toilet and shower were installed away from the staff break room which improves staff comfort in use of the space.
- (e) The expansion of the Ohakune Library / Service Centre should be reconsidered during the term of this plan, and has been planned for 2026/27 (refer to Section 5.4 on utilisation and provision).

10.1.4 Visitor Information Centre - Clyde Street, Ohakune

- (a) The construction of this purpose-designed building was completed in 2006 and was designed to be relatively maintenance free, being of aluminium, glass and corrugated iron construction. There have been problems with minor leaks into the building through the front glazed panels, which have been very difficult to seal against all prevailing weather, leaks from the roof. Sun strike



issues resulted in shade cloths being installed behind the front timber façade and these will need to be replaced again in approximately 2020. Tint film has also been placed on the eastern and northern windows to mitigate this problem with a satisfactory outcome. Poor choices for the lighting infrastructure of various building components have become evident with the passage of time and some components have to be replaced earlier than expected. This building was leased out as part of the i-SITE contract but the activity was brought back under Council management in 2013. The roof was replaced in 2020, and the generator was replaced in 2019.

10.1.5 Service Centre and Library - Seddon Street, Raetihi

- (a) This building incorporates an annexed library. The building is of plastered concrete and Hinuera stone construction, is approximately 45 years old, purpose designed and in average condition for its age. The building should remain fit for purpose for some time. A modest interior reconfiguration in 2005, when the Raetihi Council Chamber and Library switched locations with each other within the building, resulted in redecoration and replacement of most of the carpet. Redecoration of the office space in 2013 provided more power points for the increase in electrical equipment being used, and a brighter work area for the staff. The NZ Post leased area was transferred from the northern part of the building into the Chambers room area in 2020, and there has been some further redecoration of the ex-NZ Post area into office space for Council staff (including painting and carpet squares being laid. There is no disabled access and the heavy wooden doors would be replaced with at least one set of automatic opening doors or door should major renovation take place. A seismic evaluation has recommended that the stone facing be removed, as it apparently poses an earthquake hazard. No remediation has been programmed at this stage as it appears almost impossible to remove the stone facade.



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10.1.6 Vehicle Depot and Animal Welfare Shelter, 1-7 Huia Street, Taumarunui

- (a) There was change in use of the Council storage facility at 1-7 Huia Street, Taumarunui, from purely a Council vehicle and record storage area. A new long-run steel garage with automatic opening doors was constructed on the site for the storage of the Taumarunui-based rural firefighting equipment, including the larger rural fire truck. The site was the operational base for the Taumarunui rural fire crew until its move to the Taumarunui Aerodrome but is now a storage area for excess equipment. Due to the significant increase in vehicle movements, funding of the internal area sealing project was completed in 2018.
- (b) The adjoining warehouse building, previously used for miscellaneous storage, was converted to accommodate the Taumarunui Animal Welfare Shelter for housing impounded dogs. This conversion comprises a Pound facility within the warehouse building. The general maintenance of the building and internal facility will continue to be carried out by the Community Property team and funded through the administration building overhead budget. However, all day-to-day cleaning, the cost of water consumption, power to the building and maintenance of the day-to-day requirements, such as gate locking mechanisms, etc., will be performed by the Compliance Team, which undertakes the activity. The development of a specific lifecycle management plan for the Taumarunui Animal Welfare Shelter has been identified as an improvement project to ensure that it is fit for purpose and meets legislative requirements.

10.2 Asset Performance

- 10.2.1 All buildings were purpose-designed or have been modified to meet the needs of both staff and customers for the foreseeable future. There is a good understanding of the specified systems within the buildings however use of the Ohakune Service Centre and Library has increased significantly, especially since the introduction of public accessible Wi-Fi and free internet computers through the Aotearoa Peoples Network. The number of subdivision resource consent applications and building development in Waimarino has led to an increase in, the number of staff needing to work out of Ohakune and the use of the Council Chamber for meetings and hearings. This has resulted in the need to look at the possible extension of the building to accommodate these increased needs. Additional adjoining land purchased in 2011 was in anticipation that there may be the need for expansion of this facility for either present or additional purposes. Options were developed in 2012 and again in 2016/17 for Council's initial consideration but were not approved. This issue will need to be reconsidered by Council over the term of this Plan.
- 10.2.2 The Christchurch earthquakes of 2010 and 2011 resulted in an analysis of the three Council service centre/administration buildings, two of which are designated as Civil Defence EOCs. There are deficits in the old section of the Ohakune Service Centre. Refer to Section 6.4 for assessment results.
- 10.2.3 The three Administration Buildings have been upgraded internally to improve the front of house security for staff and the public. The security improvements include CCTV cameras (Taumarunui and Ohakune) and staff panic buttons.

10.3 Asset Condition

- 10.3.1 Due to the still "as new" condition of the Taumarunui and Ohakune Service Centres, an asset grading has only been undertaken for the Raetihi Service Centre building. This building is in good condition for its age. Some remedial works identified in 2009 were undertaken over 2010 and 2011. Further work to redecorate the internal office space and the addition of power points took place in 2012. Improvement for access at the entrance is required. As noted earlier, it is planned that the larger Council Administration Buildings should be assessed independently every three years as good practice.

10.4 Performance Strategies

- 10.4.1 The following operational and maintenance strategies have been adopted:

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Operation	There is some use of the Council Chambers by outside organisations. User fees have been adopted and procedures put in place to ensure that the users have restricted access to the Chamber areas of the buildings only and security of the building is maintained. Hire agreements are also used as part of the hire process.
Risk	Council will insure all facilities against loss, damage, or destruction by fire, earthquake and other such risks as deemed necessary or desirable to protect the community's investment. Security lighting is provided at each site, some by pole-mounted lighting and movement-controlled lighting in discreet areas. Smoke alarms are fitted in all buildings in an effort to provide early warning of fire to occupants of the buildings.
Condition Monitoring	To ensure buildings are maintained to the required standard, Council staff will inspect all buildings annually. Those buildings with a Building Warrant of Fitness (BWOFF) are inspected by IQPs and reported on separately. The condition of larger Council Administration Buildings will be assessed independently every three years going forward.
Planned Maintenance	Maintenance and minor renewal needs identified from routine inspections are programmed within approved budgets and in accordance with the following priorities: <ul style="list-style-type: none"> • Safety risk • Criticality of assets to the operation administration buildings • Financial risk of deferring work (including revenue) • Intensity of usage
Unplanned Maintenance	Staff use the organisation's Request For Service System to advise when unplanned maintenance is required. Council Community Property staff are required to maintain effective communications and an appropriate level of preparedness to respond and action customer requests. Safety defects are responded to within 4 hours, and three working days for vandalism and non-urgent problems (non-safety related).

10.5 Critical Assets

- 10.5.1 All the buildings are critical for the ongoing delivery of Council services to the community. All buildings are covered by replacement insurance and planned maintenance has been included in financial forecasts to keep the buildings in excellent condition. The most critical of these buildings are the Taumarunui and Ohakune Administration Buildings because they also serve as Civil Defence EOCs.

10.6 Operations and Maintenance Plan

- 10.6.1 The operation/maintenance budgets for this activity consist of the following costs:
- (a) Operational Costs:
 - (i) Rates.
 - (ii) Insurance Premiums.
 - (iii) Energy.
 - (b) Maintenance Costs:
 - (i) Vegetation control and lawn mowing.
 - (ii) General maintenance items.
 - (iii) Interior cleaning on a daily basis.
 - (iv) Internal decorations.
 - (v) Exterior painting.
 - (vi) Chattel replacement, carpets, vinyl, blinds and drapes, whiteware.
 - (vii) Maintenance of specified services (air conditioning, automatic opening doors, emergency lighting, etc.).
 - (c) Regulation Costs:
 - (i) IQP testing for BWOFF.
- 10.6.2 An unplanned maintenance allowance is included within the budget for replacement and repair of a minor nature, i.e., replacement of strip light bulbs, plumbing items, breakages, and minor damage.
- 10.6.3 Administration buildings must be operated and maintained in accordance with:
- (a) Legislative Requirements including Health and Safety at Work Act, Building Act, Building (Earthquake-prone Buildings) Amendment Act.
 - (b) Relevant technical standards.
 - (c) Manufacturer's specifications and operating manuals.
 - (d) Fire Safety and Building Evacuation Regulations 2006.

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- 10.6.4 Other standards selected are associated with one or more of the following inter-related characteristics:
- (a) Client safety and comfort.
 - (b) Aesthetics.
 - (c) Presentation of the asset.
 - (d) Preservation of the asset.
 - (e) Climate change mitigation.
 - (f) Green building standards.

10.7 Renewals Plan

- 10.7.1 A renewal assessment will be carried out for components that may be of limited lifespan in the new buildings.
- (a) Administration furniture and fittings

10.8 Development Plan

- 10.8.1 Development works fall into two categories:
- (a) Construction of new structures.
 - (b) Upgrading of existing structures with replacement of components or reconfiguration.
- 10.8.2 Investment in development works is :
- (a) To meet demand including workforce changes for Council administration buildings
 - (b) To meet the levels of service with respect to safe, adequate and available buildings
 - (c) To meet legislative compliance and reduce the exposure to risk (BWOFF requirements and seismic risks).
- 10.8.3 The Ohakune administration building is suffering from lack of office and storage space and the practical use of the Ohakune Council Chamber and Councillors' kitchen area has proven to have design deficiencies. The Ohakune Council Chamber, which is a designated Civil Defence EOC, is not earthquake-proof, as required by guidelines for a building used for this purpose. The expansion of the Ohakune Library / Services Centre is to be reconsidered for construction in 2027.
- 10.8.4 Development (by relocation or replacement) is proposed for the Raetihi Agency Building (into a new service/community hub) with planning underway by a community steering group at present, and construction planned for 2025. This project is a key opportunity to incorporate key climate change mitigation choices in the design, materials and construction of the building and renewable energy options.

10.9 Disposal Plan

- 10.9.1 The Raetihi Agency building could become surplus to requirements if the Raetihi service hub proposal is approved and constructed in an alternative location. This property would more likely be retained as a good quality commercial lease option rather than disposed of but could be considered for disposal in the future.
- 10.9.2 There are no plans currently to dispose of any of the Administration Building portfolio.

10.10 Summary of Future Costs

- 10.10.1 The ten year financial projections for Administration Buildings are in Appendix B.2.1.
- 10.10.2 These costs are included in corporate overheads.

11.0 Social Housing

11.1 Asset Description

- 11.1.1 Council manages the following social housing portfolio assets:
- The Ohakune complex at 11 Moore Street in three blocks contains eight units constructed circa 1976.
 - The 20 Taupo Road (Taumarunui) units (Rangimarie Flats) in four blocks comprise ten initial units constructed in 1975. Six were added in 1981 and a further four in 1988.
 - The 25 Taumarunui Street (Taumarunui) units (Rochfort Flats) in eight blocks were erected in two stages in 1967 and 1970.
 - The eight Taumarunui Street (Taumarunui) units (Cherry Grove Flats), were erected in two stages, in 1982 and 1983.
 - The four Miriama Street (Taumarunui) units (Miriama Flats) were erected in 1982.
- 11.1.2 The Raetihi complex is leased to the Waimarino Home Trust. The Raetihi complex consists of six units constructed in 1977, a further six being added in 1980 and, finally, four completed in 1985. A small residential section situated between the 1980/85 blocks was obtained through private purchase in 1993/94 to enable future expansion of the complex. In 2005 the lessee, Waimarino Rest Home Trust, obtained Council approval to build a relocatable annex comprising a day room, office and several interim care units on this section.
- 11.1.3 Overall, the assets have been maintained to an average standard (refer to Section 7.1.5 for latest condition results) although the Raetihi Social Housing units has been identified during inspection to have significant deferred maintenance that needs to be remedied. The newer Rangimarie Flats and Blocks 3 and 4, Taupo Road, are generally of a higher standard. On average, one to two units are internally decorated each year and the replacement of the chattels such as drapes, nets, stoves etc. continues as that component reaches the end of its useful life.
- 11.1.4 Long life (10 year) photo-electric smoke alarms have been installed in all Council owned residential properties.

11.1.5 Raetihi Social Housing Units, Seddon Street, Raetihi

- In December 2002, following a period of consultation with the community, Council resolved to enter into a long-term lease of the 16 units with the Waimarino Rest Home Trust, a non-profit, charitable organisation. The lease was conditional upon the incumbent tenants being undisturbed for life or voluntary termination of existing tenancies. The future direction of the Trust was to provide not only housing for the elderly but also rest home care for those in need. A communal kitchen and day room building with attached temporary respite care units was constructed and officially opened for operation in early 2005. A small extension to Unit 4 has provided a garage for several mobility scooters. The lessee assumed all maintenance responsibilities, including replacement of failed components. Other outgoings of rates and insurance have also been assumed.
- Heat pumps were installed by Council in all units in 2017 and ceiling and underfloor insulation has been installed.
- Exterior paintwork, roof coverings and exterior joinery are generally maintained to a reasonable condition. Exterior painting was carried out in the summer of 2000/01 and was due again by 2015 but the Trust had difficulty keeping up with the painting maintenance requirement and Council assisted with the painting by way of a loan, and it was completed in 2018. Main construction components are iron roof, fibrolite cladding, aluminium joinery, four units on a concrete slab and 12 units on piles with timber or particle board floors. The



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chattels were in a reasonable state at the commencement of the lease period (1 March 2003).

- (d) Overall, the Raetihi complex is in average condition however an inspection in mid-2020 showed a level of deferred maintenance in a number of flats which needs to be remedied (see appendix for list of maintenance needs). The Trust has indicated that it is likely to surrender the lease, and it is expected to occur within the next few years.

11.1.6 Raetihi “Doctor’s Surgery”, Residential House, 11 Islington Street, Raetihi

- (a) This property, developed and provided by the combined efforts of the Raetihi Borough and Waimarino County Councils in an effort to attract medical staff to the District, consists of a three-bedroom dwelling upstairs and a surgery on the ground floor.



Due to the combined purchase by separate local authorities, Ministerial approval was required and Council has endorsed and approved the Waimarino Community Board’s recommendation to retain the asset. Although a Doctor used the house for some time, the local Doctor purchased property in Raetihi and relocated to a surgery in Seddon Street. When the house is not occupied by medical personnel, the house is rented to local residents.

11.1.7 Ohakune Social Housing Units, Moore Street, Ohakune

- (a) The Ohakune complex consists of buildings constructed wholly in timber and, consequently, requires higher exterior upkeep than other sites. The main construction components are iron roof, timber weatherboard sheathing, four units with aluminium joinery, four with wooden joinery and all units on piles with tongue and groove timber or particleboard floors.



- (b) Generally, the asset is reasonably maintained and is in average condition internally and externally. Repainting of the exterior and roofs was undertaken in 2018. The roofs were replaced with Colorsteel and new insulation was installed in 2015. Heat pumps were installed in all units in 2011. Underfloor insulation was investigated but is impossible, due to no human crawl space being available. Other flooring insulation options will be investigated as floor covering renewals are scheduled.
- (c) Overall, the chattels are in average condition and allowance has to be made in each financial year for the replacement of items such as net curtains, which deteriorate relatively quickly due to exposure to high UV levels.
- (d) The landscape is maintained to a performance-based specification. Gardening, vegetation control and exterior minor maintenance, such as water blasting, are carried out.
- (e) There is no vehicle garaging on the site. Conversion of the eight open storage areas into five carports and creation of a sealed drive/parking area on the northern boundary of the property had been considered, but not progressed. A new purpose-built garage to house vehicles could be considered for this site but is not currently budgeted.

11.1.8 Rangimarie Social Housing Units, Taupo Road, Taumarunui

- (a) Overall, the Rangimarie Flats asset is in average condition.
- (b) The asset has been maintained to a reasonable standard throughout its life. General maintenance required to the exterior is minimal, as the buildings are brick or block faced with aluminium



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exterior joinery and either pre-finished tiles or colorsteel roofing. Exterior painting is carried out at approximately ten year intervals and consists of repainting barges, fascia, soffits, safety rails, and the exterior doors to Units 1 through to 10. The ten newer units have aluminium and glass doors. The painting was last completed in 2017.

- (c) The communal laundries are constructed of similar easy care materials and are maintained to the same standard and at the same time as maintenance to the accommodation blocks. The washing machines are fully automatic and tumble dryers are installed for winter use.
- (d) The complex is serviced by four lock-up garages of light timber construction, clad in colorsteel, requiring minor repairs occasionally.
- (e) Generally, the interior and chattels of the Rangimarie complex, Blocks 1 and 2, Flats 1-10, are in reasonable condition.
- (f) The complex is fenced on three sides with timber paling fences requiring minor repairs occasionally and painting at ten year intervals. A new fence at the rear of the property isolates the property from adjacent railway land.
- (g) The landscape is maintained to a performance-based specification. Gardening, vegetation control and exterior minor maintenance such as water blasting, are carried out.
- (h) There have been ongoing problems with stormwater disposal, which is by a basic soak hole system. After surface flooding in October 2005, new soak holes with soak rings were installed. Further stormwater improvements were made recently which allow stormwater to flow to the Taupo Road kerb and channel if the soak hole is overwhelmed.

11.1.9 Rochfort Flats, Taumarunui Street, Taumarunui

- (a) Despite the asset being over 55 years old, it is generally in an average condition and presented to a good standard. Exterior cladding is maintenance-free brick. Roofs are metal tiles, which may need to be resurfaced in 2018. Joinery is wooden. All units are on piles with timber floors. Exterior painting is carried out every seven to eight years to the soffits, fascia, infills and the timber exterior joinery and was last done in 2012/13.
- (b) Generally, the interiors of the units are of an average to good standard. Bathroom upgrades were carried out on a regular basis from the late 1980s to late 1990s, with one unit still containing a bath receiving a total upgrade and a wet floor shower bath replacement in 2008. The newer Blocks 3 and 4, Flats 11-21 are generally in good condition.
- (c) Overall, the chattels are in a reasonable condition, with the exception of the rangettes that are being progressively replaced. The replacements are necessary not only due to age but the scarcity of obtaining suitable parts for servicing. The rangettes are not popular and, where the size of kitchen allows, replacement with conventional stoves will be considered.
- (d) Provision to replace one to two hot water cylinders annually is required, as breakdown of those fittings are occurring due to age.
- (e) All units had insulation renewed, half being completed in 2014/15 and the other half of the units in 2015/16. The installation of heat pumps in the remaining units will be completed in year 1 of this plan.
- (f) Concerns have been raised on a national level around housing safety for the elderly, with Grey Power requesting consideration for installation of security doors on all units. Council has installed one security door at each flat.
- (g) The landscape of the complex is in good condition, having been established for some considerable time and well maintained over the years. Pruning or cropping of large vegetation at the roadside frontage of the site is necessary occasionally. The landscape is maintained to a performance-based specification. Exterior minor maintenance such as water blasting or cleaning out gutters is carried out under individual contracts. There are some issues with disposal of stormwater through a basic soak hole system, particularly from sand off the Decramastic tiles blocking the stormwater system.

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11.1.10 6 Miriama Street, Taumarunui

- (a) The units consist of four, one double bedroom units constructed specifically for elderly tenants wishing to be housed in units slightly larger and better appointed than others in Council's social housing stock.
- (b) Heat pumps were installed in two units in 2011. The other two units had heat pumps installed by the occupants some years prior. Components are generally in average to good condition for their age.
- (c) Council installed one security door at each unit in 2014.
- (d) The landscaping of the complex is in good condition, having been established for some considerable time and well maintained over the years. At the request of tenants, some large trees were removed to provide much better light and sun to the complex. The landscape is maintained to a performance-based specification. Exterior minor maintenance such as water blasting or cleaning out gutters is carried out. There were some issues with disposal of stormwater through a basic soak hole system and work was been carried out to ensure that it is being disposed of more efficiently.



11.1.11 Cherry Grove Court, 4 Taumarunui Street, Taumarunui

- (a) Cherry Grove Court consists of eight, two bedroom self-contained units constructed for the purpose of providing reasonable facilities to the community's younger persons and itinerant professionals requiring accommodation whilst employed within the District. Changes within the community and closure of several large companies led to rental housing being in excess of requirement and older individuals seeking two bedroom secure tenancies now comprise the bulk of the tenants for these units.
- (b) Components are generally in average to good condition for their age and some replacements, including the planned vinyl replacements have occurred. All units now have heat pumps after a staged installation programme. The complete loss by fire of Unit 1 in 2017 has seen the unit demolished. Due to the high demand for tenancies at this complex, the unit was rebuilt in 2019 under an insurance claim to the original design, with some consideration to the specification upgrades that have occurred over time.
- (c) The landscape of the complex is in good condition, having been established for some considerable time and well maintained over the years. The landscape is maintained to a performance-based specification. Exterior minor maintenance such as water blasting or cleaning out gutters is carried out annually.



11.2 Asset Performance

- 11.2.1 A good understanding of the performance of the asset can be the satisfaction of the residential tenants who occupy the asset. Tenant satisfaction with the social housing units has steadily been rising (refer to Section 4.4). The 2019/20 satisfaction survey showed 91% of all tenants who responded to the survey were satisfied or very satisfied with their accommodation and with customer service from Council.
- 11.2.2 There are a number of issues which impact on the performance of the asset:
 - (a) Changing demographics of tenants.
 - (b) Lack of fully disabled access in most units.
 - (c) Aging assets with some components past useful lives.
 - (d) Providing a continuation of current LoS in the foreseeable future while meeting legislative requirements.
 - (e) Maintaining the asset to a presentable and safe standard.

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- (f) Providing adequate funding to maintain LoS and standards.
- (g) Council retaining the function of social housing which may be better sold or outsourced to a third party, such as has occurred with the 16 Raetihi housing units.

11.2.3 The housing units in Miriama and lower Taumarunui Streets, Taumarunui, have an almost 100% occupancy rate, the majority of tenants being older persons who wish to reside in good quality one, preferably two bedroom units with security of tenure.

11.2.4 There is a waiting list that has grown larger over the last three years, which has improved the occupancy rate for all units to 95% overall which is likely be a reflection of social and economic drivers on the community and the desire for affordable housing.

11.2.5 The Raetihi Doctor's residence continues to be capable of use for that purpose if ever required.

11.3 Asset Condition

11.3.1 These properties are inspected on an annual basis and at the conclusion of a tenancy, and there is accurate knowledge about the condition of the asset. Component condition data is currently held in spreadsheets which are updated after each inspection.

11.3.2 The exterior condition of these assets is generally good. The rental units have consistently maintained a reasonable occupancy over the past ten years, with a number of tenants unchanged during that time. Some units currently require total redecoration and this work will be planned over the next ten year period, dependent on condition and the ending of tenancies. There is deferred maintenance needs at the Raetihi complex which were identified during a condition assessment undertaken in 2020. The components for all social housing units that scored a 4 or 5 during the most recent condition assessments are listed in appendix F2.2.

11.3.3 During the term of this Plan the major development or renewal works planned are:

Location	Description	Estimated Cost
Ohakune	Housing Development	1,400,000
Taumarunui	Housing Development	400,000
District Wide	Healthy Home Upgrades	200,000
All flats as required	Minor maintenance	250,000
Raetihi	Deferred maintenance	50,000

11.3.4 The Healthy Homes Standards which came into law on 1 July 2019, come into effect for all new tenancies after 1 July 2021, with all rentals required to comply by 1 July 2024. This will improve the levels of service for specific heating, insulation, ventilation, moisture ingress, drainage, and draught stopping standards (although Council already meets a number of these standards, e.g. heating and insulation). Levels of service will not change further to this unless central government subsidy funding becomes available to allow for some reconfiguration of bedsit units or new builds.

11.3.5 All tenancies are subject to the obligations and conditions as contained and described in the Residential Tenancies Act. Tenancy Agreements are a condition of occupancy. The obligations contained within the agreement are mandatory and, in all cases to date, landlord obligations have been met. Some tenants, for a variety of reasons, are unable to keep their units to a clean and tidy standard which can impact on the performance of the asset. Where possible, Council advocates for support through other agencies such as the RSA and the District Health Board social workers for these tenants.

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11.4 Performance Strategies

11.4.1 The following operational and maintenance strategies have been adopted:

Operation	Acceptance for tenancy is subject to an application meeting specific criteria and, if there is no current vacancy, the application is held on a waiting list. Self-funding of the activity is a target of Council which is met in fully occupied complexes.
Risk	Council will insure all facilities against loss, damage, or destruction by fire, earthquake and other such risks as deemed necessary or desirable to protect the community's investment. Security lighting is provided at each site by pole-mounted lighting and movement-controlled lighting in discreet areas. Smoke alarms are fitted in all units in an effort to provide early warning of fire to tenants in accordance with the Residential Tenancies Act.
Condition Monitoring	To ensure social housing units are maintained to the required standard, Council staff inspect all units (including those located at Raetihi and managed by the Waimarino Rest Home Trust) annually when occupied and when the units become vacant.
Planned Maintenance	Maintenance and minor renewal needs identified from routine inspections are programmed within approved budgets and in accordance with the following priorities: <ul style="list-style-type: none">• Safety risk.• Criticality of assets to the operation of social housing.• Financial risk of deferring work (including revenue).• Intensity of usage.
Unplanned Maintenance	Tenants are aware of Council staff to contact when unplanned maintenance is required. Council staff are required to maintain effective communications and an appropriate level of preparedness to respond. Customer requests for safety defects are responded to within 4 hours and three working days for vandalism and non-urgent problems (non-safety related).

11.5 Critical Assets

11.5.1 The asset is now considered to be critical. In the event of a failure or loss of the asset, whether in part or in total, the housing market has changed to the extent that all tenants would be unlikely to be rehoused in the private sector and would require emergency housing should a substantial failure of the assets occur. Council has effected total replacement insurance cover on the asset but it is anticipated, that Council would wish to consult with the community on whether to rebuild the asset in the event of a total loss or failure of any of the six complexes. In an unusual event or natural disaster, Council would collaborate with the lead welfare agencies to help with relocating the residents as necessary.

11.6 Operations and Maintenance Plan

11.6.1 Social Housing facilities must be operated and maintained in accordance with:

- (a) Legislative Requirements including Health and Safety at Work Act 2015, Building Act, Building (Earthquake-prone Buildings) Amendment Act 2016 and Residential Tenancies Act (1986), including the new Healthy Homes Standards which became law on 1 July 2019.
- (b) Relevant technical standards.
- (c) Manufacturer's specifications and operating manuals.
- (d) Housing Improvement Regulations 1947.
- (e) Fire Safety and Building Evacuation Regulations 2006.

11.6.2 In all work undertaken, the workmanship and materials used must be in accordance with 'best' industry practice. The maintenance, repair, and replacement of assets are carried out in strict compliance with the manufacturer's recommendations and with consideration to the climate change adaptation and mitigation options available.

11.6.3 The specifications for social housing maintenance work are defined in the current contracts relating to social housing maintenance, which are covered in various sections of this AMP and include:

- (a) Grass and lawn maintenance.
- (b) Maintenance of herbaceous gardens and shrub gardens (excluding those maintained by tenants).

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- (c) Weed clearance (excluding those areas maintained by tenants).
- (d) Tree maintenance.
- (e) Water blasting and cleaning paths and buildings.
- (f) Exterior painting.
- (g) Interior redecoration.
- (h) Chattel replacement.

- 11.6.4 Generally the standards selected are associated with one or more of the following interrelated characteristics:
- (a) Preservation of the asset.
 - (b) Client safety and comfort.
 - (c) Aesthetics.
 - (d) Presentation of the asset.
 - (e) Climate change mitigation.
- 11.6.5 The standards may be adjusted in response to community preferences and budgetary circumstances. It is the intention to achieve a consistent standard of management for like facilities in similar locations.
- 11.6.6 Vegetation and lawn maintenance is carried out under contract for gardening and vegetation control. Tenants maintain the vegetation and lawns at Islington Street, Raetihi. Plumbing, building and electrical maintenance is performed under Council's maintenance contracts. Internal redecoration is preferred to be carried out when the units become vacant and, as that occurrence cannot be foretold, an allowance is made for one or two unit's full redecoration each financial year at each complex. A minimum of three-yearly component level inspections is needed to enable planned maintenance and renewal, with the current inspection frequency being annually, this is currently been exceeded.
- 11.6.7 The planned maintenance component consists mainly of:
- (a) Internal decoration.
 - (b) Exterior painting.
 - (c) Vegetation control and lawn mowing.
 - (d) Water blasting/moss removal.
- 11.6.8 An unplanned maintenance allowance is included within the budget for replacement and repair of a minor nature, i.e., plumbing items, ajax valve repairs, breakages and minor damage. The majority of this work is carried out under plumbing, electrical and building services contracts.

11.7 Renewals Plan

- 11.7.1 Renewal needs are identified through investigation of tenant complaints and condition inspections undertaken by Council staff on a scheduled basis and at the conclusion of a tenancy. The renewal programme is mainly based on identified defects. Renewal works are scheduled on the basis of:
- (a) **Risk** - Where the risk of failure and associated safety, financial and commercial impact justifies action.
 - (b) **Asset Performance** - when the asset fails to meet the required LoS including legislative requirements. The monitoring of asset condition, capacity and efficiency during planned maintenance inspections and operational activity identifies non-performing assets. Indicators of non-performing assets include unreliability, untidy appearance, poor functionality and inefficient energy consumption.
 - (c) **Economics** - When it is no longer economic to continue repairing the asset, i.e., the annual cost of repairs exceeds the annualised cost of renewal.
- 11.7.2 Generally, the components of the asset are expected to provide satisfactory service for some time.

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- 11.7.3 Some bathroom fittings are now at the end of their useful life and these are being renewed gradually as planned renewal budgets allow. As renewal is required, bathroom fittings will be investigated to ensure that they cater for elderly and accessible use, such as lever taps rather than knobs.
- 11.7.4 Some fencing is also nearing the end of its useful life and may need replacement within the next ten years.

11.8 Development Plan

- 11.8.1 Reconfiguration of some existing bedsit units to one or two bedroom units would address a perceived community need for units of this type. There is a 100% occupancy rate of two bedroom units with a waiting list, high occupancy rate of single bedroom units and a lower occupancy rate of existing bedsit units. The bedsit occupancy does fluctuate quite markedly, with some years being much higher occupancy than others, and due to the need for affordable housing the occupancy of bedsits is currently higher than it has been for many years. The current configuration enables a higher number of vulnerable people to be housed within Council's offering than would be if reconfiguration was made of bedsits to one-bedroom or two-bedroom units.
- 11.8.2 The waiting list for Council's social housing (current as at mid January 2021) holds 134 discrete persons looking for housing. Some names have been on the list for an extended period, the longest since January 2010, as they specifically desire a unit at Cherry Court in Taumarunui and tenancies in that complex are often held for a long tenure. There are 68 people currently on the waiting list who applied in the two year period from the January 2019 to January 2021. Units are offered on a first-come-first-served basis.
- 11.8.3 Council adopted the Public and Affordable Housing Asset and Tenancy Management Strategy (ATMS) on 18 November 2020. One of the purposes of the strategy was to regenerate Council's public (social) housing and where possible, through partnering, encourage an increase in fit for purpose public housing within the district, with an initial 10-year horizon. The strategy does not rely on Council being the 'owner' of the social housing asset, however it Council has confirmed during the workshops held to prepare for this AMP and the LTP that there is desire to hold onto the existing portfolio.
- 11.8.4 The 'Putting a Focus on Housing' draft Ruapehu 5 Year Housing Strategy and Plan of Action was developed in November 2020, and is available to view in appendix F.
- 11.8.5 At the time of preparing this AMP, Council has been negotiating a possible \$7.8M Crown Infrastructure Partner (CIP) funding agreement. A portion of this grant would be for the six new units to be developed adjacent to the existing Council units in Moore Street, Ohakune which would be owned and managed by Council. Masterplanning has been undertaken to provide for the relocation of existing tenants to the new units, and for the regeneration of the rest of the Moore Street site.
- 11.8.6 A Taumarunui 'Future Housing and Community Plan' will be developed with local Iwi, community and stakeholders in 2021 which will provide direction for implementation projects to occur within year 2-5 of this LTP. A total of \$400,000 over 2022-23 has been included for planning and design for housing outcomes from this plan.
- 11.8.7 Small housing initiatives in Raetihi and National Park Village will be scoped within the first five years of this Plan, with the possibility for Council land to be used in partnership with housing providers. No Council funding has been considered at this point in time.

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11.9 Disposal Plan

- 11.9.1 For several years, occupancy rates were low in Raetihi. After a period of negotiation and consultation, the Raetihi property was leased to the Waimarino Rest Home Trust. The Trust provides housing for the elderly and also short-term care for the sick or elderly residents of Waimarino. The units have given the Trust the opportunity of providing a response to the need for care accommodation in the Waimarino.
- 11.9.2 It is possible that Council may consider lease arrangements for any, or all, of the remaining asset if a non-profit organisation, similar to the Waimarino Rest Home Trust, was to present a proposal to do so. Management of the maintenance conditions of the lease is critical, as Trusts may not have adequate planning and funds to complete necessary maintenance and renewals (as has been recently experienced with the Waimarino Rest Home Trust).
- 11.9.3 The Raetihi “Doctor’s” house will be retained indefinitely for the purpose it was built. This desire was confirmed by the Waimarino-Waiouru Community Board in 2017.
- 11.9.4 Disposal of select complexes could be reconsidered at any point in the future should Council decide that provision of social housing is not a core activity. Many of the tenants enjoy the security of tenure provided by Council owning the properties.


11.10 Summary of Future Costs

- 11.10.1 The ten year financial projections for the social housing activity are in Appendix B.2.2.

12.0 Taumarunui Aerodrome

12.1 Asset Description

12.1.1 Introduction

- (a) The Taumarunui Aerodrome, located at Taringamotu adjacent to Taringamotu Road, was constructed during the mid-1960s, following the yet to be finalised acquisition of five separate properties by a joint Taumarunui County and Taumarunui Borough Council consortium.
- 
- (b) Key issues for the Taumarunui Aerodrome are:
- Resolution of acquisition compensation and offer back to previous owners and possible litigation arising from compensation claim.
 - Land ownership issues raised through Waitangi Tribunal Hearings in 2008 that are still to be resolved as of 2021.
- (c) The Urupa (Maori Cemetery), situated on 2B1A was not included in any land acquisition and remains in ownership of its Trustees. Research has indicated the subdivision of 2B1B into two allotments was to assist in the implementation of part of the initial agreement with the owners, Te Pou, Uru and Mokena for approximately five acres adjoining the Urupa for the erection of a Marae. To date this agreement has not been fulfilled. Council commenced with subdivision of the Aerodrome in 1999/2000. Compensation has never been paid to the descendants of the deceased owner of 2B1B and, in 2002, Council received notification of a claim for compensation by the descendants. Council sought legal advice in respect of this claim, which was considered by Council in November 2005. The Chief Executive has been delegated authority to negotiate with the claimants to settle this claim. It was hoped to finalise all matters by 30 June 2006 but this has not proved possible. The transfer back of five acres and compensation are matters that could escalate in priority as grievances about the acquisition were taken to the Waitangi Tribunal Claim Hearings in 2008. A discrete remedy has not been settled. Council continues to develop an agreement with iwi including recognition of their concerns about the proximity of the runway to the Urupa.

12.1.2 Terminal and Clubhouse

- (a) In 1967, a terminal building was constructed near the south eastern corner comprising toilets, ante-room and kitchen area, serviced by a septic tank constructed with the disposal field running adjacent to Taringamotu Road.
- (b) In 1971 the Aero Club was granted approval to erect clubrooms adjoining the northern side of the terminal, effectively creating a single building. The clubrooms had an addition to the north-western corner, creating an office that had clear vision of the apron area and the runway approach fans.
- (c) Council ensures the ongoing maintenance of the terminal that is painted externally and internally as required. The Aero Club is responsible for maintaining the clubrooms, but also provides some cleaning to other facilities. In 2014, due to a downturn in membership, the Aero Club entered into a lease of the clubrooms with the then Council operated Rural Fire activity which was taken over by Fire and Emergency New Zealand.
- (d) The terminal is provided with a public telephone, first aid kit, maps and fire extinguisher equipment.

12.1.3 Deep Bore Pump House

Water to the terminal and clubhouse is provided by a bore and pump housed in a concrete tank at the entrance to the terminal carpark. There is a supplementary water supply from roof tank water

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for the kitchen, which is much cleaner than the bore water that is used for the toilets and hand basins most of the time. The water supply is high in iron and this causes considerable discolouration to the terminal fittings, which requires the plumbing contractor to apply a caustic cleaning agent to remove.

12.1.4 Fertiliser Bin

The fertiliser bin situated at the north eastern corner of the airfield was initially constructed for servicing DC3 aerial topdressing operations. Council upgraded the bin in 2002. A large apron area suitable for all weather DC3 operations was developed in the vicinity of the bin. This facility is still utilised by the smaller type aircraft for spreading operations today. Fertiliser operators pay for the right to lift fertiliser off the aerodrome. Fees are based on per tonnage lifted. Payment is on an honesty basis.

12.1.5 Agricultural Fuelling Pad (South Eastern Boundary)

Shell Oil (operating under the Z brand) terminated the lease for the 10,000 litre AV gas tank and completed the tank removal. A lease was entered into with Air BP, who installed a new above ground tank for Jet-A1 fuel. There is no supplier of AVGAS at this location. Under the Hazardous Substances and New Organisms Act 1996 (HSNO), Air BP must hold a Location Certificate for this installation.

12.1.6 Helicopter Service Area

Commercial helicopters historically occupied a developed area on the western side of the Aerodrome. The area includes a hard landing point, a lockable storage facility, and a shelter structure. Various helicopter activities were initiated from this location however the occupier has ceased operations. The occupier maintained all assets, but with the cessation of helicopter operation from this site and the proximity to the urupa the assets were removed.

12.1.7 Hangars

The Taumarunui Aero Club and private individuals have erected small aircraft hangars to the immediate north of the terminal building. These buildings are the responsibility of the Club and private owners. Ground leases are issued for these sites. The Aero Club has sold their aircraft and subleases the hangar to Fire and Emergency New Zealand. There has been some interest in the past from helicopter companies for the installation of a new hangar in this area but the interest has not progressed as far as ground leases being required.

12.1.8 Airfield (Runway, Marker Strips, Windsocks)

- (a) The airfield has been re-configured to provide one runway. This is a grass runway, the current size of which will accept landing and take-off of a DC3 aircraft. Smaller aircraft are the regular users of the airfield.
- (b) The cost associated with fertilising the runway and surrounding land is split evenly between Council and the mowing contractor who maintains the runway strip and recovers, for his own use, any hay or silage from the balance of the land. Income is received from the licence to occupy issued to the contractor.
- (c) The strip commences at the southern end of the property, terminating at the formed Jurgens Road boundary. Yellow timber markers, 2.7m long, define the outside edges of the runway strip placed at intervals of approximately 100m. Runway marker strips are inspected annually for condition and alignment and are repainted every few years by the mowing contractor.
- (d) Windsocks located at both ends and centre of the runway strip indicate ground wind direction. Generally the socks require replacement every four to five years. Axles are greased annually to ensure that the true direction of any wind is indicated. A new form of

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bracket was installed in 2016 to enable easier replacement of windsocks when required. Council maintains and replaces the windsocks when required.

12.1.9 Telephone

Installation and maintenance of telecommunications at the terminal is considered essential. Council maintains and provides funding for associated costs at the terminal.

12.1.10 Fencing

- (a) Council ensures the ongoing maintenance of all boundary fencing, excluding the internal timber fence surrounding the clubrooms and maintains the post and timber fence surrounding the terminal.
- (b) All fencing is inspected annually to ensure stock cannot encroach upon the property from neighbouring properties. If the gate to Jurgens Road is left open, stock can access the aerodrome and this has been identified as a real issue for Iwi when stock get onto the Urupa. Fencing off the Urupa has been identified as a high priority maintenance requirement. This will be subject to Civil Aviation Authority (CAA) approval, as a fencing barrier close to the runway may be considered an unacceptable hazard.

12.2 Asset Performance

- 12.2.1 The Taumarunui Aerodrome currently meets both recreational and commercial needs of the community. There is an assumption that the Aerodrome will always remain in grass and that the development of any new Aerodrome in the District will be elsewhere because of the fog experienced in Taumarunui through winter months.
- 12.2.2 Overall, the asset is maintained to a standard that complies with industry requirements. The Aerodrome operations comply with the requirements of Civil Aviation Regulations (CAR) Part 139 (subpart I – Operating requirements – non-certified aerodromes), which provides acceptable design standards necessary for non-certified airfield's servicing aeroplanes at or below 5,700kg Maximum Certified Take Off Weight (MCTOW).
- 12.2.3 The availability of the asset is considered to have 24 hour public accessibility, however, flying operations can only be carried out between sunrise and sunset, unless an emergency situation develops.

12.3 Asset Condition

- 12.3.1 Based on the information contained within Council records, together with staff knowledge and the results of audits by the CAA, it is considered the Taumarunui Aerodrome is generally maintained to a reasonable standard.

12.4 Performance Strategies

Operation	Notices to Air Men (NOTAMs) are issued to all pilots through the CAA process, when required. The site is unmanned and, therefore, aircraft movements are generally only in daylight hours. The grass runway is maintained to a tight vegetation specification and the runway marker boards painted regularly to keep to the standard required for safety purposes. Council will start to monitor compliance of the Taumarunui Aerodrome with CAA safety requirements as a technical performance measure from 2018/19.
Risk	Council will insure all Council owned facilities against loss, damage, or destruction by fire, earthquake and other such risks as deemed necessary or desirable to protect the community's investment. The onsite fuel reservoir is maintained and monitored by Air BP. Council will consider the water quality of the drinking water to the facilities and undertake suitable measures to protect public safety.
Condition	To ensure buildings are maintained to the required standard, Council staff will inspect all buildings

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Monitoring	annually.
Planned Maintenance	Maintenance and minor renewal needs identified from routine inspections are programmed within approved budgets and in accordance with the following priorities: <ul style="list-style-type: none"> • Safety risk. • Criticality of assets to the operation. • Financial risk of deferring work (including revenue). • Intensity of usage.
Unplanned Maintenance	The public and other local pilots use Council's Request for Service system to advise when unplanned maintenance is required. Council property staff are required to maintain effective communications and an appropriate level of preparedness to respond and action customer requests. Safety defects are responded to within 4 hours and three working days for vandalism and non-urgent problems (non-safety related).

12.5 Critical Assets

- 12.5.1 The Taumarunui Aerodrome is not considered a critical asset to the District. The asset has never been developed into a domestic aerodrome. The only use is generally recreational privately owned aircraft, topdressing and commercial helicopter movement. It therefore cannot be considered critical. Access to the District by aircraft in an emergency situation is possible at alternative sites. There is a very large sealed aerodrome in Waiouru, which is owned and maintained by the NZ Defence Force. There are a number of large reserves in the urban areas where helicopters can land. In addition, there are a number of small runways on farms throughout the District where small aircraft could also land.

12.6 Operations and Maintenance Plan

- 12.6.1 The operation is maintained to the necessary standards contained in CAR Part 139 and the terminal is provided with a first aid kit, telephone, maps and a fire extinguisher.
- 12.6.2 Council operates the asset with grass and general maintenance. The runway, runway strip and apron vegetation is generally maintained at 150mm or under in height by mowing and the remainder of the fenced aerodrome property is cut for hay or silage during the summer months.
- 12.6.3 A soil test is carried out intermittently and the recommended dressing applied in spring, to promote the survival of the sward in the pumice-based topsoil. The fertiliser and application costs are equally shared between Council and the mowing contractor. The recovery of the hay or silage is the responsibility of the licensee, in return for the grass mowing maintenance regime.
- 12.6.4 Windssocks generally require to be replaced at four to five year intervals depending upon the amount of high wind experienced.
- 12.6.5 An annual inspection is undertaken to ensure the obstacle limitation surfaces criterion do not have impediments, displaced threshold markers are current and the condition state of the asset.
- 12.6.6 Generally maintenance consists of:
- Fertiliser and spreading.
 - General maintenance, minor repairs to fencing, etc.
 - Vandal damage repairs.
 - Wind sock replacement.
 - Vegetation clearance (obstacle limitation surfaces).
 - Soil testing.
 - Vegetation spraying.
 - First Aid Kit upkeep.
 - Fire extinguisher certification.
 - Minor repairs to building.

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12.7 Renewals Plan

- 12.7.1 As components fail, they will be replaced. It is considered that all components of the asset will be maintained over the next ten years. No renewal expenditure, with the possible exception of sections of fencing, is expected during the next ten years.

12.8 Development Plan

- 12.8.1 Other than a proposed new fence to enclose the Urupa, there is no development anticipated by Council in the foreseeable future. There may be additional privately owned hangars installed, depending on demand within the community.

12.9 Disposal Plan

- 12.9.1 Any future disposal of property, with the exception of those areas originally acquired on a commercial basis, will be subject to the offer back provisions of the Public Works Act 1981.
- 12.9.2 Iwi grievances have escalated sufficiently for the Crown to become involved in an investigation over the justification for the retention of the land for aerodrome purposes. Council continues to develop an agreement with iwi as noted.

12.10 Summary of Future Costs

- 12.10.1 The ten year financial projections for the Taumarunui Aerodrome are in Appendix B.2.4.

13.0 Miscellaneous Property

13.1 Asset Description

- 13.1.1 The miscellaneous property component of the Community Property function consists of those District-wide properties owned in fee simple and endowment land and includes undeveloped residential and industrial sections, metal pits, areas of closed road, small pine plantations and marginal land. Ohakune Railway Station and associated properties, the ex-Library in Ohakune and the Taumarunui Saleyards are also classed as miscellaneous properties.
- 13.1.2 The miscellaneous properties requiring the most management inspections and maintenance are:
- Ex-Taumarunui Saleyards – various short term licences to occupy.
 - Ex-Ohakune Library, Clyde Street, Ohakune – leased.
 - Ex-Taumarunui Fire Station, 30 Miriama Street, Taumarunui – leased.
 - Warehouse, Ayr Street, Ohakune – operational storage unit.
 - Metal Pit, Whangaehu Valley Road – royalty return.
 - Pine Plantations – harvested or maturing for harvest within ten years.
 - Investment Land, Ohakune – 9.4ha.

13.1.3 Ohakune Railway Station, Upper Thames Street, Ohakune

Council ownership of the Ohakune Railway Station excludes the platform, veranda and veranda posts, which remain an asset of KiwiRail. Council will continue to lobby with KiwiRail for the upkeep of these components, as the station is used most of the year by the passenger train service between Auckland and Wellington. The remainder of the station complex is owned by Council, the ownership having been accepted by the Ohakune Borough Council as part of a subdivision contribution in the 1980s. The building was partially burned to the ground by arson in 2003. There was consideration given to not rebuilding the facility but community pressure resulted in a total rebuild of the toilet block on the western end of the building and exterior renewal of the rest of the building. The interior of the building has been upgraded by tenants at very little cost to Council and the building is currently tenanted as a retail store with the lease on the 'office' space currently being negotiated. The exterior was repainted in 2012. The building has a category B Heritage Status and there will be funding issues in the future as the building will not sustain an earthquake unless substantial work is carried out, especially on the chimneys. Funding for re-piling and insulation was allowed for in 2017, but this funding was to be reallocated to earthquake risk remediation. The heritage categorisation of the building has meant that remediation options that have been investigated to date have been expensive and further consideration needs to be made for the long term use of this building. There may be ongoing restrictive and costly requirements to meet Heritage New Zealand planning considerations.



13.2 Asset Performance

- 13.2.1 On the whole, there is no requirement on miscellaneous property to meet community standards or expectations (with some exceptions, such as the Ohakune Railway Station and ex-Ohakune Library). Some properties have been classified as investment property (e.g., urban residential land) that could be sold. However, most of the properties currently retained under this classification cannot be readily disposed of due to various reasons, including the need to undertake full land status reports prior to disposal. The Investment Property portfolio is under constant review and opportunities to realise a return on these assets will be investigated as time allows. Much of the land is unimproved or largely undeveloped (e.g., the ex-Taumarunui Saleyards) or was developed by the lessee (e.g., ex-Taumarunui Fire Station).

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- 13.2.2 Although some property is leased, there is an abundance of what is termed uneconomic properties throughout the District, generally the result of incomplete road closures, earlier subdivision reserve contributions and predecessor Council subdivisions. As time allows, investigation into offering adjoining property owners pieces of stopped road for purchase will be pursued.
- 13.2.3 Key issues for miscellaneous property are:
- Cost of rates on land that cannot produce an income or return through lease or sale.
 - Cost of vegetation control on urban land that cannot be sold through size or lack of interest.
 - Classification of the Ohakune Railway Station as a Category 2 heritage building and the possible cost implications of that classification.
 - The remaining pine plantations, 100% owned by Council, that have not yet been harvested are nearing maturity and the environmental implications of harvest on steep land, some with river boundaries.
- 13.2.4 General issues associated with the miscellaneous properties component of the Investment Activities are:
- Reducing Council's financial liability.
 - Reducing the number of uneconomic properties held.

13.3 Asset Condition

- 13.3.1 The condition of the built asset components for miscellaneous property is reasonable.
- With the Ohakune Railway Station being classified as a heritage building, it will require ongoing maintenance, as this is a wooden structure with old style wooden joinery and an iron roof which was partially replaced following the arson event.
 - Vegetation control of undeveloped land is carried out on urban sections and through grazing leases elsewhere where possible.
 - Council has managed to secure tenants for most of the miscellaneous property buildings. There are the usual lessee maintenance conditions for the interior of the buildings in these leases through templated Auckland District Law Society (ADLS) agreements. The exterior of the buildings are maintained by Council as the burden of exterior maintenance on old buildings reduced the viability of leasing the building to almost zero when discussions on full commercial lease terms took place with prospective tenants.

13.4 Performance Strategies

- 13.4.1 On the whole, there is little requirement for miscellaneous property to meet community standards or expectations. Much of the land is unimproved (e.g., ex-Taumarunui Saleyards) or has been developed by the lessee (eg, ex-Taumarunui Fire Station). However, the following strategies have been adopted for the few buildings which come under this property classification:

Risk	Council will insure all facilities against loss, damage, or destruction by fire, earthquake and other such risks as deemed necessary or desirable to protect the community's investment.
Condition Monitoring	To ensure buildings are maintained to the required standard, Council staff will inspect all buildings annually.
Planned Maintenance	Maintenance and minor renewal needs identified from routine inspections are programmed within approved budgets and in accordance with the following priorities: <ul style="list-style-type: none">Safety risk.Criticality of assets to the operation.Financial risk of deferring work (including revenue).Intensity of usage.
Unplanned Maintenance	The tenants and sometimes other users of the buildings use the organisation's Request for Service system to advise when unplanned maintenance is required. Council Property staff are required to maintain effective communications and an appropriate level of preparedness to respond and action customer requests. Safety defects are responded to within 4 hours and three working days for vandalism and non-urgent problems (non-safety related).

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13.5 Critical Assets

- 13.5.1 Although the Ohakune Railway Station is of high value to the community for its heritage status and has become an integral part of the Old Coach Road Cycle/Walkway and rail passengers, the asset is not considered to be critical.
- 13.5.2 None of the remaining miscellaneous property assets are considered to be critical.

13.6 Operations and Maintenance Plan

- 13.6.1 Where possible, individual properties are leased or licensed for a variety of uses and, generally, the lessee or licensee becomes liable for the maintenance costs, unless Council has stipulated or approved alternative conditions. Exterior painting and maintenance of the Ohakune Railway Station and ex-Ohakune Library building is carried out by Council.
- 13.6.2 Vegetation control by contract is carried out on high visibility residential sections to ensure the aesthetics of the neighbourhood is maintained and, where problems exist with noxious plants or pests, all necessary work is undertaken to reduce incidence of recurrence.
- 13.6.3 Council is obligated under the Fencing Act 1978 to contribute towards boundary fences and an allowance is made for that eventuality.

13.7 Renewals Plan

- 13.7.1 Other than planned or unplanned renewals for the Ohakune Railway Station, the ex-Ohakune Library building, and the ex-Taumarunui Railway Station, to all intents and purposes, there is no requirement for a renewal programme for this activity. The remaining forestry blocks may be harvested and a programme of planting, where appropriate, developed during the next ten years.
- 13.7.2 Subject to market conditions, it is proposed to harvest discrete forestry blocks on maturity. Most are either already harvested or will become mature within the next five years. Following that harvest, it is expected that some blocks will be replanted. The costs associated with replanting are expected to be fully funded by returns of harvest. Investigation into whether the blocks should be retained for afforestation or replanted into native bush and conserved as bush blocks, will be undertaken and the environment issues fully canvassed under a Plantation Management Plan. Much of the land is very steep and appears to have been initially planted as a stabilisation measure, as much as an investment. Harvesting of the trees on unstable land may create additional destabilisation and consideration of this aspect of the activity will need to be undertaken prior to harvest. An alternative is to consider these properties for carbon sinks to either offset Council's energy consumption or as an income, consideration to this should be made within the first five years of this plan.
- 13.7.3 A Heritage New Zealand Category 2 registration is operative for the Ohakune Railway Station. This building will need to be closely monitored on an annual basis and, as renewal requirements are identified, renewal costs will be budgeted in EAPs or the LTP reviews. This building is considered by the community to be of extremely high historic value. The initial seismic assessment of this building recommends the removal or replacement of the chimneys and sub-floor bracing, and effort is ongoing to understand the true cost of this work.
- 13.7.4 While Council retains ownership of the ex-Ohakune Library building, the structural integrity of the building will be maintained as much as possible. However, this is an old concrete structure and, if significant expenditure is required to bring the building up to an earthquake-proof standard, the financial cost may far outweigh any benefit of keeping the building. The initial seismic assessment of this building recommends the removal or replacement of the chimney.
- 13.7.5 The ex-Taumarunui Fire Station was taken over by Council on 21 April 2015 after the construction of a new Fire Station by Fire and Emergency NZ. There is a current requirement for renewal of floor coverings in the upstairs area. The lease of this building to a community trust has required a

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change of use building consent, and necessary alterations to meet the building code for this new use were required. The fire egress protection component of the requirement has been completed, and the required accessible toilet is included in the capital budget for year one of this AMP.

13.8 Development Plan

- 13.8.1 Development work on the Ohakune Railway Station and ex Ohakune Library building is required to increase the earthquake rating of these buildings.
- 13.8.2 Other than selective replanting of harvested forestry block land, there is not expected to be development work within the activity in the foreseeable future.
- 13.8.3 During the term of this Plan the major development or renewal works planned are:

Location	Description	Estimated Cost
Ex-Taumarunui Fire Station	Carpet renewal	15,000
Ex-Taumarunui Fire Station	Disabled toilet development	40,000
As required	Earthquake Prone Remediation	200,000

13.9 Disposal Plan

- 13.9.1 In Ohakune, the old library property on Clyde Street became surplus to Council requirements when the library was relocated to the Service Centre in Ayr Street. The resolution to dispose of this property was made in July 2015 to a specified purchaser (the tenant at that time), however the sale did not progress. The property has been leased to a successive commercial operators in the meantime.
- 13.9.2 Abandoned Land and Rating Sale purchases made by Council could be considered for resale. Closed roads and under-utilised properties could be considered for sale and will be taken to Council for consideration, should the staff resource become available to progress these matters, or by request from adjoining land owners.
- 13.9.3 A number of miscellaneous properties have been acquired for strategic or operational reasons. These will continue to remain in Council ownership for an indefinite period of time and, where possible, will be leased.
- 13.9.4 Council has previously been successful in disposing surplus property in the urban areas of Taumarunui, Ohakune and Raetihi. There is little interest in sections in Ohura, most of which are in the flood zone. The Building Act covers building in a natural hazard zone. There is a parcel of residential land in Waiouru which is presently land locked. Access issues would have to be resolved before this land could be disposed of, unless a purchaser was willing to acquire the land and resolve the access problem without input from Council. The NZ Defence Force (NZDF) has indicated it would be willing to provide legal access to the land from Andrews Drive, a road owned by the NZDF. This land was originally acquired from the Army for housing purposes and offer-back provisions of the Public Works Act will apply.
- 13.9.5 There has been ongoing high interest in the parcels of endowment land situated in the Residential zone of Rangataua. In December 2004, the Minister of Local Government approved Council selling ground leases in perpetuity for six sections. Further advice gained in 2020 allows for the sale of the endowment land (pursuant to section 140(4)(b) of the Local Government Act 2002 without exercising section 140(4)(a) rights and requiring the Minister's approval, provided that proposed use of the proceeds of sale is consistent with the purpose of the endowment (section 141(1)(a)). With the exception of the sale of the site for 'Mechanics Institute and Library (section 19), the purpose of the endowment was "as an endowment or for the use of the Town Board of Rangataua Town", therefore the land may be sold without needing approval from the Minister or further notification to the Minister and the sale is consistent with the purpose of the vesting of the land as an endowment.

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Auctions for ground leases were originally targeted for late in 2009 but advice received at that time, on what the ground lease values should be, indicated that consideration should be given to subdividing the parcels of land into smaller lots. Many properties in Rangataua are holiday homes and advice received from the registered valuer was that home owners generally prefer smaller parcels of land as secondary residences. A larger number of lots could increase total sales value but the costs of a subdivision would need to be recovered in the sale price. Further cost analysis and optimised decision-making process will be undertaken to determine whether subdivision should be pursued. Property market conditions will also influence the timing of any expenditure on subdivisions.

13.10 Summary of Future Costs

13.10.1 The ten year financial predictions for Miscellaneous Property can be found in Appendix B.2.4

14.0 District Parks and Reserves

14.1 Asset Description

- 14.1.1 The scope of the Parks and Reserves assets covered by this AMP is provided below.
- 14.1.2 Located on or within the District parks and reserves are assets as follows:
- (a) Sports fields.
 - (b) Hard court venues.
 - (c) Some structures (eg, Taumarunui Grandstand).
 - (d) Shrubs and trees.
 - (e) Furniture (eg, picnic tables, seats, rubbish bins).
 - (f) Urban street verges.
 - (g) Playgrounds.
 - (h) Car parks.
 - (i) Walkways.
 - (j) Walkway lighting.
 - (k) Decorative lighting
 - (l) Pedestrian bridges.
 - (m) Camping grounds.
 - (n) Drinking fountains.
 - (o) Decorative fountains.
 - (p) Public toilets (discussed under Section 14).
- 14.1.3 The purpose of the parks and reserves assets is to:
- (a) Provide space for people to pursue active and passive recreational activities for their social, spiritual, mental and physical wellbeing.
 - (b) Provide the landscape setting for towns.
 - (c) Ensure the protection and maintenance of history (ecological and human) and character of the area, including the protection of bush areas, estuaries, wildlife habitats, Wāhi Tapu and historic sites.
 - (d) Ensure the environments essential to the existence of plant and animal species (including humans) are maintained.
 - (e) Protect public access to significant landscape features and recreation areas.
- 14.1.4 Key Issues for Parks and Reserves are:
- (a) Continuation of current LoS being maintained in the foreseeable future.
 - (b) The provision of specific recreational needs emerging, as desired by the community.
 - (c) The control and elimination of noxious weeds over time.
 - (d) The maintenance or removal and replacement of trees.
 - (e) Communities wish to develop some neighbourhood reserve areas enabling and also requiring higher maintenance standards to be achieved and carried out which will result in additional cost to ratepayers.
 - (f) Ensuring the provision and installation of playground equipment is carried out to the required safety standards and designed appropriately to meet the needs of the users. The trend to more stringent safety standards has and will continue to result in increased costs of maintenance.
 - (g) Community expectations.
 - (h) Treaty of Waitangi settlements and shared management arrangements
 - (i) Climate change adaptation and mitigation
- 14.1.5 A detailed list of the parks and reserves including their location, legal description, area and valuation is scheduled in Appendix E.
- 14.1.6 The cost of the development of Main Street footpaths and enhancements is included in the Land Transport activity. The cost of Main Street footpath cleaning is also included in Land Transport budgets but carried out under the Parks, Reserves and Gardens Maintenance Contract 1041. As

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the Main Street developments are located on road reserve, the values of the paved footpath content of the development is included in the Land Transport AMP. Renewal of footpath surfacing is carried out under the Land Transport activity. Renewal of footpath enhancements such as rubbish bins, bollards and seats is carried out under the Recreation and Community Facilities activity.

- 14.1.7 Significant Parks and Reserves assets that are expected to be retained with ongoing development by Council in conjunction with the community in the foreseeable future are listed below:
- (a) Taumarunui Domain, Turaki Street, Taumarunui.
 - (b) Ngā Huinga (Cherry Grove Domain), Cherry Grove, Taumarunui.
 - (c) Northern Entrance, State Highway 4, Taumarunui.
 - (d) Tuku Street Domain, Tuku Street, Taumarunui
 - (e) Te Peka Reserve and Walkways, Taumarunui.
 - (f) Manunui Bush Reserve and Walkway (Sawmillers), Manunui.
 - (g) Manson's Gardens, Taumarunui.
 - (h) Jubilee Park, Ohakune.
 - (i) Rochfort Park (known locally as 'Carrot Park'), Ohakune.
 - (j) Christie Park, Conway Street, Ohakune.
 - (k) Mangawhero River Walkway, Ohakune (part on private land).
 - (l) Village Green, Ohakune (not Council owned).
 - (l) Pitt Street Reserve, Raetihi.
 - (m) Taumarunui Camping Ground, State Highway 4, Manunui (land only).
 - (n) Raetihi Camping Ground, Parapara Road, Raetihi.
 - (o) Ohakune Holiday Park, Moore Street, Ohakune (land only).
 - (p) Mangateitei and Mangawhero River Walking Bridges.
 - (q) Ruatiti Domain, Ruatiti Road, Ruatiti.
- 14.1.8 The amenities constructed on the Parks and Reserves assets are available for use by the general public 24 hours/day, all year round. Vehicle access is possible to most reserves. In some instances vehicle access is restricted within reserves (eg, Taumarunui Domain, Pitt Street Reserve). Motor bikes and quad bikes are prohibited from recreation reserves. There is unrestricted pedestrian access to all parks and reserves. Use of the Taumarunui skate park at night may be a nuisance to some residential housing near these facilities. At the present time, no particular nuisance has been recorded and therefore consideration of any form of night closure has not been considered. Vandalism in parks is regularly reported, and where practical (e.g., Ngā Huinga (Cherry Grove)), blocking vehicle access could be implemented at night but this has not been implemented. From time to time, acts of vandalism can prevent use of the amenities until appropriate repairs have been carried out. In extreme cases, availability may be denied if the amenity is so badly damaged that removal is the outcome of the vandalism.
- 14.1.9 Individual sports associations and private individuals can reserve the use of specific sports grounds for their use and when an asset is reserved a charge may be placed upon that organisation.
- 14.1.10 It is very rare that sports grounds are closed. They can be closed by very wet weather resulting in field saturation or flooding and in extreme cases of overuse.
- 14.1.11 Hockey and cricket are being played on Council parks on rare occasions on a casual basis but there are no hockey fields or cricket pitches that are maintained in Council parks at the present time. Participants in Taumarunui and Raetihi enjoy touch rugby during the summer season. Soccer is played on a regular basis at the Ngā Huinga fields in both traditional winter time and also social twilight series in the summer. Adult and junior rugby is played on the Taumarunui Domain, Rochfort Park and Pitt Street Reserve rugby fields.
- 14.1.12 Netball fixtures on the Taumarunui netball courts remain high, but elsewhere netball appears to be played only in school grounds.
- 14.1.13 Tennis is still played at the North Street courts, Taumarunui, but there appears to be no serious competition or coaching, rather, fun games for recreation.

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- 14.1.14 Ngā Huinga (Cherry Grove), Taumarunui, is well-used by canoeists as the starting point for trips down the Whanganui River and it is also one of the most popular passive reserves in the District.
- 14.1.15 Ruatiti Domain is a freedom camping site, and is well used by fishermen and campers, particularly over the summer months. A Ruatiti Domain Committee comprising local residents, Waimarino-Waiouru Community Board members and Council staff, manage the operational issues related to this asset. An alcohol ban has been established at the Domain for the period from midnight on 30 December until midnight on 2 January annually. Dogs are prohibited from the Domain between 1 November and 30 April each year.
- 14.1.16 Parks and reserves which have playgrounds located on them are well used by children and there is high use of the Taumarunui and Ohakune skateparks by children and young adults. The Ohakune skate half pipe was removed due to reports of injury from the sheet metal and nails on the half pipe and the community initiated the development of a new skate facility on the south side of the Mangateitei Stream near the former tennis courts.
- 14.1.17 Parts of a number of reserves have been approved as controlled dog exercise areas.

14.2 Performance

14.2.1 Sports fields

- (a) Overall, the assets are in average condition and are considered under-utilised throughout the District. Undesirable weed species are evident in most playing fields but the cost of eradication and a programme of professional turf management implementation is not considered justifiable at the present time. Sports fields currently used on a regular basis and maintained as sports fields are the Taumarunui Domain for rugby, athletics and touch, Ngā Huinga (Cherry Grove) for soccer, Raetihi for rugby and Ohakune for rugby.
- (b) The disused soccer goals at the Taumarunui Domain were relocated to the Tuku Street Domain in 2014 to provide an alternative casual leisure activity to the community in Matapuna.
- (c) The District is considered to have sufficient sports fields to satisfy the existing and future needs of both winter and summer sports codes.



Rugby and athletics, Taumarunui Domain



Rugby Fields, Rochfort Park, Ohakune

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Rugby Field, Pitt Street Reserve, Raetihi



Soccer Field, Ngā Huinga (Cherry Grove), Taumarunui

14.2.2 Hard Court Venues

- (a) There are five hard court facilities owned by Council in the District. The only hard court venue fully utilised is the Taumarunui Netball Courts in Turaki Street, Taumarunui. A request was received from the Netball Centre during the Long Term Plan 2012-22 process for assistance with resurfacing the courts as deterioration is making the courts increasingly unsafe for users. The resurfacing of the two courts nearest the pavilion was completed in January 2014. A lease is in place with the Taumarunui Netball Centre which includes the management and maintenance of these courts and associated fittings. Members of the Rangaroa Tennis Club (Taumarunui) maintain the Rangaroa Tennis Courts situated in North Street. The Raetihi and Owhango hard courts have reached the end of their economic lives. The Raetihi tennis courts are well used and were upgraded as part of a community project in 2018. The hard courts at Christie Park, Ohakune, are deteriorating at a slow rate and are no longer well used for either tennis or netball. Casual basketball is played on the courts from time to time (such that backboards were replaced in 2019) and youth often use this area for skateboarding, erecting temporary obstacles to jump over. The obstacles are removed by Council when we are made aware. A cost/utilisation assessment needs to be made to determine whether or not upgrading should take place if there is public demand for upgrading and this will occur as part of the Ohakune Planning process which is currently underway. Many schools throughout the District have hard court areas that are currently being made available to the general public for use out of school hours. Most of these appear to be used by youth playing casual games of basketball and netball. The Regional Sports Facility Strategy will assist with decision factors such as this.
- (b) The Owhango Tennis Courts, situated at the Owhango Recreation Reserve, are uneven and require resurfacing/redeveloping in conjunction with the community, which would need to drive the funding. Funding was made available by way of a grant to an outside organisation to renew the perimeter fencing at these courts several years ago. Current levels of use are unknown.



Tennis Courts, North Street, Taumarunui



Netball Courts, Conway Street, Ohakune

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Tennis Courts, Parapara Road, State Highway 4, Raetihi



Tennis Courts, Owhango Domain, Onepu Road, Owhango



Netball Courts, Turaki Street, Taumarunui

14.2.3 Structures

- (a) There currently appears to be sufficient utility buildings, principally public toilet facilities, servicing the parks. Public toilets on the Taumarunui Domain in the vicinity of the main playground area were identified as a need for customers and a facility was constructed in 2009.
- (b) Generally, Council owned-structures associated with this activity are in reasonable condition and maintained to a reasonable standard, considering the low use of the assets, with the exception of public toilets on road reserves, which have high use. The only large structure currently owned by Council is the Taumarunui Jubilee Grandstand.
- (c) The Taumarunui Grandstand, based at the Taumarunui Domain, has played an important part in local sporting and community events for over 60 years. The Grandstand is also used by local schools and sporting clubs such as amateur athletics. In its current condition it does not meet the minimum facility requirements and cannot be used for significant rugby games and other events. The project to upgrade the Taumarunui Grandstand in its early stages in the 2012-22 AMP floundered, but was resurrected with the establishment of a new committee in 2016. Plans were approved by the Taumarunui/Ohura Ward Committee in December 2011, however these need to be revised to ensure that they will deliver a facility that is fit for purpose. Since the lease for the Grandstand expired in 2001, the arrangements for use have been on an 'as needed' basis, with Council responsible for the ongoing maintenance of this structure. The committee has undertaken fundraising and received a grant of \$10,000 in 2017 towards the upgrades. To date work completed includes: placing 100 tonnes of new loose metal on the front tiered seating, painting the exterior and parts of the interior, replacing rotten seat boards, installing new windows and upgrading electrical components to make it safe and to install new flood lighting for the upper stand. The roof requires maintenance or replacement, and \$50,000 is budgeted in 2024 for the next stage of refurbishment.

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- (d) Most club buildings on reserves have been built by sporting clubs and are maintained by the clubs occupying these buildings. Maintenance of some of these buildings is proving to be a lessee responsibility that cannot be met within current financial reserves, eg, exterior painting of the Senior Citizens building on Taumarunui Domain. Club constructed buildings have been abandoned to Council include the ex-hockey pavilion located on the Tuku Street Domain, Taumarunui, the ex-Manunui Rugby Clubrooms, and the ex-rugby club pavilion located on the Ohura Domain. The Tuku Street pavilion is managed by Council and is leased out to a community trust. The Ohura Domain pavilion is past the end of its economic life. The community was given the opportunity of restoring this building for public use as an alternative to removal however little has been done to improve the long term sustainability of that building. The ex-Maunui Rugby Club building was removed in 2020. The Owango ex-hockey pavilion building has been technically abandoned by the hockey players but is being used as a community facility under the umbrella of the Owango Residents and Ratepayers Society Incorporated (ORRIS). This facility is located on the Owango Domain, management of which the Crown has formally appointed to Council. A plan for the management of the Owango Domain by ORRIS needs to be established. There is the possibility that more buildings may be abandoned in the future.



Taumarunui Domain Grandstand, Morero Terrace, Taumarunui



Owango Pavilion, Owango Domain, Onepu Road, Owango



Ohura Rugby Pavilion, Hihi Street, Ohura



Tuku Street Pavilion, Tuku Street Domain, Taumarunui

14.2.4 Leased Reserves

- (a) The Reserves Act 1977 provides Council with the power to enter into leases or licences to occupy. Overall, the properties are being maintained to lease conditions. Most are ground leases only, the buildings having been constructed by the sporting or recreation club lessees. In the case of some reserve classifications, Council cannot lease the land but can enter into short-term Licences to Occupy, which are for a maximum of five years. Licences to Occupy are generally rights to occupy and graze the land.
- (b) The reserve areas leased under a ground lease to individual sports or community groups, with the exception of the Taumarunui Netball Centre, which is a facility lease, are maintained by those organisations to standards and levels contained within the body of the lease. A

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review of all occupied reserves has identified that some sports and service clubs (such as the Ohura Bowling Club) are in occupation without a current lease recording the right of occupation and the terms and conditions under which the occupation exists. Some sporting clubs that have entered into leases and are having difficulty in paying rent or rates. It was recognised that changes to population size and age in the District over a number of years necessitated a review of current leasing policy. This review resulted in a policy change whereby sporting and recreation clubs occupying Council reserve land can make application for a remission of rates, which will result in no more than a single charge for wastewater, water (unless on meter) and rubbish removal being charged and a rent of no more than 3% of land value being levied. The expected growth figures reverse this trend, but not to the extent that this rates remission policy should change.

- (c) There is an ongoing difficulty in obtaining successful conclusion of lease arrangements with some occupants of reserve land. These open files are being pursued as quickly as Council staff resource time allows.
- (d) The current lease and licence database is now held in the Ozone Property Database, which is an improvements since the writing of the last AMP.
- (e) Auckland District Law Society (ADLS) webforms are now being used to ensure best practice legal documentation is being used for leases and licences.
- (e) There is increased iwi interest in the tenure of existing leases and the entering of new leases over reserves in Taumarunui due to the current Treaty of Waitangi settlement processes.

14.2.5 Passive and Amenity Reserves

- (a) The community considers the District as having sufficient passive and amenity reserves for use.
- (b) The Taumarunui community considered a concept plan for the development of the northern entrance in 2004. The outcome of consultation was that the project had merit but was considered too expensive. A more modest development of this area has been proposed after design work was completed by GHD, and focus returned to this project late in 2011. Image is



Northern Entrance, Taumarunui

important to the community and, as this is the 'first impression' of Taumarunui. The Rotary Club installed a Canoe sculpture and information boards, and Council has completed an upgrade of the King Tawhiao sign, an accessible walkway and refurbished the lookout and access to the jetty. The Taumarunui southern entrance had a modest facelift so that the reserve area could be mowed under the trees and some trees were removed to open the area up. There is more work to be done as a minor project in this area in the future, with an entrance sign expected to be installed by a local community group.

- (c) The Taumarunui Town Centre Revitalisation was a major project that was completed in 2019 and was the culmination of extensive consultation with the community. The first stage of revitalisation has been centred on Hakiha Street from the Taumarunui Railway Station to the site that was previously held the old Taumarunui Library building. Development included Land Transport assets (such as realignment of kerb and channel and new bus stops) as well as refreshing the existing passive reserve on either side of the Hakiha Street toilets. Despite some design flaws which became apparent, including the climbing wall, tree planters, green wall and fish pond, this project successfully reinvigorated the area and is well used by visitors and residents alike.



Town Centre, Taumarunui

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- (d) Other communities including Ohakune, Raetihi and National Park Village have confirmed a desire for township revitalisation. Small communities like Owango and Pipiriki have access to Pride of Place funding which enables smaller, community driven projects that increase the amenity value of their places to be enhanced.
- (e) In the past decade, a number of volunteer groups have, with Council's tacit approval but with no formal agreement, started development projects in a number of reserves. It is the expectation that Council will take over the maintenance of these works once the projects are complete. The impact of this on the annual maintenance budgets means that all projects should outline likely ongoing maintenance costs prior to approval by Council. In December 2004, Horizons requested Council to take over the ongoing weed control and maintenance of the Manunui Scenic Reserve. This reserve has been cleared of much of the weed infestation, with walking tracks and a small wheelchair accessible track formed through volunteer effort and the Ngahere Trust organisation, which received funding from Horizons to carry out the development work. The removal of tree privet has been a priority to date and there are now large open areas that require replanting with native trees within the reserve. This project is expected to be an ongoing collaboration in the foreseeable future between Council, Horizons, DOC, and any other individual or group that is interested. Ohakune 2000 has continued to work well with Council in improving the amenity reserve areas in Ohakune, having completed a boardwalk and native plantings in Jubilee Park with the support of Council and clearing of Rochfort Park and installation of new playground equipment, accessible walkways, to alter this area into a more fully developed reserve. Development of esplanade reserves need to consider flood control issues, particularly around planting and the effect it could have on infrastructure.
- 
- (f) The Te Peka Reserve, Manunui Scenic Reserve, Manunui Walkway, Mangawhero Walkway, and Manuka Place Reserve are reserves or walkways that have been developed by volunteers. Council is providing a current LoS to some areas, eg, grass mowing Mangawhero Walkway and Manuka Street Reserve, but demand for an increased LoS in all of these areas is anticipated in the future.
- (g) The maintenance of the Ohakune Old Coach Road was formally handed over from Ohakune 2000 to DOC and Council in December 2011. This area has a higher LoS than other similar roadside areas and there is an expectation from the community group that developed this asset for Council to meet the LoS established by that group.
- (h) Overall it can be considered the condition of passive and amenity reserve areas is reasonable. However, there is significant weed infestation of honeysuckle, blackberry and broom in some areas, the removal of which would require careful planning and execution over a period of some years. A programme of killing and removal of pest plants will be developed renewal of the Open Spaces / Parks and Reserves contract in 2021.
- (i) Council obligations in respect of Health and Safety of Volunteers working on Council property require additional resources to monitor and manage the health and safety issues related to volunteer workers. Processes have been put in place for Council to ensure that volunteers understand the responsibilities that Council has to ensure their safety.
- (j) There is no recreation reserve owned by or vested in Council in National Park Village. While the playground project was able to be completed in partnership with National Park School and members of the community, it appears that part of that community still desires a green space for recreation and a dog exercise area (funding has been provided for this purpose in 2021). DOC has in the past shown a willingness to enter into a management agreement of a small scenic reserve owned by the Department in Findlay Street with the option for Council to mow and possibly enhance this reserve with the provision of park furniture and weed removal and this could still be investigated.
- (k) The Kakahi community would like Council to develop some of its road reserves to bring them into mowable amenity areas. Another area of very high importance to the Kakahi community is the cutting through Te Rena Road to the Whanganui River, which is a natural glow worm grotto and an area visited by quite large numbers of sightseeing individuals and groups.

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This is putting pressure on the need for development of a car parking area and possibly a higher level of the road maintenance.

- (l) Vegetation control by mowing is maintained to standards of a maximum height of vegetation allowed before mowing. In some remote rural areas a number of local purpose reserves are infested with weeds such as broom and blackberry.

- (m) Flower beds are generally maintained to the required standard. However, there is some difficulty in determining specific standards, as contract specifications are not well defined. There are very few flower beds in the District, all currently being in Taumarunui, with some native shrub and tree beds in Ohakune township which are maintained under the day works budget. These beds are subject to vandalism. Following communication from the Raetihi community the traffic island at the intersection of Ohakune Raetihi Road and State Highway 4 was planted with low growing lavender to provide a higher amenity value to that entrance to Raetihi. Consideration is needed though



to removal of plants and hard surfaces such as concrete being installed at high risk areas (such as traffic islands on intersections with State Highways) due to the high compliance cost for health and safety measures. The expectations of the community needs to be managed in regard to the cost/benefit of keeping gardens in these spaces.

- (n) It is considered the flora currently established on the operational parks and reserves asset is sufficient, except for the establishment of additional shade trees on the Pitt Street, Raetihi Recreation Reserve. In 2013 a number of trees were planted in the Pitt Street Reserve, Seath Ave Reserve and Manson's Gardens. However, the majority were destroyed by vandalism and were not replaced. Many larger trees have been left unmaintained for a long period of time. Advice on maintenance of trees is currently obtained through the Parks and Reserves Maintenance Contract Project Manager. Annual inspections of trees in recreation reserves and on road reserve throughout the District identify problems such as dead limbs, footpath damage from tree roots and unacceptable encroachments of amenity areas or road reserve by branches and similar problems. In some areas, there are too many trees planted too closely together, resulting in distorted growth as the trees fight for light and space. In some areas, totally inappropriate large trees have been planted directly under power lines. The current funding levels need to be maintained, as progress is now being made on the annual tree work programme.



- (o) Through a gradual process of assessment of trees planted or self-seeded on road verges and in parks throughout the District, it has become clear that, unless a programme of removal of trees that are either totally inappropriate or 'pest' species (eg, sycamores, willows, wattles that are self-seeding) and replanting is commenced, Council will be burdened with ongoing problems from trees that are obstructing vision or passage. These trees are causing cost and nuisance through leaf drop, die back or 'hangers' from old age or storm damage, or interference with power lines. Under the Trees Under Power Lines Regulations, some of the cost of removing inappropriate trees under power lines may be met by the service providers, ie, The Lines Company and PowerCo. The issue of whether these trees should be replaced with shrubs or trees to maintain an urban landscape that is visually pleasing will require debate and decision making as the trees are removed. There has been some pressure from the community to add Silver Birch and Privet to the list of undesirable species.

- (p) Council owns a large number of local purpose reserves in Waimarino that are creeks running through residential property and excluded from private ownership at the time of past subdivisions. Many of these are infested with weed and self-sown tree species and requests to Council are ongoing for removal of weeds and trees in many of these areas that are not included in the maintenance contract. The cost of maintaining such areas would be

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extremely high but, in some areas, deferred maintenance that is essential has been identified and should be budgeted for. There is also the ongoing threat of, or actual, erosion of esplanade reserves which are affected by high rainfall events. Current climate change trends indicate that there will be an increase in high rainfall events in the future.

- (q) The cost of tree removal is high, particularly in difficult situations or where road closure is required. A number of trees on Council land have been given Heritage status in the District Plan. This has resulted in a higher cost for maintenance of these trees as the rules governing maintenance methods are very prescriptive. It is suggested that the list of Heritage Trees be reviewed within the next review of the District Plan.

14.2.6 Furniture

- (a) There is a lack of mix of suitable furniture within the parks assets and a programmed development is required to offset that shortfall. Seating and picnic tables are lacking in some reserves that are used by the public on a frequent basis.



- (b) Overall, the furniture in the parks and reserves activity is maintained to a reasonable condition. The furniture in urban 'Main Street' developments in Taumarunui (other than the new sets installed as part of the Township Revitalisation project in 2019), Ohakune and Raetihi is approximately 20 years old. The street furniture in Raetihi Main Street was installed in 2004. Main Street furniture includes seating, picnic tables, rubbish bins, and bollards and chains (Taumarunui, Ohakune and Waiouru).



- (c) Vandalism affects the look and life of some furniture, particularly rubbish bins and chains. Furniture in other areas such as parks, is a mix of old and new, most new furniture having been donated. Older wooden furniture can be maintained through painting and timber component replacement to a reasonable condition. Plastic rubbish bins are now being replaced with stainless steel bins wherever possible within budget constraints. Powder coated furniture is very susceptible to vandalism by scratching and is failing on some street furniture, significantly within the expected life of the product and the paint on older furniture is easily chipped through general wear and tear.



- (d) Opportunities have been taken as they have arisen to receive funding for the installation of Love NZ recycling bins, and three way rubbish bins, as well as solar compacting bins (the later installed in 2020 with assistance of a Tourism Infrastructure Funding grant).



- (d) In some instances it is cheaper to replace furniture than continually repair.

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14.2.7 Urban Road Verges

- (a) Urban Road Reserves are maintained throughout the District to standards considered appropriate to the locality. Generally it can be stated that the higher the profile of the road, the higher the standard of vegetation maintenance.
- (b) In the Main Street developed areas there is very high standard of maintenance, with a combination of grass verges and islands of planted gardens with trees and shrubs. Bedding gardens were introduced into the Hakiha Street, Taumarunui, road reserve since early autumn 2008 and these have been extremely successful and colourful. However, there is no watering system to enable these gardens to be watered automatically over the summer months, which prompted the paving of the central islands in Hakiha Street in 2011. The Kowhai trees planted in the Main Street developed area of Raetihi are growing slowly, with a few replacements having been required as a result of vandalism. Ongoing maintenance of the Picea in Ohakune has been necessary, as some specimens have been damaged by road maintenance, or where they have grown too large for the space. Where possible, the Picea have been transplanted to the vicinity of the Ohakune Carrot in Rochfort Park reserve. Future consideration must be given to the design of garden beds as impacts of climate change may mean that the current design and plantings are not sustainable.
- (c) Overall, the vegetation control on urban road verges is maintained to a good standard and to contract specifications. There are, however, numerous areas of road reserve that are steep banks or gullies, which can only be maintained to some degree within a reasonable cost with flail arm mowing. A higher LoS is not budgeted due to other priorities.

14.2.8 District Playgrounds

- (a) The major playgrounds at the Taumarunui Domain on Turaki Street, Christie Park (Ohakune) and Pitt Street (Raetihi) have all been installed to appropriate standards and are well maintained. A new playground development at the Taumarunui Domain in 2019 has proven very popular with users, with the installation of new modular system, junior train, waterplay, and a double flying fox. The Lions Club donated swing (which was the last project prior to the disestablishment of the club) has been relocated to Ngā Huinga to provide a much needed play facility at that site. Christie Park received a facelift in 2014 through repainting of the main playground components but requires significant investment to meet growing expectations of visitors and residents. The destination playground at National Park Village, on part of the school land through a licence to occupy, rectified a deficiency of play space for this community. The Carrot Adventure Park Trust has developed an area of previously passive reserve of Rochfort Park into a very popular and well utilised community asset which includes play structures that have been brought into Council's inspection and management regime. Waiouru has been identified as a community that would benefit from a playground development within the town, which is available to residents and to increase economic development from travelling families stopping for a longer period.



Domain Playground, Taumarunui



Christie Park, Ohakune



"Carrot Park", Ohakune

- (b) Discrete neighbourhood playground equipment is installed at Clyde Street, Bullians Avenue, New Road and East Street, Tuku Street (Taumarunui), Raurimu, Owhango Domain, Kakahi, and now also in Pipiriki after the ex-Taumarunui modular unit was relocated in 2020 to the Pipiriki Incorporation land adjacent to the public toilets (controlled by Council under a lease).

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The mix of equipment varies greatly from site to site. Non-compliant and obsolete equipment was progressively removed from playgrounds, with new replacement equipment installed in Ohakune and Raetihi in 2008. Two new pieces of equipment were purchased and installed in Manunui School grounds in 2005. The equipment at Ngarimu Street, Ohura, was removed and equipment added to the Ohura School playground.

- (c) Neighbourhood playgrounds generally serve the immediate area and there is an apparent shortage of sites in the north-eastern sector of Taumarunui (Roslyn Street/Seath Avenue) and the eastern area of Ohakune (Park Avenue/Manuka Street/Karamu Place). Some rural communities do not have Council playgrounds (eg, Matiere), but the usual resident population makes an investment hard to justify (particularly when there may be school playground facilities that could be utilized). There is some community pressure to develop neighbourhood playgrounds (e.g. Bullians Ave and New Road) however investment continues to be focussed on the major playgrounds within a community. Funding assistance is available through the Pride of Place fund for communities that want to work with Council in upgrading neighbourhood playgrounds.
- (d) The Ohakune Half Pipe was removed in 2013 following damage caused by vandalism, a number of minor accidents highlighted the potential risks in keeping the structure open. The half pipe was removed on the understanding that the community would develop a new concrete bowl and wider skate park proposal with seed funding from Council. The Taumarunui skate park is subject to graffiti, however lighting appears to provide some mitigation.
- (e) Several playgrounds have areas on which further shrub and shade vegetation should be established, together with suitable seating or picnic table facilities.
- (f) Recent installations of equipment are in very good condition and meet the installation requirements described in NZS 5828. Nearly all swing installations have rubber fall areas and any future installations will also be installed with rubber fall areas if the cost is approved by Council.



14.2.9 Camping Grounds

- (a) Council vested camping grounds, all known as Holiday Parks, are located in Taumarunui, Ohakune, and Raetihi. The Taumarunui Holiday Park on State Highway 4 and the Raetihi Holiday Park in Parapara Road are both within larger recreation reserves. The Ohakune Holiday Park in Moore Street, Ohakune, is a single parcel of land classified as a recreation reserve. All camping grounds are leased. Some improvements to these camping grounds are not Council assets. In Ohakune and Taumarunui, all of the assets are owned by the lessee, being a ground lease only (Taumarunui's assets were sold to the lessee in 2016). However, on the Raetihi camping ground there are buildings which are Council-owned assets and there is the necessity to include these in this AMP. There is a possibility that Council could consider selling the built assets at the Raetihi Holiday park to the lessee.
- (b) Council's target is to operate the three camping grounds through long-term leasing to proprietor/lessees. Maintenance of grounds and buildings by the lessee is required and appropriate conditions have been incorporated into lease agreements. The age and



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condition of the buildings on each camping ground varies considerably. The maintenance requirement on any lessee is to maintain the camping ground to the same or better conditions that it was at the commencement of the lease agreement.

- (c) Consideration may be given to revocation of the reserve classification and sale of the land of the Ohakune Camping Ground to the lessee at some time in the future.
- (d) It is assumed that the present long-term leases will continue for a minimum of ten years to 2031, with a lease being entered into in 2014 for the Raetihi Holiday Park. The Taumarunui Holiday Park was sold in May 2019 and an assignment of the ground lease from the previous owners was executed in April 2019.
- (e) Provision for the replacement of failed components that are no longer capable of being maintained by a lessee needs to be included in future financial forecasts.
- (f) There is the provision for rent reviews in each camping ground lease. The cost of capital upgrading or renewal can be reflected through levels of rent charged to a lessee.
- (g) These assets are considered to provide benefit to the wider communities of Taumarunui and Waimarino through the visitor industry activity undertaken in the community by the users of these facilities. The long-term leases are structured toward commercial rents being paid to Council although, while lessees are developing what is currently a non-viable business (Raetihi), rental is not on a commercial basis. The lessee pays all other outgoings and general maintenance.

14.2.10 Freedom Camping Ground

- (a) Ruatiti Domain is the only freedom camping ground in the Ruapehu District. This is in a rural setting, is very popular with fishermen and it is known that many families return year after year to camp over the summer months. This area has a number of toilet facilities, reticulated raw water and a number of BBQs. The water is taken from a spring located very high on the edge of a cliff of papa rock on the Mangonui O Te Ao River and reticulated to a concrete holding tank located on the Domain. Visitors to the Domain are requested to boil any drinking water. An alcohol ban has been established at the Domain for the period from midnight on 30 December until midnight on 2 January annually. Ruatiti Domain is maintained by onsite managers who contract to the Parks and Reserves Maintenance Contract 1041. Dogs are prohibited from the Domain between 1 November and 30 April each year.
- (b) There is a ground lease for the house that accommodates the onsite managers of the Domain.



14.2.11 Park Infrastructure

- (a) Generally, it can be stated that the urban parks infrastructure District wide is supported by on-street carparking and are situated in areas that are serviced by municipal water supplies, drainage, and wastewater services.

14.2.12 Walkways and Pedestrian Bridges

- (a) There are a number of walkways and pedestrian bridges in the District, some maintained by Council and a number that have been developed and are currently being maintained by volunteer community groups. The walkways maintained by Council have a low standard of maintenance, in general limited to one application of grit per annum and repair of washouts and clean up after storm damage.
- (b) There are five major walkways formed and currently maintained by community groups:
 - (i) Te Peka Walkway (and Te Peka Reserve), Taumarunui - on very steep terrain and is therefore difficult to access and maintain.

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- (ii) Whanganui River Walkway, Manunui (this walkway links to short bush walks in the main section of native tree reserve) – approximately 3km long, with off shoots creating a small network within the tree reserve area at the western end of the walkway. This is principally formed on original ground alongside the Whanganui River and is subject to erosion.
 - (iii) Mangawhero River Walkway, Ohakune – majority located on Council land and is approximately 1km long, gritted and partially maintained by Council through mowing of grass areas. Flood management issues should be considered should ongoing planting on this walkway by the community continue.
 - (iv) Old Coach Road – restoration of the old cobblestone coach road between the Ohakune Railway Station and Horopito via Old Station Road and Marshall’s Road as a walking track was started in 2005 and the maintenance of the Old Coach Road was officially handed back to Council and DOC in December 2011. Council will be responsible for the maintenance of the roadside verges between the Ohakune Railway Station and the end of Marshall’s Road to a higher LoS than other roads of this type in the District would be afforded.
 - (v) Makotuku Walkway – a new addition since the last AMP, with a very active group developing this walkway, along with intensive native planting, artworks and built structures.
- (c) The Whanganui River Walkway is partially formed, starting beside the Ongarue River at Hakiaha Street, Taumarunui, and continuing through to Manunui and State Highway 4 road and rail bridges. Horizons has been active in this area since 2011, with river protection works and native planting along the riverside. It is proposed that this be upgraded to a fully accessible walkway to be developed in stages from Ngā Huinga (Cherry Grove) over a ten year period. Community assistance will be required to ensure that the cost borne by Council is minimised. Flood management issues should be considered in the development of this walkway. Where viable, the Walkway may be developed on top of the existing stop-bank.

14.3 Condition Scoring

- 14.3.1 The condition and components that make up the Parks and Reserves assets is contained in Appendix E.2.
- 14.3.2 Based on information contained in Council records, asset condition tables, together with knowledge of staff and the results of contractor audits, it is considered the parks and reserves assets are generally maintained to a medium to high standard. The asset condition tables in appendix E.2.12 contain the following information.

Asset Component	Component Description
Quantity	The number/amount/area of that specific component.
Condition Grading	Condition of component as assessed under parameters of Table 16 condition gradings.
Economic Life	Estimated Economic life of component – buildings 50 years as required by the Building Act 2004.
Remaining Life	Estimated remaining life of the component.
Unit Value	Dollar value of unit costs where applicable.
Replacement Costs	Based on current government value or insurance replacement certificate where appropriate.
Comments	Comments in respect of individual components.

10.4 Critical Assets

- 14.4.1 Although all of the parks and reserves assets are regarded as essential for the wellbeing of the community, none are considered ‘critical’ from the point of view of the health and safety of the community.

10.5 Operations and Maintenance Plan

- 14.5.1 Council aims to manage the parks and reserves to deliver to defined LoS in the most cost effective way over the long term. The main focus for the operations and maintenance of parks and reserves

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is providing open, accessible amenity space for public use with an appropriate number of built assets such as playgrounds, walkways, picnic tables and seats, etc. which enhance the public use of the parks and reserves space.

- 14.5.2 The planned maintenance component consists mainly of:
- (a) Grass and lawn maintenance.
 - (b) Maintenance of bedding plants, herbaceous gardens and shrub gardens.
 - (c) Maintenance of sports fields (to sporting code requirements but no turf management).
 - (d) Weed clearance.
 - (e) Tree maintenance.
 - (f) Maintenance of bush tracks and walkways.
 - (h) Playground equipment maintenance.
 - (i) Maintenance of signs, fences, gates, tables, seats and barbecues.
 - (j) Collection and disposal of rubbish and litter.
 - (k) Cleaning of toilet facilities which are located in parks.
 - (l) Emergency work procedures.
- 14.5.3 The majority of Parks and Reserves assets have been established for some considerable time. This early establishment has provided mature trees, development that suits the environment and provides, in some cases, shelter from prevailing winds. In some locations the species of tree has proved inappropriate. Ongoing assessment of suitability, and possible need for felling and replacement, needs to be carried out.
- 14.5.4 Generally, the maintainability of the assets is reasonable, with the majority of areas suitable for vehicular mowing and edging control by weed eater or spray. Grazing licences are issued on some rural or semi-rural reserves where mowing of grass is difficult, or a lesser standard of control is acceptable. Grazing of some urban reserves has become an option for vegetation control where use of large reserves has diminished with the falling usually resident population, eg, Manunui and Raurimu. There would be new fencing required for any such proposal but the saving on mowing cost is estimated to recover the fencing cost within a reasonably short time. Re-forestation in native trees is also an option for these areas. Re-forestation costs will be investigated within the restrictions of staff resource time available.
- 14.5.5 There are a number of access roads that require maintenance and upgrading. These roads include Ohura cemetery road, Ohakune cemetery road, Ngā Huinga (Cherry Grove) Domain (from entrance gate), Owhango Domain, Taumarunui Camping Ground and Manunui Scenic Reserve and Taumarunui New Cemetery road. The maintenance of these roads has now been recognised as being necessary on an ongoing basis and included in the Land Transport activity.
- 14.5.6 All renewals of park furniture or new installations are being assessed for robustness, ease of cleaning, or repair, e.g., replacement of rubbish bins with stainless steel bins where possible.
- 14.5.7 Audit procedures are undertaken regularly on playgrounds and walking bridges to check compliance with the relevant New Zealand Standards.
- 14.5.8 The unplanned maintenance component consists primarily of:
- (a) Replacement and repairs as a result of vandalism.
 - (b) Repainting and clean-up of graffiti.
 - (c) Storm damaged vegetation clearing (i.e., branches, etc).
 - (d) General repairs to fencing, etc.
 - (e) Repairs to components in assets such as the decorative fountains, drinking fountains, water supply pipes, and water pipes in reserves.

14.6 Renewals Plan

- 14.6.1 Council's parks, reserves and garden maintenance contractor's asset database and monthly reports and Council officer appraisals will provide the detailed component level information

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contained in the AMP databases. All annual contractor reports and unforeseen renewal needs will be updated in the databases as they arise.

- 14.6.2 Renewals required to maintain the existing LoS have been included in the financial forecasting.
- 14.6.3 Where asset renewal is required through community demand or unforeseen major asset failure, provision for replacement cost will be included in either LTP or EAP financial information, so that the community can be consulted on whether it will accept the cost associated with a changed LoS or major cost replacement.
- 14.6.4 Renewal works identified in terms of the renewal strategies may be deferred if the cost is beyond the community's ability to fund it.
- 14.6.5 When renewal work is deferred, the impact of the deferral on economic inefficiencies and the system's ability to achieve the required service standards will be assessed. Although the deferral of some renewal works may not impact significantly on the operation of assets, repeated deferral will create a liability in the longer term.
- 14.6.6 A register of all deferred works will be maintained, the total value of which will be recognised in the financial reporting.
- 14.6.7 During the term of this Plan the major renewal works planned are:

Location	Description	Estimated Cost
Ohakune	District wide playground equipment renewal	57,200
North of District	Fencing problem reserves	120,000
South of District	Fencing problem reserves	120,000
District Wide	Rubberfall areas renewal (playgrounds)	20,000

14.7 Development Plan

- 14.7.1 Development works in Parks and Reserves fall into two categories:
- Construction of new structures or other improvements, such as drinking fountains and walkways.
 - Upgrading of existing structures or other improvements with replacement of components.
- 14.7.2 Over the next ten years, the ongoing development of accessible walkways in the main town centres in the north and south of the district, which are accessible for both able and disabled users, is proposed.
- 14.7.3 The installation of fencing in reserves that require vehicles to be excluded, and the installation of stock proof fencing to enable grazing on reserves, or to exclude stock from waterways has been included in the budget.
- 14.7.4 Although there appears to be under-utilisation of some existing assets, community groups continue to seek to carry out development work in Parks and Reserves. Major development projects by The Ohakune Adventure Park Trust; for Rochfort Park in Ohakune and by Raetihi Promotions; for along the Makotuku River will continue to seek development funding by Council.
- 14.7.5 Township revitalisation projects will enhance the open spaces of our communities over the next 10 years. The detail for this is still to be determined. These projects will be based within the CBD of the townships, as well as other high profile areas such as the Northern and Southern entrances to Taumarunui, and Ngā Huinga (Cherry Grove), Taumarunui.
- 14.7.6 The Kakahi community would like to see a higher LoS within the central part of the village and additional development expenditure allocated to green amenity reserve space including the relocated playground from the (now closed) Kakahi School. The cost of this development will be investigated.

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- 14.7.7 There was proposed development of the toilet facilities at the Ruatiti Domain due to increased use of this freedom camping area and growth from the Mangapurua section of the cycleways with \$80,000 being budgeted for the 2020 financial year. This funding was expected to be used as seed funding for a Tourism Infrastructure Fund application, however the impacts of COVID-19 meant that this fund was put on hold, and the budget will instead be fully used to install a smaller development at the top level of the Domain.
- 14.7.8 There is planned playground development near the Waiouru public toilet site.
- 14.7.9 While there is no intention to increase this portfolio, Council may be approached by established sports clubs to purchase land or building assets owned by those clubs for use as reserve by the community. Any offer would be considered on its merits for strategic purchase. If a club which owned a building on a Council reserve was to close, an outcome may be the request for removal or demolition of that building.
- 13.7.10 During the term of this Plan the major development works planned are:

Location	Description	Estimated Cost
Ohakune	Town Revitalisation – plan outcomes	2,000,000
Ohakune	Town Revitalisation – town planning	500,000
Raetihi	Town Revitalisation – CBD	1,000,000
Taumarunui	Town Revitalisation – verandahs	468,000
Taumarunui	Town Revitalisation – Main street stage 3	500,000
National Park Village	Town Revitalisation – plan outcomes	1,000,000
South of District	Accessible walkways	500,000
North of District	Accessible walkways	500,000
Waiouru	Playground	100,000

14.8 Disposal Plan

- 14.8.1 The property contained within the Parks and Reserves Asset is primarily of Crown origin, vested in Council therefore disposal options are limited. Sale of all land classified as reserve land under the Reserves Act 1977 must follow a process of revocation of the reserve classification, public consultation and consideration of any Treaty of Waitangi issues. In the case of the sale of Crown derived land, after the deduction of all direct costs, the proceeds of sale (if any) are shared between the Crown and Council. Council cannot claim any indirect costs, i.e., staff time, that may accrue during this process. Disposal cannot take place without consent of the Crown. In the case of road reserve, a different process is followed whereby the road is first 'stopped' through a statutory process including public notification and consultation. Once the road has been stopped, title can be obtained and the land sold. This is a process not uncommon in respect of areas of paper road in rural areas.
- 14.8.2 There have been a number of enquiries from persons wishing to acquire reserve land from Council. The reserve status of the land has been explained to these persons and the interest noted on the relevant property file for contact purposes if there is ever a decision by Council to pursue disposal of surplus reserve land. It is not envisaged that any particular property would be relinquished or disposed of during the term of this document.
- 14.8.3 There will be occasions when properties are available for leasing subject to the provisions of the Reserves Act 1977. In addition to longer term leases of recreation reserve areas to sporting groups, most of which are ground leases only, there are a number of short-term licences to occupy issued principally for grazing purposes over rural recreation reserves and local purpose reserves.

14.9 Summary of Future Costs

- 14.9.1 The ten year financial projections are shown in Appendix B.2.5.

15.0 Cemeteries

15.1 Asset Description

- 15.1.1 The objective of the Cemeteries service is to provide administration, record, enquiry and burial services for the interment of deceased persons at cemeteries within the District.
- 15.1.2 There are two types of cemetery in the District. Urban cemeteries generally have old sections which do not have concrete berms, new sections all have concrete berms and RSA sections which generally have concrete berms. Rural cemeteries generally do not have concrete berms, although a small ashes berm was installed at Owhango with volunteer community effort in 2008, and this berm was extended in 2020.
- 15.1.3 A berm or lawn classification limits the type of monuments that can be erected upon a suitably constructed concrete berm provided by Council. No other plot adornment is authorised within these classified areas.
- 15.1.4 Open sections and rural cemeteries do not have limitations to plot adornment and accordingly monuments, tablets, fences and, in some instances, shrubs and small trees marking an individual gravesite are considered appropriate adornments.
- 15.1.5 Overall the maintenance of the cemeteries is to contract specification and is of a good to high standard.
- 15.1.6 All cemeteries are considered to be significant assets, even though the LoS provided varies between the assets.
- 15.1.7 There are 11 cemetery reserves vested in Council situated within the District. Two of these, namely Tatu and Taumarunui (old) cemeteries, are no longer capable of providing further burial plots. Tatu was formally closed on 28 February 1972 and the Taumarunui (old) site had its final interment in a reserved plot in April 1994. The remaining nine cemeteries are situated at Ohura, Matiere, Taumarunui, Manunui, Owhango, Raurimu, Raetihi, Ohakune, and Rangataua. Of the sites, Taumarunui, Raetihi, Manunui, and Ohakune are classified as berm or lawn cemeteries and the remainder as open cemeteries.



Matiere Cemetery, Cemetery Road



Ohura Cemetery, Mangaparare Road



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Taumarunui Old Cemetery, Golf Road



Manunui Cemetery, SH4



Rangataua Cemetery, Ratamaire Road



Raurimu Cemetery, Kaitieke Road

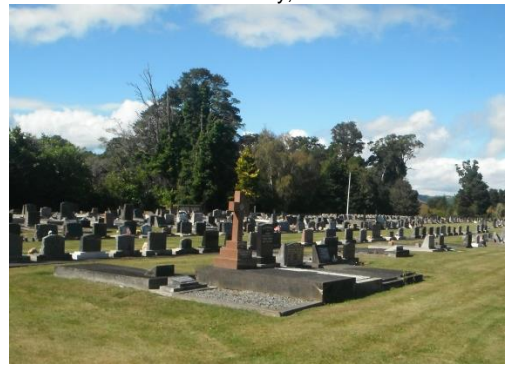
Taumarunui New Cemetery, Golf Road



Owhango Cemetery, SH4



Ohakune Cemetery, Lakes Road



Raetihi Cemetery, Parapara Road

15.2 Structures

- 15.2.1 The structures on the cemetery asset consist of small sexton sheds for storage at Manunui, Taumarunui New and Rangataua, an arched entrance construction at Manunui, a memorial at Ohakune erected in memory of those killed in a Railway Quarry disaster, while the stone entrance and wrought iron gates at Raetihi are a memorial to war veterans. A community-built motor-cross track was formed on the Matiere cemetery without prior approval from Council. Approval has since been given for a Licence to Occupy that part of the cemetery and the asset does not belong to Council. The Raetihi community installed the 'Pioneer Gate' at the northern end of the Raetihi Cemetery. Furniture such as seats are aging, and while the majority of existing furniture has been donated, there is a need for high quality, long lasting furniture to enable visitors to comfortably spend time within the cemeteries.

15.3 Fences

- 15.3.1 Most of the fencing encompassing the assets is in reasonable condition with minor repairs being carried out during the term of this Plan. White wooden picket roadside fences at Manunui, Owhango, and Ohakune RSA section require maintenance with water blasting and repainting from time to time. Plastic picket fencing was installed at Raurimu in 2018 and this appears to require much lower maintenance than wooden fencing and should be considered for other remote locations. The fencing along the frontage of Matiere Cemetery was upgraded by Council in 2018 with steel pool type material, however this needs maintenance as has proven to not be particularly

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stock proof. The remaining fencing is post and five wire, pipe and hurricane wire or post and wire rope. The licensee under any grazing licences to occupy around rural cemeteries is required to maintain fencing in good stockproof condition. The fence at the northern end of the Raetihi Cemetery was renewed in 2012 to complement the Pioneer Gate. This was extended to the memorial gate in 2013. Further extension of this fence along the SH4 (Parapara Road) frontage is planned.

15.4 Roads, Tracks and Paths

15.4.1 Overall, all the components of the asset are in reasonable to good condition and minor maintenance is expected to be sufficient to ensure ongoing service. Ohura and Ohakune cemeteries have lengthy metal access roads. There is a sealed access road in the Taumarunui New Cemetery. The car park at the northern end of the Raetihi Cemetery was upgraded in 2014 to provide a delineated parking area separate from the adjacent rest area. Maintenance of these roads is now being undertaken by the Land Transport maintenance activity under the Facility Roads (unsubsidised) budget.

15.5 Water Supply

15.5.1 The sites at Taumarunui, Manunui, and Raetihi are connected to the individual municipal supply with an indefinite life. The Ohakune Cemetery has a water supply provided by rainfall and collected by a covered entrance. A small roofed structure and tank was installed near the entrance into the Ohura Cemetery in 2017. For cultural reasons, a water supply at all Cemeteries is desirable.

15.6 Memorials and Headstones

15.6.1 All memorials and headstones are considered the property of the descendants of the deceased and Council does not provide any maintenance, other than weed spraying, to these adornments of graves. Where a headstone fails, it is generally removed to safe storage so that family members can recover them for reinstatement at any time. Where a headstone is damaged through falling trees that are growing in the cemetery, e.g., the large Redwood in Taumarunui New Cemetery, Council will reinstate the headstone. Council has also on occasion, reset memorials where grazing has resulted in the movement of headstones (such as in the Ohakune old section), where the cost to do so has been minimal. Unfortunately vandalism or damage does occur from time to time, Council does not generally cover reinstatement in these situations.

15.7 Performance

15.7.1 Several cemeteries have large areas of land surplus to existing or foreseeable future requirement. Formal grazing licences to occupy issued under Section 21(2) of the Burial and Cremation Act 1964 are currently in place for unused portions at the Ohakune, Ohura, Matiere and Owhango Cemeteries. Unused areas are available for grazing at Rangataua and the existing casual use needs to be formalised. At the present time, an unused portion of Taumarunui (New) Cemetery of approximately 2.0ha is incorporated into the maintained landfill site to the rear of the cemetery.

15.7.2 Cemeteries provide capacity rather than performance. Generally, capacity into the future is sufficient, with the exception of the Raetihi and Manunui Cemeteries and the main area of Ohura Cemetery, which have limited capacity. This is an issue that will need to be addressed within the next ten years.

15.7.3 The estimated life of each cemetery is based on 2,400 plots per hectare at the estimated burials per annum at present day numbers of interments. There is a trend of increasing numbers of cremations which occupy less space than a standard burial plot and this will extend the expected remaining life of cemeteries where ashes berms are installed. In the future, there is a possibility that the public will accept vertical burials which are already accepted in parts of the world where

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burial space is at a premium. However, that is unlikely to be considered while the District has plenty of capacity. Investigation into the establishment of a 'natural' cemetery in the north and south of the District will be undertaken.

- 15.7.4 A new area of the Ohakune Cemetery was opened up in 2020 after consultation with the community. It is located adjacent to the existing carparking, and has sufficient space to allow for installation of berms for many years.
- 15.7.5 The following table provides estimated burials per annum based on the average number of burials per year from 2010 to 2020. The average annual burials total of Taumarunui has dropped from 41 in the last AMP to 34 in this AMP. Manunui has dropped from 17 per year to an average of 10 per year. Raetihi average burial numbers have remained constant. RSA burial averages have reduced, which is to be expected as time passes.

Cemetery	Standard	RSA	Total
Ohura	2	0	2
Matiere	1	0	1
Taumarunui (new)	29	5	34
Manunui	10	0	10
Owhango	1	0	1
Raurimu	0	0	0
Ohakune	6	0	6
Raetihi	11	0	11
Rangataua	1	0	1

- 15.7.6 While burial numbers remain low, there can be pressure on the number of plots available when a family member is interred and a number of plots adjacent to that plot are reserved by the family. This artificially increases the immediate requirement for burial space.

15.8 Critical Assets

- 15.8.1 It is critical for Council to be able to provide public burial capacity within close proximity to each of its townships. For this reason, there is concern over the capacity of the Raetihi, Manunui and Ohura Cemeteries, as all cemeteries could be regarded as critical to the wellbeing of the community. This is discussed further in the Development Plan section.

15.9 Operations and Maintenance Plan

- 15.9.1 Cemetery operations are subject to the requirements of the Burials and Cremation Act 1964, which sets out the functions to establish, maintain and regulate the use of cemeteries.
- 15.9.2 Council aims to manage the cemeteries to deliver the LoS as defined in the most cost effective way over the long-term. The main focus for the operations and maintenance of the cemeteries is providing a service for burials and, when required, disinterment and maintaining the lawns, gardens and trees.
- 15.9.3 The asset components that are maintained in cemeteries are the land, berms, fencing, shrubs and trees, sexton sheds, access roads, signs, water pipes, taps and the water tank structures.
- 15.9.4 Operating and maintaining the cemeteries in the District include the following activities:
- Carrying out Sexton duties in terms of the Burials and Cremations Act, i.e., interment or disinterment of deceased persons or ashes of deceased persons.
 - Lawn mowing, weed control, garden and tree, and built asset maintenance.
- 15.9.5 The unplanned maintenance component consists primarily of storm damage and in rare instances vandalism.

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15.10 Renewals Plan

- 15.10.1 Either contractors' asset database and monthly reports, or Council officer appraisals, will provide the detailed component level information contained in the AMP databases. All annual contractor reports and unforeseen renewal needs will be updated in the databases as they arise.
- 15.10.2 Generally, the components of the asset are expected to provide satisfactory service for some time. The last section of the Raetihi fence needs renewing to complete that project which has been completed over time. A long term renewal programme for aging cemetery furniture will commence.
- 15.10.3 During the term of this Plan the major renewal works planned are:

Location	Description	Estimated Cost
District Wide	Cemetery furniture	50,000
Raetihi	Fence	15,000

15.11 Development Plan

- 15.11.1 Development works fall into three categories:
- Construction of new structures.
 - Upgrading of existing structures with replacement of components.
 - Development of a new cemetery.
- 15.11.2 Concrete berms for the erection of memorials are provided on both lawn and berm cemeteries on average every two years at Taumarunui, Manunui, Raetihi, and Ohakune Cemeteries. Memorials erected on the berms and grave sites situated in the older portions of the asset with concrete monuments remain in the ownership of the deceased's family.
- 15.11.3 The extension of the Raetihi Cemetery and the installation of Memorial Gardens in Taumarunui New, Ohakune and Raetihi cemeteries are the only capital development projects over the term of the plan. Engagement with the Raetihi community has started for the development of the required new cemetery and budget has been included for the purchase of land, should other Council owned land be considered not suitable.
- 15.11.4 Council may need to consider an extension of the Taumarunui and Ohura cemeteries within the next thirty years.
- 15.11.5 The establishment of a 'natural burial' section of cemetery in Taumarunui and Ohakune is still to be investigated. There is a growing number of this type of facility throughout New Zealand, with guidelines regarding the preparation of the deceased and the form of memorialisation allowed. Natural burials are burial of remains (un-embalmed) in caskets or shrouds of untreated materials into areas where memorialisation is generally by the planting of a shrub or tree species as approved by the territorial or other cemetery authority managing the cemetery ground.
- 15.11.6 The establishment of the online Cemetery Database which uses current Ozone Cemetery Module and GIS technology (Intramaps) data has increased the LoS to customers who wish to more easily access this information held by Council.
- 15.11.7 During the term of this Plan the major development works planned are:

Location	Description	Estimated Cost
Raetihi	Cemetery land purchase	150,000
Taumarunui, Ohakune, Raetihi	Memorial gardens	45,000

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15.12 Disposal Plan

15.12.1 It is not envisaged that disposal by sale of the asset will occur in the foreseeable future. Grazing licenses to occupy will continue to be issued for areas excess to requirement to carry out vegetation control. Any disposal is subject to the requirements contained within Section 43 of the Burial and Cremations Act 1964. The provisions of the Reserves Act 1977 also apply to cemeteries, most of which are Local Purpose Reserves, Cemeteries.

15.13 Summary of Future Costs

15.13.1 The ten year financial projections are shown in Appendix B.2.6.

16.0 Swimming Pools

16.1 Asset Description

- 16.1.1 Council maintains and operates three public swimming pools situated in the main centres of population at Taumarunui, Ohakune, and Raetihi.
- (a) Taumarunui Pool is included as part of the Taumarunui Domain.
 - (b) Ohakune Pool is included as part of Jubilee Park Recreation Reserve.
 - (c) Raetihi Pool is included as part of Parapara Road Recreation Reserve.
- 16.1.2 All pools are situated on Recreation Reserves, classified pursuant to Section 17 of the Reserves Act 1977, and administered by Council.
- 16.1.3 The purpose of the Swimming Pools activity is to efficiently and effectively provide and encourage swimming within the District as a safe and affordable leisure activity.
- 16.1.4 The three swimming pool complexes owned by Council are considered to be significant assets.

16.1.5 Ohakune Pool, Raetihi Ohakune Road, Ohakune

- (a) The Ohakune complex consists of a main pool, learners' pool, changing room and toilets and an office. The complex is fully fenced, complying with the requirements of the Fencing and Swimming Pools Act 1987. The pool and associated facilities and systems, is at the end of its normal lifespan and major component failure is inevitable but impossible to predict. The main pool water quality is maintained through a pumped filtration system, treated with injected liquid chlorine. The learner pool water quality is serviced by a separate circulation system housed within the changing room building, with water quality maintained by the injection of liquid chlorine.



- (b) In the 1980s, the large pool was reconstructed to reduce the depth and the length was shortened. This reconstruction means that diving boards cannot be installed at the pool. The reason for reconstruction was to reduce the volume of water to be heated, thus reducing the cost of heating the pool.
- (c) Two separate electrical heating systems, one for each pool, are installed at the complex.
- (d) There are two pool covers owned by Council (the original covers were purchased by the Ohakune Swimming Club but were replaced in 2019 by Council) used on a daily basis during the swimming season to cover the pools at night for heat retention.
- (e) The complex has lawn lounging areas, picnic tables and bench seating and two shade sails.
- (f) A new office building was erected in 2013 due to deterioration of the old wooden office area. The old area will remain as an open shelter for use by lifeguards. The switchboard was relocated from within the chlorine storage room to the reverse side of the wall in the mens'

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ablution area. Fencing was renewed on the eastern side of the complex and parking on this same side was reconfigured.

16.1.6 Taumarunui Pool Complex, Turaki Street, Taumarunui

- (a) The Taumarunui swimming pool complex consists of a main pool and a learners' pool. High and low diving boards are installed at the deep end of the main pool.
- (b) The pool and associated facilities and systems are at the end of their normal lifespan and major component failure is inevitable but impossible to predict. The main swimming pool was not able to be opened for the 2016/17 season due to a significant leak. Work to identify and rectify the leak took place in 2017 after community consultation proved that this was an asset to be retained. While the pool was able to operate in 2017/18 season, more work is required and budget has been included for the complete renewal of the pool and plant in 2025.
- (c) Within the complex, there are separate male and female changing facilities and toilets, main pool machinery room, learner pool machinery room, office block, swimming club storage shed, 1m and 3m diving boards. The male and female changing facilities and toilets were refreshed in 2011 with new fixtures (which included auto-stop valves on showers and taps and a waterless urinal) and replacement of the male toilet area roof. Painting of the ablution block was completed in 2020.
- (d) The main pool water quality is maintained through a liquid chlorine dosing system. The learners' pool water quality is maintained by a smaller filtered circulation system, housed adjacent to the pool and dosed by means of liquid chlorine injection.
- (e) The complex provides semi-shaded picnic tables, litter containers, lawn lounging areas and benched seating (which were repainted in 2020). The fencing around the coin-operated BBQ that was enclosed within the pool complex was realigned to enable the general public to utilise this facility, without the need to enter the pool complex, enabling year round use. The complex has flood lighting fitted for night use that is connected to sensors for night security. Shade covers provide shade at the most critical times of the day to seating and lounging areas.
- (f) The pool was repainted in 2012 and a diving board was replaced in 2014. A new chlorine storage tank was purchased in 2014 to rectify concerns over chemical safety. It is likely that the pool will need to be repainted in 2021/22.



16.1.7 Raetihi Pool, Parapara Road, Raetihi

- (a) The Raetihi swimming pool complex consists of a main pool, a learners' pool and two diving boards. The ablution block comprises a single building housing the office, separate male and female changing rooms and toilets and the machinery room. In 1999 the Raetihi community, through the "Chills Off Trust" erected a nova light cover over the pools. Despite the installation of a cover to the pool (which was a 12 year project), the pool and its associated facilities and systems (other than the filter system) is at the end of its normal lifespan and major component failure is inevitable but impossible



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to predict. The main pool and learners' pool quality is currently maintained through a standard filtration system incorporating a liquid chlorine dosing unit. Benched seating at the complex is on loan from the Raetihi School and Raetihi Agricultural and Pastoral Society, to which the structure belongs.

- (b) The complex is fully enclosed, with the front fencing being renewed in 2013 by Chills Off with materials supplied by Council and the side fence being renewed by Council in 2020. It has lawn lounging areas and picnic tables and seats.
- (c) The Raetihi community sought funding following a feasibility study (2008) and the project to heat the pools through solar energy was completed in February 2014. This project included an upgrade of the ablutions block, instation of disabled toilet facilities and solar powered hot showers.
- (d) Like the other pools, concerns over the safety of chlorine storage has resulted in work being completed to more securely restricted access to the plant room and chemical storage area and the provision of a new chlorine tank in 2014.

16.2 Performance

- 16.2.1 The pools are operated through a contract with Community Leisure Management which was entered into in 2017. The "Chills Off Trust" has, in the past, proposed that it would like to take over the operation of the Raetihi pools, but this would require a lead-in time for training before Council was confident that appropriate service and safety levels would be provided. The Section 17A review in 2016 resulted in understanding that a local trust was unlikely to have the capability to manage this asset.
- 16.2.2 The pools are operated and manned in accordance with the following standards and guidelines to ensure client safety.
 - (a) The Swimming Supervision Guidelines and Recommended Standards define the numbers of supervisors necessary to operate Council's pools.
 - (b) Supervisory management of the facilities is managed subject to the requirements of NZS 9201: Chapter 16: 1972: Model General Bylaws – Public Swimming Pools.
 - (c) Pool design and general operating parameters are contained within NZS 4441:1985: Code of Practice for Swimming Pools.
- 16.2.3 Code of Practice for Swimming Pools and the Control of Water Quality is maintained through the requirements of NZS 5826:2000.
- 16.2.4 The following are key issues that need to be addressed in regards to the swimming pools:
 - (a) All facilities are past economic life expectancy.
 - (b) Facilities are only open three months of the year.
 - (c) Only a small percentage of the community use the pools.
 - (d) In Ohakune and Raetihi, the Council pool is the only public swimming facility available for local schools.
- 16.2.5 Subject to weather trends, the duration of the swimming season commences at the beginning of December each year. The closing day is determined by the pool temperature and patronage, but no earlier than the second Monday in March. The heating of the Raetihi swimming pools prompted the community to request an extension of the swimming season, however the temperature was found to still drop significantly and was deemed not economically viable given the reduction in users.
- 16.2.6 Overall, the performance of the pools with regard to water quality and clarity is excellent. Clarity of water is a major safety issue. Poor clarity means that lifeguards cannot easily see what is happening below the water surface. The ablution facilities, by modern standards, are generally medium (Taumarunui and Raetihi) to low (Ohakune). The Taumarunui ablution block was upgraded in November 2011 and the Raetihi ablution block was upgraded over the 2013/14 period. There was funding allocated in the 2018-28 LTP for an upgrade to the Ohakune Swimming Pool ablution block, it was decided to earmark this as seedfunding for a more significant development project which would be lead by the local community.

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16.3 Condition

16.3.1 Ohakune

- (a) Overall, the condition of the asset is considered reasonable for the age of its components, most of which are at the end of their normal life span.
- (b) The pools had renewal of some expansion joint seals and repainting in 2013.
- (c) Asset components are at the end of their economic life. The concrete pools and ablution block are in average condition. The exterior of the ablutions block was painted in January 2004. The interior of the ablution block requires repainting. The hurricane fencing is in reasonable condition and the iron fence was replaced in 2008, because of the failure of most of the timber structure supporting old and rusting iron. The fencing is secure and complies with the requirements of the Fencing of Swimming Pools Act 1987. Part of the fencing was replaced in 2013.
- (d) The heating systems were repaired and recommissioned over January/February 2004. These are in reasonable condition for their age.
- (e) The timber-constructed office had exceeded its economic life and was replaced with a new structure at the eastern side of the complex. The filter plant shed was re-sheathed where required in 2008. (Part of the cladding of this shed is aluminium and did not require replacement.)
- (f) The concrete surround to the pool is in reasonable condition.
- (g) The pools were repainted in 2013.

16.3.2 Taumarunui

- (a) Overall, the complex is in a reasonable condition.
- (b) The main pool circulation system was operating at maximum levels for many years and failed to provide sufficient water turnover during high usage. A higher capacity pump was fitted prior to the 1998/99 season. The main filter failed at the end of the 1999/00 season and was replaced by an ex-Matapuna Water Treatment Plant filter of the same capacity, to enable the pools to operate since the 2000/01 season.
- (c) Asset components are at the end of their economic life. The tile roof of the office block is at the end of its economic life and partially failed and renewal is budgeted for 2023. The roof to the ablution block was replaced in 2008. The concrete pools and concrete changing, ablution and toilet facilities are in reasonable condition. The hurricane wire and post fencing is in reasonable condition, is secure and complies with the Fencing of Swimming Pools Act 1987. There is evidence of breaking down of the plastering to the edges of the main pool and sections of the concrete surround to the main pool which were subsiding and cracking were replaced in 2007. More work is required to rectify this ongoing problem, as it is likely the cause of complaints for grazed feet during to 202/21 season.
- (d) The pools were painted during 2012.
- (e) During the commissioning of the main pool for the 2008 summer season, water was found to be leaking out of the structure at the location of some old joints in the wall of the pool. To retain the integrity of the pool to retain water, these joints were sealed.
- (f) A ramp access to the pool complex compliant with current Disabled Access Code was installed in 2008, partly funded with a grant from Sport NZ (known then as SPARC).
- (g) An upgrade of the male and female ablutions block was undertaken in late 2011. New toilet, shower and hand washing fixtures were installed. The showers and hand basin taps incorporate automatic shut-off technology and a waterless urinal was installed in the male toilet area. The roof of the boys toilet block was replaced and some minor plumbing works were completed.
- (h) A backflow restrictor was installed at the Taumarunui pool to ensure safety of the town water supply.
- (i) The ablutions block and tiered seating were painted in 2020.

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16.3.3 Raetihi

- (a) The Raetihi Swimming Pool components, with the exception of the cover and filter system, are at the end of their economic life. Overall, the complex is in average condition. Leaking joints in the base of the large pool were repaired prior to the 2000/01 season. The pools and ablution block were repainted in 2014.
- (b) The metal steps into the large pool were replaced in 2007 with stainless steel steps.
- (c) Part of the concrete surround to the pool is old and there is some cracking and slight subsidence in parts. There is a large concrete area on the southern side of the pool where, prior to the installation of the pool cover, a grass bank surrounded the pool. This concrete is in excellent condition, having been placed in 2001/02.
- (d) A leaking valve was resulting in loss of water from the main pool directly into the Makotuku Stream, but the valve was successfully repaired in 2011. This contamination of the Stream was discovered by Horizons and the process for applying for a water-to-water discharge resource consent was started at the end of 2011. A tank has been installed to store backwash water to enable chlorine concentrations to be removed prior to discharge.
- (e) The main pool was plagued with varying amounts of water loss, however this has been mitigated over the

16.4 Critical Assets

- 16.4.1 The swimming pools, while significant assets, are not considered to be critical assets. If there is a total failure of any major component, the community will need to be consulted on whether or not they are willing to pay for the cost of renewal.

16.5 Operations and Maintenance Plan

- 16.5.1 The facilities are currently operated by Community Leisure Management.

- 16.5.2 The scope of work covered by the contract is:
- (a) Periodic assessment of asset condition.
 - (b) Daily water treatment and quality monitoring reporting.
 - (c) Pool vacuuming and cleaning.
 - (d) Pre-season commission.
 - (e) Staffing.
 - (f) End of season decommission and reporting.

16.5.6 Dangerous Goods

- (a) The water is treated by using liquid chlorine, a Class 5(a) oxidising agent. The quantities on each site do not reach the minimum level for licensing. However, the storage of the substance complies with the Dangerous Goods Regulations 1985 and Amendment.
- (b) The Facilities Management Contract specifies required Outcomes, with optimisation decisions relating to the frequency and timing of all operational and routine maintenance activity delegated to the contractor. The Facilities Management Contractor is responsible for staffing the pools with appropriately trained personnel.

16.5.7 Disabled Facilities and Access

- (a) The assets do not comply with the requirements of NZS 4121: Disabled Access. The three facilities were all constructed under earlier legislation and bylaw requirements. Therefore, until any reconstruction of structural components occurs, the facilities are deemed to comply and are not required to be altered.
- (b) In 2008, Council received \$5,000 from Sport NZ (known then as SPARC), which was specifically to create disabled access to the Taumarunui facility. Access from Turaki Street was altered to provide an access ramp into the pool complex.

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16.5.8 Unplanned Maintenance

- (a) A suitable level of preparedness for prompt and effective response to minor asset failures is maintained by providing an allocation of funds for unplanned maintenance, to allow the immediate repair of minor assets critical to the operation of aquatic facilities. Major asset failures, such as the failure of a filter, requiring expenditure of \$25,000 or more, may not immediately be repaired or replaced and, if necessary, the facility will be closed until an informed assessment of the costs and benefits of repair or replacement is completed and funds are approved by Council for the repair or replacement.

16.6 Renewals Plan

- 16.6.1 There is no plan to renew any major component before complete failure occurs. If the replacement of any major component is required, replacement will not take place until Council has resolved to replace the failed component. Based on the ongoing concerns for the Taumarunui Swimming Pool, budget has been entered for the renewal of the plant and installation of a fibreglass liner for 2025, which could be brought forward if required.
- 16.6.2 Planned and reactive minor renewal works are prioritised and programmed in accordance with the following criteria, or in urgent cases undertaken immediately. Major renewal works in excess of \$25,000, required because of any risk factor, will result in closure of the pool facility until the cost of renewal has been publicly debated.
- (a) Public safety risk.
(b) Operator risk.
(c) Environmental risk.
(d) Criticality of assets to pool operation.
(e) Financial risk of deferring work (including revenue).
(f) Intensity of usage.
(g) Community Board and Council preference.
(h) In analysing renewal treatment and timing options all lifecycle costs are considered.
- 16.6.3 During the term of this Plan the major renewal works planned are:

Location	Description	Estimated Cost
Taumarunui	Office block roof	50,000
Taumarunui	Pool and plant renewal	400,000

16.7 Development Plan

- 16.7.1 There is unlikely to be any Council-funded development of pool structures in the foreseeable future because of the very high cost. There may be development projects over the next ten years initiated and funded by the communities involved, with some Council support where required. A splash pad could be a community driven project (but managed and installed under Council direction).
- 16.7.2 Groups in Ohakune and Raetihi have indicated a desire for development of each pool complex. Feasibility studies would be required before any investment decision could be made. As the extent of development is unknown, there is currently no budget included in this AMP to support development of either complex.

16.8 Disposal Plan

- 16.8.1 The question of whether any of the three pools were surplus to requirement was raised with the community, through extensive consultation carried out in each of the three towns where Council pools are located, in 2003.
- 16.8.2 Council's pool in Taumarunui is one of two large pools available for community use. The Trust Waikato Pool, which is located within the grounds of Taumarunui High School, is a heated, covered pool and open year round. The question of whether the Council pool should remain open at all was

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consulted on with the community in 2003. The question was raised again in October 2017 of the Taumarunui community. The community has confirmed during this latest consultation that both pools remain available. The outdoor pool provides the swimming and diving experience for a sector of the community who would not use the indoor pool and is required by schools for part of the school curriculum.

- 16.8.3 The Ohakune and Raetihi pools are the only public pools in those towns. There is high use of both pools by school groups during the season. These pools are within 12km of each other and the question of whether one of the pools should be closed to enable a much higher LoS at one location was raised through the 2003 consultation process. There was a very clear signal from the community that it wanted to retain both pool complexes.
- 16.8.4 There has been no further signal from Council that any one of the pools will be withdrawn from the service. The capacity of the three pools appears to be adequate for present demand.

16.9 Summary of Future Costs

- 16.9.1 The ten year financial projections are shown in Appendix B.2.7.

17.0 Community Halls

17.1 Asset Description

17.1.1 The purpose of the Community Halls activity is to provide and maintain suitable and appropriate public halls throughout the District for social, recreational, cultural, or educational purposes, or for the physical or intellectual wellbeing and enjoyment of the residents of the District.



Taumarunui Memorial Hall
(Managed by Council)



Miriama Community Centre
(Managed by Council)



Manunui Memorial Hall
(Managed by Council)



Ohura Memorial Hall
(Managed by Community)



Horopito Hall
(Managed by Community)



Karioi Hall
(Managed by Community)

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National Park Hall
(Managed by Community)



Waitaanga Hall
(Managed by Community)



Kirikau Hall
(Managed by Community)



Taringamotu Hall
(Managed by Community)



Otunui Hall
(Managed by Community)

- (a) Council manages three Community Halls, namely the Taumarunui War Memorial Hall, the Miriama Community Centre (the ex-Lower Lounge purchased from the Taumarunui Cosmopolitan Club in 2019) and the Manunui War Memorial Hall.
- (b) Other Council halls in the District are managed by the community and are located in Ohura, Horopito, Karioi, National Park, Waitaanga, Kirikau, Taringamotu, Otunui, Retaruke, Kaitieke, and Rangataua.
- (c) In addition to the halls that it owns, Council has a formal gazetted appointment by the Crown for the administration and management of the Owango Hall. This hall had been managed by the Owango community for many years, but the formal reporting and auditing of accounts to comply with the requirements of the Crown became so onerous and costly that DOC (for the Crown) asked Council to consider taking over the formal administration and management of the property to facilitate a less onerous management by the community. Council accepted appointment to administer the hall property which was gazetted in 2009. A hall management agreement was executed between Council and ORRIS in 2010, following the formal gazettal by the Crown to Council.

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- 17.1.2 Generally, the rural hall structures are situated on properties containing several parcels of land making up an identified recreation reserve. Those hall sites are Waitaanga, Retaruke, Kaitieke, Kirikau, Horopito, Karioi, and Rangataua. The Manunui War Memorial Hall is also situated on a larger recreation reserve.
- 17.1.3 The halls identified as Ohura War Memorial, Taumarunui War Memorial, National Park, Taringamotu, Otunui, and Raetihi, are constructed on a separate parcel of land specific to hall usage.
- 17.1.4 The key issues for Halls are:
- (a) Community halls owned by Council are past their economic life expectancy.
 - (b) Most halls have deferred maintenance because of lack of available funding from either community or Council.
 - (c) Some halls appear to be retained because of emotive issues rather than need.
 - (d) In most communities there are alternative venues that may be preferred to halls for some functions.
 - (e) Most halls are located on Reserve land reducing disposal options to those of sale of buildings for relocation in all instances except National Park where the property is fee simple title, not reserve land.

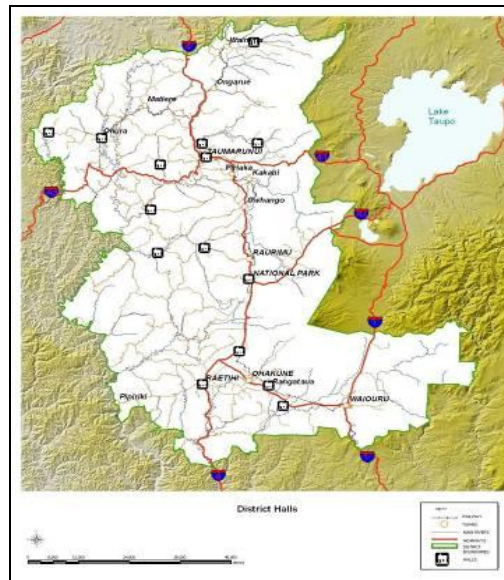
17.2 Performance

- 17.2.1 Users of public halls are generally satisfied (89%) with halls, but believe that facilities need upgrading or improving.
- 17.2.2 In practical terms, Council inherited the majority of buildings in various states of disrepair. In the mid-1970s to early 1980s, government departments administering rural halls devolved the day-to-day operation to locally elected hall committees and vested the management and control of the property in the local authority. Generally, upon that vesting, the local authority handed the hall to the community to operate as that community considered appropriate. Funding from Council for maintenance was minimal and generally assistance was available on application by the hall committee, to approve remittance of rates struck against the property under the exemption provisions of the Rating Act and its successor, the Ratings Powers Act. Current Council Policy provides a total rates rebate in respect of halls. Council has grants funding available on application, with applications allowed for a hall in alternate years.
- 17.2.3 Where the community provides strong hall committees, upkeep of the facility is maintained to a reasonably high degree.
- 17.2.4 No formal canvassing of the served communities has been undertaken in respect of appropriate layout or design of the halls and it can only be assumed that the existing facilities are sufficient to meet the needs of the individual committees.
- 17.2.5 Generally, the halls do not meet modern performance requirements for public buildings.
- 17.2.6 The only halls with a Building Warrant of Fitness are the Taumarunui War Memorial Hall and the Owhango Hall, where a building consent required bringing other areas of the halls up to the Building Code and a specified system in those halls now requires a Building Warrant of Fitness. If there is work carried out on any of the other Council halls which requires a building consent, it is possible that hall will need to be upgraded to meet the current Building Code for public buildings, which would include disabled access to the building and toilets and emergency lighting systems, etc. This could generate a wide range of financial issues for community groups currently maintaining and managing community halls.
- 17.2.7 There is a reasonable spread of halls throughout the District. Historically, the halls were the focus of the community where all major occasions were held. In today's world, with improved communication, transport and alternative provision of services, the hall asset is generally only used

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by community organisations for intermittent sports, occasional functions and, where situated near to a school, utilised for indoor sporting events in inclement conditions.

17.1.8 The map below shows the location of community halls within the District.



- 17.2.9 In the northern sector of the District, the Taumarunui War Memorial Hall is capable of hosting approximately 300 people. However, the concern over the low seismic rating has led to this being temporarily reduced to 150 people at one time. Although it requires upgrading of many components, it is an excellent facility for many different functions or events.
- 17.2.10 The Taumarunui War Memorial Hall achieved a very low rating of 18% NBS for seismic strength. A detailed seismic assessment has been carried out and provided some estimated costs of the strengthening required to take the building up to 67% strength, plus the additional cost to strengthen the building to a 100% level which is recommended for any building to be relied upon as a welfare centre or similar use for civil defence emergency purposes. This venue would be suitable as a welfare centre for a flood emergency but other venues would need to be considered for an earthquake response. The future of this hall was considered by Council in the 2018-28 LTP with the resolution to find a suitable replacement and then demolish the existing building. A strong local committee was formed to persuade Council to revoke this decision, and to instead retain the hall and to complete the required earthquake strengthening.
- 17.2.11 Ohura Hall renewals and upgrading occurred in June 2018 as part of community town revitalisation. The upgrades included new fixtures in the hall toilets, new floor coverings in the toilets and lobby, a lowered ceiling in the supper room and painting in these areas.
- 17.2.12 In the south of the District, there is no comparable Council-owned facility, with the Guide Hall in Raetihi being demolished due to lack of use, deterioration and cost to renew. The Theatre Royal in Raetihi has been developed without local authority assistance and has achieved a state of completion that enables theatrical, musical and artistic functions. Ohakune Primary School, Ruapehu College and National Park School have large hall or gymnasiums that are available for public use. These venues are somewhat restricted, however, as they do not have attached commercial kitchens which are often required for functions or events.

17.3 Critical Assets

17.3.1 None of the hall assets are considered critical to the communities involved. However, the importance of the three war memorial halls in the District - Ohura, Taumarunui and Manunui - is recognised. The value of the halls built by communities for the community is also recognised.

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17.4 Operations and Maintenance Plan

- 17.4.1 Maintenance is currently carried out on the asset as funds become available either from management committee fundraising efforts, or from Council budgets.
- 17.4.2 All facilities have the following functions funded and administered by Council:
- (a) Insurance premiums.
 - (b) Rates and charges struck against the property (if any).
 - (c) Water by meter (where applicable).
- 17.4.3 Septic Tank cleaning at four year intervals, or earlier if necessary, is funded and administered by Council at the Ohura Memorial Hall (generally two yearly).
- 17.4.4 To date, Council has made contributions through community grants to painting or maintenance of halls not directly managed by Council. Health and Safety regulations may impact on the willingness of volunteers to carry out maintenance programmes if they are required to undergo health and safety inductions, provide health and safety plans, hazard checks, first aid, etc. This will impact on the ability of communities to maintain these facilities in the future.
- 17.4.5 Regular inspections of Taumarunui and Manunui War Memorial Halls and the Miriama Community Centre are carried out to identify any specific maintenance needs. As these are identified, they are included in financial forecasts.
- 17.4.6 Internal cleaning and minor maintenance at all venues except the Taumarunui and Manunui Memorial Halls and the Miriama Community Centre is arranged and carried out by the individual facilities management group.

17.5 Renewals Plan

- 17.5.1 It has been identified that there are many components which may require renewal such as:
- (a) Roofs.
 - (b) Rotten timber in sheathing, doors and windows.
 - (c) Wiring.
 - (d) Plumbing.
 - (e) Wooden steps.
 - (f) Foundations.
- 17.5.2 There is not sufficient use of the hall assets to justify expenditure in many instances and each case needs to be identified, assessed and, where necessary or desirable, included in Council's financial plans. Council has given a clear direction that it will only contribute to renewals when applications for grants through Council's grants fund are made by hall committees.
- 17.5.3 There is currently no budget allocated for renewal items for Community Halls.

17.6 Development Plan

- 17.6.1 As the only facility of its size and fit-out in the District, small projects to upgrade a number of the Taumarunui Memorial Hall asset components were identified in the 2015-25 AMP. It was decided, however, that capital expenditure be halted until a decision is made on the future of this hall. An allocation of \$1,137,300 was allocated in the 2018-28 LTP for consideration of either earthquake strengthening and refurbishment or a new sports/community hub facility. A portion of that allocated was spent on purchasing the ex-Lower Lounge of the Taumarunui Cosmopolitan Club, and associated costs to prepare it to be isolated from the rest of the Club. \$700k remains of the original budget, which has been retained within budgets for this AMP until a further decision is made on the retention or otherwise of the Taumarunui War Memorial Hall.
- 16.6.2 During the term of this Plan the major development works planned are:

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Location	Description	Estimated Cost
Taumarunui	Earthquake Upgrade / New Hub. Community Facility Conversation	700,000

17.7 Disposal Plan

- 17.7.1 There are 12 community halls situated on classified recreation reserve land vested in Council. It is predicted that, although transfer of the ownership of hall buildings by offering the buildings for removal or demolition may be possible, the disposal of halls and their respective reserves will not be possible in most instances. This is due to the restrictions on the disposal of reserve land on which most community halls are constructed. Any disposal of a hall property on Crown land would need to comply with those requirements contained in the Reserves Act 1977 in respect of public notification and consultation.
- 17.7.2 Those specific purpose properties owned by Council would require the removal of the specific purpose designation prior to disposal and, finally, the disposal of properties owned in unencumbered fee simple title would require compliance with the LGA 2002.
- 17.7.3 A strategy should be investigated for longer term leases or management agreements with community groups forming incorporated societies that can take up the role of management of and funding for the hall.
- 17.7.4 When Council undertakes to have its gazetted administrative responsibilities removed from Crown land, it must first have the vesting cancelled following a formal resolution and the public notification procedure, as contained within the Reserves Act 1977. The property then reverts back to the Crown.

17.8 Summary of Future Costs

- 17.8.1 The ten year financial projections are shown in Appendix B.2.8.

18.0 Public Toilets

18.1 Asset Description

- 18.1.1 The objective of the Public Toilets activity is to provide safe and hygienic public toilet facilities within townships in the District.
- 18.1.2 The Public Toilet asset consists of facilities situated at Ohura, Ongarue, Taumarunui, Manunui, Owhango, National Park Village, Ohakune, Raetihi, Pipiriki, Tangiwai, Ruatiti and Waiouru.
- 18.1.3 In Pipiriki, the property is owned by DOC and leased to Council, which has committed to the ongoing provision of a public toilet facility at this location. There were two toilets installed to support the National Cycleway project (located on Oio Road and Ruatiti/Mangapurua Road). There were new toilets installed in Ohura, Owhango, Ohakune (Carrot Park), Tangiwai, Raetihi (Ameku Road and Parapara Road SH4), and the National Park Village Park and Ride through a variety of Ministry of Business, Innovation and Employment grant funding.
- 18.1.4 Construction of the toilet blocks are generally a mix of concrete block and iron roofs, precast concrete, and wooden frame construction. The toilet facilities at Ongarue is a converted concrete water tank.



Conway Street, Ohakune



Clyde Street, State Highway 49, Ohakune



State Highway 1, Waiouru



Carroll Street, National Park



Part 3 – Community Property, Recreation & Facilities Activity

Seddon Street, Raetihi



Hakiaha Street, State Highway 4, Taumarunui

State Highway 4, Raetihi



Domain Playground, Turaki Street, Taumarunui

18.2 Performance

- 18.2.1 The public toilet function is subject to provisions contained in the following legislation:
- LGA 2002, where local authorities are empowered to provide for the health and wellbeing of the public. The LGA places a statutory obligation on Council to carry out information and future demand forecasts and options in assessments of its sanitary services from time to time. Sanitary services include public toilet facilities.
 - Health Act 1956, Section 25 - local authorities have a duty to provide “sanitary conveniences” for the use of the public and, as to actual location, at its discretion.
 - Building Code, Section G1 - controls the number and standard of conveniences that need to be provided within buildings and the legislation provides the Code under which any buildings are constructed.
 - The Disabled Person Community Welfare Act 1975 - defines the provisions for disabled facilities. However, the numbers and standards of such facilities are controlled by the New Zealand Building Code.
 - In conclusion, local authorities are required by the Health Act and the LGA to provide a certain (unspecified) level of Public Toilet facilities. Various other statutes “enable” local authorities to carry out those duties.
- 18.2.2 Council undertook a comprehensive assessment of its sanitary services in 2004 which included the delivery of public toilets. The assessment was consulted upon early 2005. No submissions or comments were received about public toilets. Council customer satisfaction surveys carried out approximately every three years (last done in 2019) provided the current information on the LoS provided for this activity (see section 4.4.1).
- 18.2.3 The Public Toilet assets are currently provided at no cost to users throughout the District. Although there is an apparent national advantage to providing such facilities, there is currently no means of compensation for that usage and all operating costs are funded through Council sources. Council staff will investigate sustainable ways to obtain some revenue from at least some of these facilities.
- 18.2.4 In Taumarunui, the demand for public toilets suitable for bus travellers is likely to increase if tourism in the region increases, particularly as a result of the recent Cycleway initiatives which may result in Taumarunui becoming a hub for visitors to these attractions. Council currently has an agreement for the use of the Taumarunui Railway Station toilets, which services visitors by train and bus during opening hours of the Taumarunui i-SITE Visitor Centre. The toilet and shower facilities in the western end of the station were upgraded and caters for cyclists and other visitors to Taumarunui for a small charge.
- 18.2.5 Construction on the Taumarunui Hakiaha Street toilets is due to start at the beginning of 2021 after Council resolved to refurbish the existing structure rather than to demolish and build new.

Part 3 – Community Property, Recreation & Facilities Activity

- 18.2.6 The development of the Old Coach Road walking track at the north end of Ohakune is predicted to have an impact on demand for public toilet facilities in the areas of the track start and finish. There are currently no facilities except the single unisex and single disabled unisex toilets located in the Ohakune Railway Station. The construction of additional public toilet facilities would be the only option to address demand arising from this track development.
- 18.2.7 All sites, with the exception of those at Seddon Street, Raetihi, the Ohakune Railway Station, and the Taumarunui Domain playground are available 24 hours/day, 365 days/year, unless major damage has occurred or proposed major work is in progress. In Taumarunui, there is a single unisex disabled toilet available for use in the event of closure of one or other of the main toilet blocks. The Seddon Street, Ohakune Railway Station and Taumarunui playground toilets are closed at night because of ongoing vandalism issues at these sites. There are alternative 24 hour facilities available reasonably close to each of these sites.
- 18.2.8 The key issues for public toilets are:
- Ongoing vandalism and the cost of repair and reinstatement.
 - Some facilities are past their economic life span.
 - Lack of disabled units in some facilities.



Examples of Graffiti Vandalism – an ongoing problem and cost

18.3 Critical Assets

- 18.3.1 From a public health point of view, the provision of public toilets available to the public, visitors and travellers, both on major travelling routes and, to a lesser extent, in major developed recreation reserve areas, is essential. The provision of public toilets, which must be kept clean and available where possible and practical, could therefore be considered absolutely necessary. The public toilets located on State Highways in Taumarunui, National Park Village, Ohwango, Ohakune, Raetihi, Tangiwai, and Waiouru townships are therefore considered critical. As tourism increases in the District and the sealing of the Whanganui River Road being completed, the Seddon Street, Raetihi facility (from River Road and Whanganui River visitors) will also become more critical.

18.4 Operations and Maintenance Plan

- 18.4.1 Cleaning of the public toilets is carried out under four contracts, one covering Ohura, one Taumarunui to National Park, National Park to Waiouru and the fourth covering the KIWICAMP facility at the National Park Village park and ride. These contracts include the toilet facilities in parks and reserves, with the exception of Ruatiti Domain (which is cleaned under the Parks, Reserves and Gardens maintenance contract) and Pipiriki (which is cleaned by a Council employee permanently based in Pipiriki, because of the remoteness and extremely high use of the facility in summer). The Ongarue community looks after the Ongarue toilets, which has very low use other than the annual stock sale days. This use could increase, however, with the development of the Timber Trail.

Part 3 – Community Property, Recreation & Facilities Activity

- 18.4.2 Generally, the maintainability of the asset is more difficult within the older facilities than those that have been recently refurbished or constructed using modern building techniques and finishes. Any new or refurbished units are constructed with minimum floor fittings, covered floor/wall intersections, off floor cubicle dividers, and impervious floor and wall coverings, all of which assist in easy care maintenance. The Ohakune Railway Station and Seddon Street, Raetihi, toilet facilities, have ceramic fittings and tiled wall and floor finishes to keep the heritage values of the buildings intact. The Waiouru toilet development has proved successful where ceramic and tiles were used, to present a more stylish facility, and vandalism rates have been hugely reduced.
- 18.4.3 Generally, those surfaces readily accessible to vandal damage are protected by anti-graffiti systems. Electrical fittings are high impact resistant polycarbonate and mirrors are polished stainless steel rather than reflective glass. Floor coverings are seamless and non-slip, finishing on the wall above floor level.
- 18.4.4 Toilets with septic tank waste disposal methods are cleaned out on a scheduled cyclic basis.
- 18.4.5 There is known to be inappropriate use of public toilets from time to time, which is most likely to be due to cultural differences from some of the travelling public, although deliberate abuse also occurs. Council usually receives complaints about misuse in short timeframes and extra cleaning is undertaken immediately. It is unlikely that the toilets are used in an unclean state, thus unlikely that any health problems would arise from this issue.
- 18.4.6 Blockage of the toilets from vandalism does result in overflowing bowls from time to time. The waterless urinals at the Clyde Street, Ohakune facilities have been problematic, with the cartridges easily destroyed by water and other materials. The public generally notify Council very quickly in these occurrences and unblocking and cleaning takes place as an immediate response. If necessary, the facility is closed while this process takes place. The cost to revert to traditional urinals should be investigated.

18.5 Renewals Plan

- 18.5.1 Council will undertake a comprehensive annual condition assessment of all public toilets. Either contractors' reports or officer appraisals will provide the detailed component level information contained in the AMP databases. All annual contractor reports and unforeseen renewal needs will be updated in the databases as they arise and if necessary, included in EAP financial budgets.
- 18.5.2 Where asset components are destroyed by vandalism, whenever possible the component will be replaced with something which may be more resistant to vandalism.
- 18.5.3 During the term of this Plan the major renewal works planned are:

Location	Description	Estimated Cost
Raetihi	Seddon Street toilet upgrade (men's)	15,000
National Park Village	Carroll Street toilet upgrade	10,000

18.6 Development Plan

- 18.6.1 The Kakahi community has expressed an interest in the provision of a public toilet with a vaulted system at the campsite beside the Whakapapa River. No allocation has been entered for this request at this stage due to lack of growth data for this area.
- 18.6.2 There is not further development planned for within this AMP.

Part 3 – Community Property, Recreation & Facilities Activity

18.7 Disposal Plan

- 14.7.1 It is envisaged that the provision of the Public Toilet asset will be maintained in the foreseeable future and therefore no disposal plan is necessary.

18.8 Summary of Future Costs

- 14.8.1 The ten year financial projections are shown in Appendix B.2.9.

Part 3 – Community Property, Recreation & Facilities Activity

19.0 Financial Summary

19.1 Ten Year Financial Forecast Summary

19.1.1 Ten Year Financial Forecast Summary

19.1.2 The ten year financial forecast for Community Property and Recreation and Community Facilities is shown in Appendix B.2.

19.1.3 The key provisions and trends in the ten year financial forecast are:

(a) Operations and asset maintenance

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
Admin Buildings (incl i-SITEs)	553,100	608,100	553,100	553,100	578,100	578,100	598,100	628,100	553,100	553,100
Social Housing	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076
Rental Housing	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430
Investment Property	74,650	74,650	74,650	74,650	74,650	74,650	74,650	74,650	74,650	74,650
Parks and Reserves (Including playgrounds and walkways)	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121
Cemeteries	26,200	26,200	26,200	26,200	26,200	26,200	26,200	26,200	26,200	26,200
Swimming Pools	351,150	351,150	401,150	351,150	351,150	351,150	351,150	351,150	401,150	351,150
Community Halls	150,190	150,190	150,190	150,190	150,190	150,190	150,190	150,190	150,190	150,190
Public Toilets	256,237	256,737	256,737	256,737	256,737	256,737	256,737	256,737	256,737	256,737
Net Operating Expense (per year)	2,558,142	2,613,642	2,608,642	2,558,642	2,583,642	2,583,642	2,603,642	2,633,642	2,608,642	2,558,642

(b) Renewals and development

Description	Amount (\$)
Capital Development (Renewals)	1,646,700
Capital Development (Growth)	8,840,000
Capital Development (LoS)	7,455,000
Total	17,941,700

(c) Depreciation costs - Administration buildings are included in corporate overheads. Depreciation costs shown relate to social housing and some miscellaneous properties which have building improvements and are being held for the social or cultural wellbeing of the community. These miscellaneous buildings are not included in the depreciation regime as there is no foreseeable disposal of these assets. The Ohakune Railway Station is the main example. Council does not rate for depreciation on investment properties and social housing.

19.1.4 Changes that are made as a result of the LTP consultation process will be documented in Appendix A.

19.2 Development Contributions

19.2.1 There are no Development Contributions for Community Property and Recreation and Community Facilities activities.

Part 3 – Community Property, Recreation & Facilities Activity

19.3 Valuation Summary

- 19.3.1 The valuation of the Community Property and Recreation and Community Facility assets as at 30 June 2020 is summarised in Section 9.1.4 and 9.1.5 and the full valuation (buildings and land) are detailed in Appendix E. The property valuations are undertaken annually by QV.

19.4 Significance and Engagement Policy

- 19.4.1 The following Recreation and Community Facilities assets have been identified as significant in the 2021-31 LTP:
- (a) District Libraries, in entirety.
 - (b) Information Centres, in entirety – (Council owns only one Visitor Information Centre building at Ohakune).
 - (c) Community Housing, in entirety.
 - (d) Cemeteries.
 - (e) Community Halls.
 - (f) Recreation reserves and facilities, in entirety.
- 19.4.2 The full Significance and Engagement Policy is outlined in the LTP.

19.5 Future Improvements

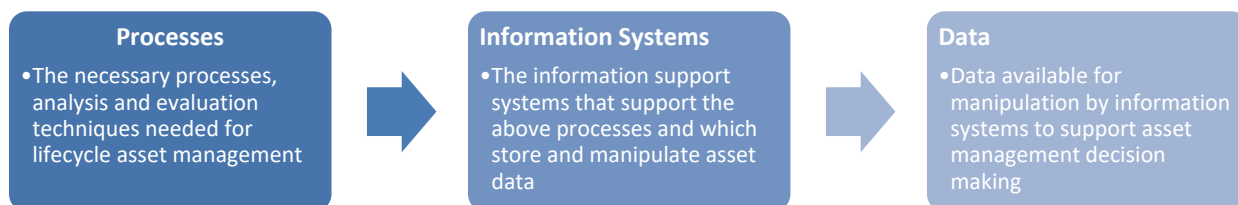
- 19.5.1 The improvements summarised throughout this AMP will contribute to making the financial forecasts more robust. Specific improvements relating to this forecast include:
- (a) Reviewing the expenditure forecasts with a particular focus on ensuring clear and robust linkages to LoS, growth and achieving asset management strategies.
 - (b) Analysis of “untreated” risks to more fully complete the risk register as discussed in Section 6.5.

Part 3 – Community Property, Recreation & Facilities Activity

20.0 Asset Management Practices

20.1 Overview

20.1.1 This section discusses the status of Council's current AM practices and identifies practices Council wishes to use. The key AM practices can be grouped into the following three broad areas.



20.2 Processes

20.2.1 The key asset management processes for the Community Property and Recreation and Community Facilities portfolios are summarised below.

AM Process Area	Purpose	Status/enhancement
Property acquisitions and disposals	A formal and documented process for acquiring and disposing of Council's property.	There is currently no formal acquisition and disposal policy and this has been identified as an improvement project.
Risk management framework	For enterprise wide approach to ensure a comprehensive review of all potential risks across the whole organisation.	None identified at this stage.
Asset valuations	Asset valuations are coordinated by Council's Finance Department.	Valuations completed on an annual basis. Improvement has been identified for combination of valuation information from solid waste management and "three waters" activities.
Asset data collection (including condition)	Asset data including inventory measure, condition, functionality and compliance with relevant standards is collected to ensure the asset inventory is complete and accurate for AM decision making.	Improvement opportunity to increase condition scoring to an annual event for specific properties (other than Council owned residential properties which are already inspected annually).
Lease agreements	Lease agreements set out the clear roles and responsibilities including O & M and BWOF requirements.	Formal lease agreements for grazing of the reserve land, and land surrounding the solid waste management and 'three waters' activities has been identified as future improvement.

20.3 Systems

20.3.1 Information systems are essential for storing and analysing asset information to make sound asset management decisions. The main asset management information systems used for the Community Property and Recreation and Community Facilities portfolios are summarised below.

Name	Purpose	Status/enhancement
Intramaps	GIS system for Council to access information using network's maps and aerial photographs	No changes proposed at this stage.
Datacom Ozone	The financial system used throughout Council.	No changes proposed at this stage.
Ozone - Corporate Property module	This module provides an asset database that enables each property to have a unique ID and links to that property to the Rating Database via the valuation number. This database is able to be compared to the Asset Management module of the same system to ensure data completeness. Maintenance work	It is intended to provide the location of all Council Community Property and Recreation and Community Facility assets accessible to the public through a web portal. It is also

Part 3 – Community Property, Recreation & Facilities Activity

	completed is able to be noted against the asset, as well as planning for when that maintenance item will fall due again (such as painting for a building or harvesting of a forest).	intended to investigate software to assist with asset component details and forward maintenance scheduling.
Ozone – Contact Centre module	This module allows for the recording of Request for Service (RFS) from internal and external customers. This is the channel for customer queries and complaints which require remedy. The system enables a RFS to be categorised depending on the response required and is either automatically emailed through to the appropriate contractor on confirmation of the call. The system has built in timeframes for escalation which ensures that the call is followed up in a timely manner, or a series of notifications are sent through Council's management. Resolution of the RFS enables notes to be entered on what actions were completed and the date on which the call was resolved.	No changes proposed at this stage.
Leases database	Uses Ozone Corporated Property functionalities to invoice and for the maintenance of information on leases and licence to occupy agreements (tenancies are loaded against an asset).	No changes proposed at this stage.
Bookings	Bookings for halls and reserves are currently maintained manually through a binder and hard copy of the booking application.	Use Ozone functionalities to invoice and for the maintenance of information on bookings for halls and commercial short term use of reserves.

20.4 Data

20.4.1 The confidence in data used as a basis for the financial forecasts has been assessed using the grading system from the NZWWA NZ Guidelines for Infrastructure Asset Grading Standards, as summarised below.

Grade	General Meaning	
A	Highly Reliable	Data based on sound records, procedures, investigations and analysis which is properly documented and recognised as the best method of assessment.
B	Reliable	Data based on sound records, procedures, investigations and analysis which is properly documented but has minor shortcomings, eg, the data is old, some documentation is missing and reliance is placed on unconfirmed reports or some extrapolation.
C	Uncertain	Data based on sound records, procedures, investigations or analysis which is incomplete or unsupported, or extrapolation from a limited sample for which Grade A or B data is available.
D	Very Uncertain	Data based on unconfirmed verbal reports and/or cursory inspection and analysis.

20.4.2 Data quality is important for end users so that they can have confidence in making an analysis using that data. Confidence grades have been assessed as:

• Demand forecasts	B – Reliable
• Service gap interpretation	B – Reliable
• Quantities	
• Major asset groups	A - Highly reliable
• Minor asset groups	B – Reliable
• Condition grades	
• Major asset groups	A - Highly reliable
• Minor asset groups	B – Reliable
• Unit rates	B – Reliable
• Base lives	B – Reliable
• Remaining lives	
• Major asset groups	B – Reliable
• Minor asset groups	B – Reliable
• Valuation and depreciation	A – Highly Reliable
• Financial forecasts	
• Short-term 1-3 years	B – Reliable
• Mid-term 4-10 years	C – Uncertain

Community Property, Recreation and Facilities Asset Management Plan 2021-31

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Quality Information

Document	Recreation and Community Facilities Asset Management Plan 2018-28
Document Number	
Date	30 June 2021
Prepared by	Rebecca Van Orden
Reviewed by	Margaret Hawthorne
Approved by	Clive Manley

Revision History

Version 1 (Draft for Audit)					
Prepared by:		Group Manager/Reviewed by:		Chief Executive/Approved	
Name	Rebecca Van Orden	Name	Margaret Hawthorne	Name	Clive Manley
Signature		Signature		Signature	

Version 2 (Draft for LTP Consultation)					
Prepared by:		Group Manager/Reviewed by:		Chief Executive/Approved	
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Signature		Signature		Signature	

Version 3 (Final for Adoption)					
Prepared by:		Group Manager/Reviewed by:		Chief Executive/Approved	
Name	Rebecca Van Orden	Name	Margaret Hawthorne	Name	Clive Manley
Signature		Signature		Signature	

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Appendix A – Summary of 2021-31 Long Term Plan Process

Summary of capital financials (uninflated) before LTP 2021-31 consultation:

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31	TOTAL
Total	2,936,200	1,024,000	1,937,000	5,234,000	4,444,000	714,000	914,000	214,000	214,000	214,000	17,845,200

Summary of capital financials (uninflated) after LTP 2021-31 consultation:

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31	TOTAL
Total	3,000,700	1,026,000	1,937,000	5,264,000	4,444,000	714,000	914,000	214,000	214,000	214,000	17,941,700

A.1 Changes

- A.1.1 The January 2021 Financial Planning model had all projects as shown in section B.1.1 included. The capital projects proposed at 30 June 2021 have been re-evaluated and some additional projects included in the post-consultation financials.
- A.1.2 Decisions will need to be made about which are the priority projects in each year. Planning for AMPs require projects to be identified. Once identified more detailed information is collected and estimates are improved. As projects become due there is a level of refining the design, some will be re-evaluated against current knowledge to ensure it is still the most appropriate way to approach the problem or whether other solutions are more appropriate, can be deleted or differed.
- A.1.3 The complete set of changes are provided in the spreadsheet to ensure that the identified works are not lost and reasons for deferment are maintained and remain valid.

A.2 Long Term Plan Consultation

- A.2.1 Pre-engagement with the community and submissions to the LTP 2021-31 considered the proposed works included in the AMP and presented more proposals for development. The following decisions were made following consultation for the LTP 2021-31; not all of these will have a budgetary requirement, but have been noted so that the needs expressed by the community are not lost.

Pre-Engagement Issues raised by the community

Issue	Recommendation
Need more social and affordable housing	Part of the Public and Affordable Asset and Tenancy Management Strategy
Housing stock in region needs to be brought up to standard.	
Community living set up in our region	
Don't just plan for social housing and increasing housing stock for long term rentals be creative - tiny homes, refurbished caravans	
Need to balance needs of social housing and housing market	
Eco housing for Council owned social housing	
Lack of long term housing rental options for people working here – NP	
Lack of housing impacting the ability to employ staff and grow businesses	
Need more land for houses – Waiouru	
Access to accommodation for workers required	
Possibility to turn empty shops into accommodation, for example Manuauete Street?	
Increased interest in township / increasing property prices	
I would like to see more long term rentals in the Ruapehu area so people are able to live here. There are more in Taumarunui, but	

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from National Park south to Waiouru there and only a handful that come up thought the year and I know there are people in our community now and others that badly want to move here. I would like to see a push from council to help make this possible. Are you able to make this a more appealing for people that currently rent out there properties as holiday rentals only?		
Electric Vehicle charger for Owhango	Best to be delivered commercially eg in combination with an accommodation provider.	
Kakahi needs public toilets as more tourists attend	Data collection – could use a student over summer?	
Mountain bike washing station by toilets in Owhango	Good idea that should be considered – Does Owhango need a Village Plan?	
Upgrade Taumarunui i-Site and railway station including toilets	Part of Town Revitalisation	
Rubbish reserve as land that is potentially under treaty settlement claim – Pipiriki	Would need to negotiate a lease, or if not accepted, consider a new area.	
Cultural centres for Ruapehu communities (tourism benefit)	Part of redevelopment of Taumarunui railway station and the Raethi hub – needs some more investigation / discussion with communities	
Ohakune community centre	Part of Ohakune town revitalisation	
Hot pools for township – Ohakune		
Town revitalisation - Ohakune		
Christie Park needs to be upgraded		
I would like to see a decent pool/leisure centre in the district.	Conversation with community needed	
Beautify Carrol Street Toilets		
Lights in the Taumarunui domain		
Upgrade of the Park facilities on Bullians Ave		
Playground at Waiouru needs parking, toilets and access to shops	Decision for community of Waiouru to make	
Have an army national playground – Waiouru		
Have an army theme throughout town – Waiouru		
Playground is for the community – Waiouru	Council does not restrict who uses playgrounds	
Walkway from museum to Marae suggested – Waiouru	Discussion on how/if these should be put into the AMPs	
Information board or centre for southern entry of Ruapehu to inform what to do in the area. Heritage trail signs around – Waiouru		
Taumarunui Golf Rd playground – petition brought to ward Committee		
Replace non-compliant steps on Whanganui river walkway with accessible compliant ramp		
Repair mural at rear of building next to chemist shop in the big carpark – TMN		
Upgrade pedestrian approaches to Matapuna bridge to accessible walkway standard ramps		
More security cameras in town centres		
TMN railway station can we have the building for a peppercorn lease?		
Fence for playground - Pipiriki		Pipiriki community have donated part of the fence as part of their contribution in a pride of place application, and Council will complete their section of the fence in 20/21 Financial Year
Keep the War Memorial Hall		Part of disposal strategy being developed
Re-development of closed landfill into dog park	This is not possible due to health and safety issues that would arise with the public trying to access the closed landfill site. Council will work with Iwi to look at options to plant the closed landfill area with native trees once the last closed area has been capped.	
Back wall of upgraded community hall - some issues - Ohura	RFS to Property	
Rubbish bin at Fanthorpe Walkway	Complete	
Upgrade walkway besides chemist shop. Suggest murals on concrete block wall and plywood sheets	Youth Council working on this as a project	
Need a place where noisy activities e.g. computer games can occur without disturbance at the library	Library staff work to maintain a good atmosphere in libraries to meet all the needs of the customers.	
Nicer streets, more welcoming – TMN	Part of Town Revitalisation	

Issues raised during the LTP 2021-31 Consultation Process – complete after consultation

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Issue	Outcome
Town revitalisation	That Council proceed with the preferred option of increasing the level of investment in township revitalisation to \$11m and fund the major projects within the first five years of the LTP.
Housing-	That Council facilitates advocates and partners with others as well as investigates options to establish a Community Housing Provider (CHP).
Rangataua Community	That Council works with residents of Rangataua to create a community plan.
Kakahi permanent toilet facility	That Council works with the residents of Kakahi to investigate options for a permanent toilet facility
Raetihi Swimming Pool	That Council to undertake a feasibility study.
Ohakune Swimming Pool	That Council to undertake a feasibility study.
National Park Plan	That Council works work with National Park to formally engage with their community on the plan and prioritise the Revitalisation projects accordingly. Council to develop a dark sky strategy for the district.

A.3 Risks

- A.3.1 There is risk in applying Council's Financial Management Strategy. It is important that the community understands these risks.
- A.3.2 While Council believes that its current annual level of investment achieves its renewal programme there is the risk that, as the infrastructure ages, there will be more critical failures, which will compromise the renewal programme or detract from improvements to levels of service.
- A.3.3 Other risks are that Council will not be able to meet its legislative requirements and may be in breach of these if the improvements to LoS are not made as per the AMP programme of work. Past experience has shown that Council does manage to meet proposed LoS.

A.3.4 Current Situation

The legislative drivers and requirements remain unchanged. The message from Central Government is to deliver at affordable levels for communities. This includes limiting debt and rates increases. Some of the legislative directives will not be achievable within this LTP timeframe.

A.3.5 Risk

- (a) The risk across all townships is that not all projects will be delivered within the year specified. Council has struggled to deliver all projects each year for a variety of reasons from insufficient resources, lack of skilled contractors, climatic conditions and the need to undertake longer studies to gather sufficient data to make informed decisions.
- (b) The main risk faced by deferring capital expenditure projects is that community and user consultation informs the Council of the priorities of the community, for which their expectations may not be able to be met. Not meeting community and customer requests for increases in LoS could result in higher dissatisfaction with the facilities provided by Council.

A.3.6 Mitigation

- (a) Works will be prioritised to minimise risks and with consideration of criticality.
- (b) Council will seek lower cost options to ensure maximum use of available resources and expenditure.
- (c) Council will instigate and maintain relationships within the community to enable joint partnership projects where appropriate, with the goal of communities part funding partnership projects.

Appendix B – Financial Tables

Table B.1 – Asset Management Plan Capital Budget – LTP 2021-31 (Uninflated)

B.1.1 Proposed Project List for Long Term Plan 2021-31 (January 2021)

Row Labels	Type	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Grand Total
Ohakune Service Centre Expansion Design	Growth					30,000						30,000
Ohakune Service Centre Expansion Construction	Growth						500,000					500,000
Taumarunui Admin Extension Design	Growth		10,000									10,000
Taumarunui Admin Extension Construction	Growth			300,000								300,000
Administration Furniture and Fittings	Renewal	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	400,000
Town Revitalisation Ohakune Outcomes	Growth					2,000,000						2,000,000
Town Revitalisation Demolition of earthquake prone buildings if bought or given to Council	Growth					2,000,000						2,000,000
Town Revitalisation Raetihi CBD development	Growth				1,000,000							1,000,000
Town Revitalisation Raetihi service hub	Growth		150,000	250,000	2,600,000							3,000,000
Housing Development – 6 Unit Build	LOS	1,400,000										1,400,000
Taumarunui Planning & Design for housing outcomes (Operational, Debt funded)	LOS	200,000	200,000									400,000
Town Revitalisation Taumarunui Hakiha St verandas	LOS	220,000	155,000	93,000								468,000
Town Revitalisation National Park Plan	LOS	100,000	100,000	100,000	500,000	200,000						1,000,000
Town Revitalisation Ohakune Town Planning (operational, debt funded)	LOS	100,000	100,000	300,000								500,000
Town Revitalisation Taumarunui Main Street Stage 3	LOS			500,000								500,000
Town Revitalisation Taumarunui Railway Station Museum / i-SITE	LOS				500,000							500,000
Earthquake Prone Remediation (Council Buildings)	LOS	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	200,000
Southern Accessible Walkways	LOS	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000
Northern Accessible Walkways	LOS	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000
Ohakune Drinking Fountains	LOS	10,000	10,000									20,000
Tangiwai Reserve Development	LOS			100,000								100,000
Taumarunui Grandstand Stage 2 upgrade	LOS			50,000								50,000
Taumarunui Memorial Hall Earthquake Upgrade / New Hub. Community Facility Conversation	LOS							700,000				700,000
District Wide Social Housing Healthy Home	LOS	200,000										200,000

Upgrades													
Waiouru Playground	LOS	100,000											100,000
Ex-TMN Fire Station Disabled Facilities	LOS	40,000											40,000
Raetihi Cemetery Land Purchase	LOS	150,000											150,000
Cemetery Memorial Walls TMN, OHK, RAE	LOS	15,000	15,000	15,000									45,000
Ohakune Junction Removable Bollards	LOS	40,000											40,000
District Wide Playground Equipment	Renewal	57,200											57,200
Fencing Problem Reserves North	Renewal	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	120,000
Fencing Problem Reserves South	Renewal	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	120,000
Ohakune - Refurbishment of Main St chains	LOS		20,000										20,000
Rubberfall Areas Renewal	Renewal				20,000								50,000
Seddon Street Toilets Mens Upgrade	Renewal			15,000									15,000
Social Housing Minor Maintenance	Renewal	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	250,000
Taumarunui Pool - Office Block Roof	Renewal		50,000										50,000
Taumarunui Pool and Plant Renewal	Renewal				400,000								400,000
Raetihi Rest Home Deferred Renewals	Renewal	50,000											50,000
Ex-TMN Fire Station Carpet	Renewal	15,000											15,000
National Park Carroll St Toilets	Renewal	10,000											10,000
District Wide Cemetery Furniture	Renewal	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	50,000
Raetihi Cemetery Fence Front (last section)	Renewal	15,000											15,000
Grand Total		2,936,200	1,024,000	1,937,000	5,234,000	4,444,000	714,000	914,000	214,000	214,000	214,000	214,000	17,845,200

B.1.1 Project List for Long Term Plan 2021-31 (30 June 2021)

Row Labels	Type	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Grand Total
Ohakune Service Centre Expansion Design	Growth					30,000						30,000
Ohakune Service Centre Expansion Construction	Growth						500,000					500,000
Taumarunui Admin Extension Design	Growth		10,000									10,000
Taumarunui Admin Extension Construction	Growth			300,000								300,000
Administration Furniture and Fittings	Renewal	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	400,000
Town Revitalisation Ohakune Outcomes	Growth					2,000,000						2,000,000
Town Revitalisation Demolition of earthquake prone buildings if bought or given to Council	Growth					2,000,000						2,000,000
Town Revitalisation Raetihi CBD development	Growth				1,000,000							1,000,000
Town Revitalisation Raetihi service hub	Growth		150,000	250,000	2,600,000							3,000,000
Housing Development – 6 Unit Build	LOS	1,400,000										1,400,000

Taumarunui Planning & Design for housing outcomes (Operational, Debt funded)	LOS	200,000	200,000									400,000
Town Revitalisation Taumarunui Hakiaha St verandas	LOS	220,000	155,000	93,000								468,000
Town Revitalisation National Park Plan	LOS	100,000	100,000	100,000	500,000	200,000						1,000,000
Town Revitalisation Ohakune Town Planning (operational, debt funded)	LOS	100,000	100,000	300,000								500,000
Town Revitalisation Taumarunui Main Street Stage 3	LOS			500,000								500,000
Town Revitalisation Taumarunui Railway Station Museum / i-SITE	LOS				500,000							500,000
Earthquake Prone Remediation (Council Buildings)	LOS	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	200,000
Southern Accessible Walkways	LOS	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000
Northern Accessible Walkways	LOS	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000
Ohakune Drinking Fountains	LOS	10,000	10,000									20,000
Tangiwai Reserve Development	LOS			100,000								100,000
Taumarunui Grandstand Stage 2 upgrade	LOS			50,000								50,000
Taumarunui Memorial Hall Earthquake Upgrade / New Hub. Community Facility Conversation	LOS							700,000				700,000
District Wide Social Housing Healthy Home Upgrades	LOS	200,000										200,000
Waiouru Playground	LOS	100,000										100,000
Ex-TMN Fire Station Disabled Facilities	LOS	40,000										40,000
Raetihi Cemetery Land Purchase	LOS	150,000										150,000
Cemetery Memorial Walls TMN, OHK, RAE	LOS	15,000	15,000	15,000								45,000
Ohakune Junction Removable Bollards	LOS	40,000										40,000
District Wide Playground Equipment	Renewal	57,200										57,200
Fencing Problem Reserves North	Renewal	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	120,000
Fencing Problem Reserves South	Renewal	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	120,000
Ohakune - Refurbishment of Main St chains	LOS		20,000									20,000
Rubberfall Areas Renewal	Renewal				20,000							50,000
Seddon Street Toilets Mens Upgrade	Renewal			15,000								15,000
Social Housing Minor Maintenance	Renewal	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	250,000
Taumarunui Pool - Office Block Roof	Renewal		50,000									50,000
Taumarunui Pool and Plant Renewal	Renewal				400,000							400,000
Raetihi Rest Home Deferred Renewals	Renewal	50,000										50,000
Ex-TMN Fire Station Carpet	Renewal	15,000										15,000
National Park Carroll St Toilets	Renewal	10,000										10,000
District Wide Cemetery Furniture	Renewal	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	50,000
Raetihi Cemetery Fence Front (last section)	Renewal	15,000										15,000
Taumarunui Pool - Painting	Renewal	41,000										
Taumarunui Wayfinding signage	LOS	10,000										

Hot water cylinder replacement – Ohakune	Renewal	1,500											
Manunui Hall - Heat Pumps	LOS	12,000											
Manunui Hall - Zip	Renewal		2,000										
Manunui Hall - Roof	Renewal				30,000								
Grand Total		3,000,700	1,026,000	1,937,000	5,264,000	4,444,000	714,000	914,000	214,000	214,000	214,000	214,000	17,845,200

Table B.2 – Asset Management Plan Operational Budget – LTP 2021-31 (Uninflated)

B.2.1 Administration Buildings

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
Administration Buildings										
Accommodation Costs	458,500	513,500	458,500	458,500	483,500	483,500	503,500	533,500	458,500	458,500
Furniture & Fittings < \$500	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Tourism Hub										
Power	600	600	600	600	600	600	600	600	600	600
Rates	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Unplanned Maintc	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Rent	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Planned Maintc	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Taumarunui i-SITE										
Cleaning	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Unplanned Maintc	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Rent	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Planned Maintc	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Ohakune i-SITE										
Cleaning	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Power	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Rates	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Unplanned Maintc	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Insurance	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Net Operating Expense	553,100	608,100	553,100	553,100	578,100	578,100	598,100	628,100	553,100	553,100

B.2.2 Social Housing

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
Cherry Grove Court										
Rent Received	-57,304	-57,304	-57,304	-57,304	-57,304	-57,304	-57,304	-57,304	-57,304	-57,304
All Other Maintc Lump Sum	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Insurance	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Miscellaneous Expenses	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Rates	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000
Repair & Maintc - Planned	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Repair & Maintc - Unplanned	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Miriama Street										
Rent Received	-25,688	-25,688	-25,688	-25,688	-25,688	-25,688	-25,688	-25,688	-25,688	-25,688
All Other Maintc Lump Sum	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Insurance	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Miscellaneous Expenses	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Power	200	200	200	200	200	200	200	200	200	200
Rates	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500
Repair & Maintc - Planned	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Repair & Maintc - Unplanned	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Raetihi										
Rate and Insurance Recoveries	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000
Insurance	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Ohakune										
Rent Received	-53,352	-53,352	-53,352	-53,352	-53,352	-53,352	-53,352	-53,352	-53,352	-53,352
All Other Maintc Lump Sum	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Insurance	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256	4,256
Miscellaneous Expenses	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Power	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Rates	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
Repair & Maintc - Planned	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Repair & Maintc - Unplanned	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Taumarunui Street										
Rent Received	-112,788	-112,788	-112,788	-112,788	-112,788	-112,788	-112,788	-112,788	-112,788	-112,788
All Other Maintc Lump Sum	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200
Insurance	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Miscellaneous Expenses	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Power	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Rates	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Repair & Maintc - Planned	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000

Repair & Maintc - Unplanned	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Taupo Rd	-	-	-	-	-	-	-	-	-	-	-
Rent Received	-81,900	-81,900	-81,900	-81,900	-81,900	-81,900	-81,900	-81,900	-81,900	-81,900	-81,900
All Other Maintc Lump Sum	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Insurance	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Miscellaneous Expenses	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Power	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Rates	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Repair & Maintc - Planned	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Repair & Maintc - Unplanned	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Net Operating Revenue	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076

B.2.3 Rental Housing

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
Rental Housing - Raetihi										
Rent Received	-13,500	-13,500	-13,500	-13,500	-13,500	-13,500	-13,500	-13,500	-13,500	-13,500
Insurance	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070
Rates	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Repair & Maintc - Planned	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Net Operating Revenue	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430

B.2.4 Investment Property

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
Ohura										
Other Income	-100	-100	-100	-100	-100	-100	-100	-100	-100	-100
Rate and Insurance Recoveries	-1,500	-1,500	-1,500	-1,500	-1,500	-1,500	-1,500	-1,500	-1,500	-1,500
Miscellaneous Expenses	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Rates	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Taumarunui										
Rent Received	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000
All Other Maintc Lump Sum	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Insurance	500	500	500	500	500	500	500	500	500	500
Legal Fees	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Miscellaneous Expenses	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Power	500	500	500	500	500	500	500	500	500	500
Rates	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000
Rent & Lease	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Repair & Maintc - Planned	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Repair & Maintc - Unplanned	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Waiouru										
Miscellaneous Expenses	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Rates	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Waimarino										
Rent Received	-21,000	-21,000	-21,000	-21,000	-21,000	-21,000	-21,000	-21,000	-21,000	-21,000
Rate and Insurance Recoveries	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000
All Other Maintenance Lump Sum	500	500	500	500	500	500	500	500	500	500
Insurance	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150
Miscellaneous Expenses	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Power	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Rates	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
Repair & Maintc - Planned	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Taumarunui Airport										
Rent Received	-8,000	-8,000	-8,000	-8,000	-8,000	-8,000	-8,000	-8,000	-8,000	-8,000
User Charges & Fees	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000
All Other Maintc Lump Sum	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Insurance	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
Miscellaneous Expense	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Power	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
Repair & Maintc - Planned	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
Repair & Maintc - Unplanned	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Net Operating Expense	74,650	74,650	74,650	74,650	74,650	74,650	74,650	74,650	74,650	74,650

B.2.5 Parks and Reserves (including Playgrounds and Walkways)

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
Ohura Reserves										
Rent Received	-5,500	-5,500	-5,500	-5,500	-5,500	-5,500	-5,500	-5,500	-5,500	-5,500
Rate and Insurance Recoveries	-400	-400	-400	-400	-400	-400	-400	-400	-400	-400
All Other Maintc Dayworks	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
All Other Maintc Lump Sum	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Rates	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Repair & Maintc - Planned	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Ohura Playground Equipment										
All Other Maintc Lump Sum	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
Repair & Maintc - Unplanned	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Ohura Street Bins										
All Other Maintc Lump Sum	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Miscellaneous Expenses	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Matiere Reserves										
All Other Maintc Dayworks	500	500	500	500	500	500	500	500	500	500
All Other Maintc Lump Sum	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Taumarunui Reserves										
User Charges & Fees	-500	-500	-500	-500	-500	-500	-500	-500	-500	-500
Rent Received	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000
Rate and Insurance Recoveries	-8,000	-8,000	-8,000	-8,000	-8,000	-8,000	-8,000	-8,000	-8,000	-8,000
All Other Maintc Dayworks	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000
All Other Maintc Lump Sum	218,000	218,000	218,000	218,000	218,000	218,000	218,000	218,000	218,000	218,000
Miscellaneous Expenses	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Insurance	7,491	7,491	7,491	7,491	7,491	7,491	7,491	7,491	7,491	7,491
Power	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Rates	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Repair & Maintc - Planned	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Taumarunui Playground Equipment										

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
All Other Maintc Dayworks	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
All Other Maintc Lump Sum	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Repair & Maintc - Planned	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Taumarunui Street Bins										
All Other Maintc Dayworks	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
All Other Maintc Lump Sum	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000
Miscellaneous Expenses	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000
Taumarunui Walking Tracks										
All Other Maintc Dayworks	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
All Other Maintc Lump Sum	9,700	9,700	9,700	9,700	9,700	9,700	9,700	9,700	9,700	9,700
Taumarunui Camping Grounds										
Other income	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000
Rent Received	-1,050	-1,050	-1,050	-1,050	-1,050	-1,050	-1,050	-1,050	-1,050	-1,050
Repair & Maintc - Unplanned	500	500	500	500	500	500	500	500	500	500
National Park Reserves										
Rent Received	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000
All Other Maintc Dayworks	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
All Other Maintc Lump Sum	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Insurance	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
Power	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Rates	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Repair & Maintc - Planned	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
National Park Playground Equipment										
All Other Maintc Dayworks	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
All Other Maintc Lump Sum	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
National Park Street Bins										
Repair & Maintc - Planned	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Miscellaneous Expenses	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Raurimu Playground Equipment										
Miscellaneous Expenses	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Pipiriki Reserves										
All Other Maintenance Day works	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Raetihi Reserves										
Other Income	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000
All Other Maintc Dayworks	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
All Other Maintc Lump Sum	73,000	73,000	73,000	73,000	73,000	73,000	73,000	73,000	73,000	73,000
Insurance	470	470	470	470	470	470	470	470	470	470
Rates	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
Repair & Maintc - Planned	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Raetihi Playground Equipment										
All Other Maintc Dayworks	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
All Other Maintc Lump Sum	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Raetihi Street Bins										
All Other Maintc Lump Sum	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000
Miscellaneous Expenses	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Raetihi Camping Ground										
Rate and Insurance Recoveries	-7,000	-7,000	-7,000	-7,000	-7,000	-7,000	-7,000	-7,000	-7,000	-7,000
Insurance	3,710	3,710	3,710	3,710	3,710	3,710	3,710	3,710	3,710	3,710
Rates	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Repair & Maintc - Unplanned	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Ohakune Reserves										
Rent Received	-3,000	-3,000	-3,000	-3,000	-3,000	-3,000	-3,000	-3,000	-3,000	-3,000
Rate and Insurance Recoveries	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000
All Other Maintc Dayworks	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
All Other Maintc Lump Sum	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000
Power	500	500	500	500	500	500	500	500	500	500
Legal Fees	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Rates	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Repair & Maintc - Planned	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000
Ohakune Playground Equipment										
All Other Maintc Dayworks	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
All Other Maintc Lump Sum	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
Ohakune Street Bins										
All Other Maintc Lump Sum	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000	58,000
Miscellaneous Expenses	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000
Ohakune Camping Ground										
Rent Received	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000
Rangataua Reserves										
All Other Maintc Dayworks	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
All Other Maintc Lump Sum	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
Rates	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600
Repair & Maintc - Planned	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Waiouru Reserves										
Rent Received	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000	-6,000
All Other Maintc Dayworks	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
All Other Maintc Lump Sum	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000	19,000
Waiouru Street Bins										

All Other Maintc Dayworks	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
All Other Maintc Lump Sum	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Miscellaneous Expenses	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400
Ruatiti Domain										
All Other Maintc Dayworks	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
All Other Maintc Lump Sum	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000
Miscellaneous Expenses	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Repair & Maintc - Planned	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Net Operating Expense	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121

B.2.6 Cemeteries

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
Cemeteries - Ohura										
User Charges & Fees	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000
Other Miscellaneous Subsidies	-600	-600	-600	-600	-600	-600	-600	-600	-600	-600
All Other Maintc Day works	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
All Other Maintc Lump Sum	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Repair & Maintc - Planned	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Repair & Maintc - Unplanned	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Cemeteries - Matiere										
User Charges & Fees	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000	-2,000
Other Miscellaneous Subsidies	-250	-250	-250	-250	-250	-250	-250	-250	-250	-250
Rent Received	-400	-400	-400	-400	-400	-400	-400	-400	-400	-400
All Other Maintc Day works	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
All Other Maintc Lump Sum	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Repair & Maintc - Unplanned	500	500	500	500	500	500	500	500	500	500
Cemeteries – Taumarunui NEW										
User Charges & Fees	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000	-30,000
Other Miscellaneous Subsidies	-2,500	-2,500	-2,500	-2,500	-2,500	-2,500	-2,500	-2,500	-2,500	-2,500
All Other Maintc Dayworks	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500
All Other Maintc Lump Sum	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
Rates	500	500	500	500	500	500	500	500	500	500
Repair & Maintc - Planned	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Repair & Maintc - Unplanned	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Cemeteries – Taumarunui OLD										
All Other Maintc Lump Sum	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Cemeteries - Manunui										
User Charges & Fees	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000
Other Miscellaneous Subsidies	-500	-500	-500	-500	-500	-500	-500	-500	-500	-500
All Other Maintc Day works	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
All Other Maintc Lump Sum	7,750	7,750	7,750	7,750	7,750	7,750	7,750	7,750	7,750	7,750
Repair & Maintc - Planned	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Cemeteries - Owhango										
User Charges & Fees	-1,200	-1,200	-1,200	-1,200	-1,200	-1,200	-1,200	-1,200	-1,200	-1,200
Rent received	-400	-400	-400	-400	-400	-400	-400	-400	-400	-400
All Other Maintc Dayworks	600	600	600	600	600	600	600	600	600	600
All Other Maintc Lump Sum	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Repair & Maintc - Planned	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Cemeteries - Raurimu										

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
User Charges & Fees	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000
All Other Maintc Dayworks	600	600	600	600	600	600	600	600	600	600
All Other Maintc Lump Sum	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Repair & Maintc - Planned	500	500	500	500	500	500	500	500	500	500
Cemeteries - Raetihi										
User Charges & Fees	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000
Other Miscellaneous Subsidies	-800	-800	-800	-800	-800	-800	-800	-800	-800	-800
All Other Maintc Dayworks	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
All Other Maintc Lump Sum	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Repair & Maintc - Planned	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Cemeteries - Ohakune										
User Charges & Fees	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000
Other Miscellaneous Subsidies	-500	-500	-500	-500	-500	-500	-500	-500	-500	-500
All Other Maintc Day works	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
All Other Maintc Lump Sum	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Repair & Maintc - Planned	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Cemeteries - Rangataua										
User Charges & Fees	-1,500	-1,500	-1,500	-1,500	-1,500	-1,500	-1,500	-1,500	-1,500	-1,500
All Other Maintc Dayworks	500	500	500	500	500	500	500	500	500	500
All Other Maintc Lump Sum	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
Repair & Maintc - Planned	500	500	500	500	500	500	500	500	500	500
Net Operating Expense	26,200	26,200	26,200	26,200	26,200	26,200	26,200	26,200	26,200	26,200

B.2.7 Swimming Pools

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
Swimming Pools - Taumarunui										
All Other Maintc Lump Sum	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Grants to Other Organisations	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500	28,500
Insurance	7,050	7,050	7,050	7,050	7,050	7,050	7,050	7,050	7,050	7,050
Power	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Rates	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Repair & Maintc - Planned	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Repair & Maintc - Unplanned	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Swimming Pools - Raetihi										
All Other Maintc Lump Sum	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Insurance	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600
Power	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Rates	500	500	500	500	500	500	500	500	500	500
Repair & Maintc - Planned	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Repair & Maintc - Unplanned	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Swimming Pools - Ohakune										
All Other Maintc Lump Sum	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000
Insurance	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Power	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Repair & Maintc - Planned	10,000	10,000	60,000	10,000	10,000	10,000	10,000	10,000	60,000	10,000
Net Operating Expense	351,150	351,150	401,150	351,150	351,150	351,150	351,150	351,150	401,150	351,150

B.2.8 Community Halls

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
Community Halls - Ohura										
Rent Received	-300	-300	-300	-300	-300	-300	-300	-300	-300	-300
Insurance	8,529	8,529	8,529	8,529	8,529	8,529	8,529	8,529	8,529	8,529
Miscellaneous Expenses	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Power	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Rent & Lease	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Repair & Maintc - Unplanned	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Community Halls - Taumarunui										
User Charges & Fees	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000
User Charges & Fees	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000	-5,000
All Other Maintc Lump Sum	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
All Other Maintc Lump Sum	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600
Dayworks	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Cleaning	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Insurance	40,500	40,500	40,500	40,500	40,500	40,500	40,500	40,500	40,500	40,500
Miscellaneous Expenses	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Miscellaneous Expenses	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Power	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Power	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Rates	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Rates	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Rent and Lease	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Repair & Maintc - Planned	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Repair & Maintc - Unplanned	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Repair & Maintc - Unplanned	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Community Halls - National Park										
Insurance	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100	12,100
Power	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Repair & Maintc - Unplanned	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Community Halls - Ohakune										
Insurance	6,961	6,961	6,961	6,961	6,961	6,961	6,961	6,961	6,961	6,961
Repair & Maintc - Planned	500	500	500	500	500	500	500	500	500	500
Net Operating Expense	150,190	150,190	150,190	150,190	150,190	150,190	150,190	150,190	150,190	150,190

B.2.9 Public Toilets

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
Public Toilets - Ohura										
All Other Maintc Lump Sum	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
Insurance	575	575	575	575	575	575	575	575	575	575
Repair & Maintc - Planned	500	500	500	500	500	500	500	500	500	500
Repair & Maintc - Unplanned	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Public Toilets - Taumarunui										
All Other Maintc Lump Sum	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Insurance	5,450	5,950	5,950	5,950	5,950	5,950	5,950	5,950	5,950	5,950
Power	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Power	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Rates	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Rates	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400
Repair & Maintc - Planned	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Repair & Maintc - Unplanned	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Repair & Maintc - Unplanned	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Public Toilets - National Park										
All Other Maintc Lump Sum	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Insurance	565	565	565	565	565	565	565	565	565	565
Power	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Repair & Maintc - Planned	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Repair & Maintc - Unplanned	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Public Toilets - Pipiriki										
All Other Maintc Lump Sum	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Insurance	2,066	2,066	2,066	2,066	2,066	2,066	2,066	2,066	2,066	2,066
Miscellaneous Expenses	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Repair & Maintc - Planned	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Public Toilets - Raetihi										
All Other Maintc Lump Sum	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Insurance	4,085	4,085	4,085	4,085	4,085	4,085	4,085	4,085	4,085	4,085
Power	500	500	500	500	500	500	500	500	500	500
Repair & Maintc - Planned	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Public Toilets - Ohakune										
All Other Maintc Lump Sum	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000
Insurance	2,996	2,996	2,996	2,996	2,996	2,996	2,996	2,996	2,996	2,996
Power	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Rates	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Repair & Maintc - Planned	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
Public Toilets - Tangiwai										
All Other Maintc Lump Sum	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Insurance	500	500	500	500	500	500	500	500	500	500
Public Toilets - Waiouru										
All Other Maintc Lump Sum	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Insurance	400	400	400	400	400	400	400	400	400	400
Power	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Rates	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Repair & Maintc - Planned	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Repair & Maintc - Unplanned	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Net Operating Expense	256,237	256,737	256,737	256,737	256,737	256,737	256,737	256,737	256,737	256,737

Table B.3 – Operational Budget – Summary of Net Expenditure Years 1 – 3 (Uninflated)

	Operational Expenditure (\$)
Admin Buildings (incl i-SITEs)	1,714,300
Social Housing	- 105,228
Rental Housing	- 4,290
Investment Property	223,950
Parks and Reserves (Including playgrounds and walkways)	3,549,363
Cemeteries	78,600
Swimming Pools	1,103,450
Community Halls	450,570
Public Toilets	769,711
Net Operating Expense (for 3 years)	7,780,426

Table B.4 – Operational Budget – Summary of 10 Years (uninflated)

	LTP Input Budget 2021/22	LTP Input Budget 2022/23	LTP Input Budget 2023/24	LTP Input Budget 2024/25	LTP Input Budget 2025/26	LTP Input Budget 2026/27	LTP Input Budget 2027/28	LTP Input Budget 2028/29	LTP Input Budget 2029/30	LTP Input Budget 2030/31
Admin Buildings (incl i-SITEs)	553,100	608,100	553,100	553,100	578,100	578,100	598,100	628,100	553,100	553,100
Social Housing	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076	-35,076
Rental Housing	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430	-1,430
Investment Property	74,650	74,650	74,650	74,650	74,650	74,650	74,650	74,650	74,650	74,650
Parks and Reserves (Including playgrounds and walkways)	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121	1,183,121
Cemeteries	26,200	26,200	26,200	26,200	26,200	26,200	26,200	26,200	26,200	26,200
Swimming Pools	351,150	351,150	401,150	351,150	351,150	351,150	351,150	351,150	401,150	351,150
Community Halls	150,190	150,190	150,190	150,190	150,190	150,190	150,190	150,190	150,190	150,190
Public Toilets	256,237	256,737	256,737	256,737	256,737	256,737	256,737	256,737	256,737	256,737
Net Operating Expense (per year)	2,558,142	2,613,642	2,608,642	2,558,642	2,583,642	2,583,642	2,603,642	2,633,642	2,608,642	2,558,642

Appendix C – Short Term Improvement Programme

C.1 - Community Property Asset Management Process Improvement Tasks

Improvement Project	Description	Status	2015/25 AMP			2018/28 AMP			2021/31 AMP			Priority	Responsibility	
			2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24			
Capex Evaluation														
CPCAX01 Asset disposal processes	Develop processes for reviews of portfolio to identify surplus assets, or assets to be disposed of in accordance with the Acquisition and Disposal Policy (once developed).	Policy to be developed Three year review								30/11/21 (Policy)		30/06/24	Medium	Team Leader Community Property
Quality														
CPQUA04 Formal agreements	Develop a formal lease agreement for the land leased out to grazing for the waste management and water and waste water activities.	Ongoing										2024	Medium	Community Property Assets Officer
Strategic planning														
CPSPO1	Review Council's role in providing the assets and services for social housing in the District.	Complete				30/6/19							Medium	Team Leader Community Property
CPSPO2	Review provision of future Raetihi hub to co-locate with other organisations.	Ongoing				30/6/19		30/11/21 (MOU)					Medium	Group Manager Community Services
Risk management														
CPR01	Review Asbestos Register	Annually			30/6/18				Annually	Annually	Annually		High	Community Property Assets Officer
CPR02	Develop an Asbestos Management Plan for all properties known to have asbestos	Ongoing							As property is tested	As property is tested	As property is tested		High	Community Property Assets Officer
Levels of service														
CPL01	Review usefulness of customer satisfaction surveys, particularly for library services.	Ongoing					30/6/20		Annually check questions	Annually check questions	Annually check questions		Medium	Team Leader Policy
Asset data and condition														
CPDATA01	Develop suitable asset lists of the ex-waste management depots located in various townships scheduled to be handed over to Council in 2018/19.	Complete				30/6/19		Condition assess. completed					High	Community Property Assets Officer
CPDATA02	Assess the asset condition of the larger Council Administration Buildings independently every three years as good practice.	Ongoing				30/6/19			30/6/21				High	Community Property Assets Officer
Lifecycle Management Plan														
CPLCMP01	Develop a formal property acquisition and disposal policy.	Policy to be developed								30/11/21				Team Leader Community Property
CPLCMP02	Develop lifecycle management plans for the Taumarunui Animal Shelter and leased	Not started										30/06/24	High	Team Leader Community

Improvement Project	Description	Status	2015/25 AMP			2018/28 AMP			2021/31 AMP			Priority	Responsibility
			2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24		
	property asset classes.												Property

C.2 – Recreation and Community Facilities Asset Management Process Improvement Tasks

Improvement Project	Description	Status	2015/25 AMP			2018/28 AMP			2021/31 AMP			Priority	Responsibility
			2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24		
Risk Management													
CPRIS01 Risk policy	Develop risk management policy	Completed										Done	
CPRIS02 Risk Procurement processes	Develop formal procurement processes to document current practices	Completed										Done	
CPRIS03 Risk analysis review	Review risk framework and register, including likelihood/consequence and risk rating definitions for both tangible and intangible risks	Complete, but ongoing			31/01/18			31/01/21		31/01/23		Medium	Team Leader Community Property
CPRIS04 Criticality assessment	Undertake criticality analysis to formally assign criticality ratings to assets	Ongoing							30/06/22			Medium	Team Leader Community Property
CPRIS05 Risk data capture	Develop maintenance plans for critical asset and events	Not Started							30/06/22			Medium	Team Leader Community Property
CPRIS06 Risk update	Update risk register	Complete, but ongoing			31/01/18			31/01/21		31/01/23		Medium	Team Leader Community Property
Levels of Service and Performance													
CPLOS01 Service level review	Review levels of service, including user needs review, consultation needs, SMART principles, rationalise existing tables, LOS describe key aspects of service	Annual Surveys, as part of LTP process (if completed)								As part of LTP if completed		Medium	Executive Leadership Team
CPLOS02 Capture performance data	Capture performance information against KPIs as routine activity and report through the organisation	Ongoing						Annual Report	Annual Report	Annual Report		High	Team Leader Community Property
CPLOS03 LOS tables update	Update LOS tables to reflect updated service level statements, and to report trended performance achieved	Complete, but ongoing			31/01/18			31/01/21		31/01/23		High	Team Leader Community Property
CPLOS04 Performance gaps	Link performance description through levels of service tables, formal gap identification and performance discussion in the lifecycle management section	Peer review of adopted AMP				30/06/19			30/06/22			Medium	Team Leader Community Property
CPLOS05 Sustainability KPIs	Develop KPIs specific to sustainability / climate change	Not started								31/06/23		Medium	Team Leader Community Property
CPLOS06 LOS Survey	Undertake a LOS survey on current LOS	Annual survey Complete, ongoing						Annual Survey	Annual Survey	Annual Survey		High	Team Leader Community Policy
Forecasting													
CPFOR01 Demand forecasting scope	Scope demand forecasting analysis	Completed										Done	

Improvement Project	Description	Status	2015/25 AMP			2018/28 AMP			2021/31 AMP			Priority	Responsibility
			2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24		
CPFOR02 Demand forecast analysis	Undertake demand forecasting, including sensitivity or scenario analysis, cost, risk and LoS implications, and link to lifecycle management section	Completed										Done	
CPFOR03 Capacity forecast analysis	Undertake forecasting to understand capacity including risk and LOS application	Completed										Done	
CPFOR04 O & M analysis	Develop O & M strategies with better cost information (new system)	Not Started							30/06/22				Team Leader Community Property
CPFPR05 Maintenance history	Develop processes to readily track maintenance history to validate asset lives and as an input into forecast renewals in new AM system (Ozone module)	Completed										Done	
CPFOR06 Climate Change	Consider the impacts of climate change on the future management of assets	Ongoing			31/01/18			30/06/20	Annually	Annually	Annually		Team Leader Community Property
CPFOR07 Demand management plan	Revise demand forecasting and planning taking into consideration best practice in the industry and adapting this for Ruapehu	3 yearly			30/09/18			30/06/20			30/06/23		Team Leader Community Property

Appendix D – Risk Register

The risk register provided in the following tables for the current and future Community Property and Recreation and Community Facilities activities of Ruapehu District Council has been developed in consultation with key staff.

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)				Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)
				Effectiveness	Consequence	Likelihood	Risk level		
Council Administration Buildings									
CP01	Natural disaster damage to administration buildings that would interrupt service delivery (server room located in Taumarunui Admin Building) and not available for Civil Defence purposes	<p>Natural disaster damage to administration buildings</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Major fire • Earthquake • Volcanic event • Major floods <p>Consequences:</p> <ul style="list-style-type: none"> • Temporary loss of service • Staff/elected members cannot operate from the damaged buildings • Inability to provide services, maintain service levels or achieve community outcomes • Loss of access until repair or reinstatement is complete • Increased safety risks until fully made safe again • Resources diverted from planned activities to repairs • Cost of repairs 	<ul style="list-style-type: none"> • Replacement insurance effected • Fire extinguishers <p>Responses:</p> <ul style="list-style-type: none"> • Reconstruct new facilities • Customer and key stake holder contact with press releases • Communication with Council staff • Seismic assessments completed of key council buildings by AECOM in 2011 • Back-up server provision located in Auckland • Consider location of new buildings outside flood prone areas • Alternative Civil Defence headquarters identified as Taumarunui High School and Ohakune Fire Station 		5	2	H	Team Leader Community Property	<ul style="list-style-type: none"> • Develop, implement and maintain Emergency Response Plans • Relocation plans for temporary accommodation in loss event required • Sprinkler systems in all buildings • Remedy critical buildings from seismic assessments as necessary • Start monitoring condition of the admin buildings with priority for the two used for Civil Defence (Taumarunui and Ohakune) • Identify funding needs to maintain levels of service

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)			Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)	
CP02	Severe flooding of administration buildings that would interrupt service delivery	Severe flooding of administration buildings Caused by: <ul style="list-style-type: none"> • Sudden heavy rain • Inadequate/poor buildings design • Blocked guttering/downpipes Consequences: <ul style="list-style-type: none"> • Less serviceability • Inability to provide services, maintain service levels or achieve community outcomes • Cost of cleanup and repairs • Reputational harm 	<ul style="list-style-type: none"> • Regular building maintenance • Building design (no multi-story buildings or roof valleys) Responses: <ul style="list-style-type: none"> • Consider any new building design to address this risk 		4	2	H	Team Leader Community Property	<ul style="list-style-type: none"> • Develop, implement and maintain Emergency Response Plans • Relocation plans for temporary accommodation in loss event required
CP03	Minor damage to administration buildings	Minor damage to administration buildings Caused by: <ul style="list-style-type: none"> • Sabotage of buildings by dissatisfied stakeholder • Vandalism • Graffiti • Localised fire Consequences: <ul style="list-style-type: none"> • Inappropriate standard of infrastructure • Loss of access 	<ul style="list-style-type: none"> • Hazard identification and reporting organisation culture • Council maintenance contract response procedures • Install building alarms for problematic sites • Anti-graffiti paint • Work with local community groups 		2	1	L	Team Leader Community Property	

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)			Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)	
CP04	Risk of admin buildings not being fit for purpose	Illness and unwellness among staff affecting useability of administration buildings Caused by: <ul style="list-style-type: none"> Inadequate air conditioning maintenance Flaws in the heating, ventilation or air conditioning Moisture Consequences: <ul style="list-style-type: none"> Legionnaires disease Increased risk of ill health until fully made safe again Reduction in staff productivity Loss of access Reputational damage 	<ul style="list-style-type: none"> Recommended flushing or cleaning of air conditioning units or systems Maintenance contracts with appropriate experts No cooling towers in any air condition infrastructure 		4	1	M	Team Leader Community Property	
CP05	Identified building materials and lack of maintenance may result in potential risk and health issues for building users	Health issues for building users Caused by: <ul style="list-style-type: none"> Asbestos material and/or lead paint in existing buildings Poor practices with asbestos material and/or lead paint Poor maintenance with water, mould or mildew from poor drainage or ventilation Poor design causing leaky buildings Consequences: <ul style="list-style-type: none"> Long term health issues Closure of building Business interruption 	<ul style="list-style-type: none"> Reactive inspection Anti mould paint Improved building design and ventilation Undertake visual assessment of Council owned buildings for asbestos containing material Develop asbestos register (as part of asbestos management plan) as part of the Manawatu Regional Group of Councils 		4	3	H	Team Leader Community Property	<ul style="list-style-type: none"> Undertake visual assessment of Council owned buildings for asbestos containing material Continually review and improve asbestos register (as part of asbestos management plan) as part of the Manawatu Regional Group of Councils.
CP06	Building asset component failure resulting in serious injury to building users	Caused by: <ul style="list-style-type: none"> Trips, slips and falls Building asset failure Power failure Mainly reactive renewals historically Consequences: <ul style="list-style-type: none"> Injury to public Staff off work Reputational issues 	<ul style="list-style-type: none"> Building Act 2004 Insurance Signage Identification of H & S hazards; Develop renewal programme for building assets as part of the AMP improvement process 		4	3	H	Team Leader Community Property	Review and improve renewal programme for building assets as part of the 2023 AMP

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)			Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)	
CP07	Natural disaster damage to social housing units that would make them unavailable for use by tenants	<p>Natural disaster damage to social housing units</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Major fire • Earthquake • Volcanic event • Major floods <p>Consequences:</p> <ul style="list-style-type: none"> • Temporary loss of service • Tenants cannot live in the damaged premises • Inappropriate standard of infrastructure • Inability to provide services, maintain service levels or achieve community outcomes • Loss of access until repair or reinstatement is complete • Increased safety risks until fully made safe again • Resources diverted from planned activities to repairs • Cost of repairs 	<ul style="list-style-type: none"> • Replacement insurance effected <p>Responses:</p> <ul style="list-style-type: none"> • Seek assistance of social agencies • Investigate temporary housing options with family or government agencies • Seek temporary accommodation for tenants in motels/hotels • Customer and key stakeholder contact with press releases and correspondence • Repair / reconstruct new units 		2	2	L	Team Leader Community Property	
CP08	Severe flooding of social housing that would make them unavailable for use by tenants	<p>Severe flooding of social housing units</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Sudden heavy rain • Inadequate/poor buildings design • Blocked guttering/downpipes • Located in flood plain <p>Consequences:</p> <ul style="list-style-type: none"> • Less serviceability • Inability to provide services, maintain service levels or achieve community outcomes • Cost of cleanup and repairs • Reputational harm 	<ul style="list-style-type: none"> • Insurance in place <p>Responses:</p> <ul style="list-style-type: none"> • Design any new building to address this risk • Consider relocation of affected units outside the flood plain 		2	2	L	Team Leader Community Property	

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)				Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)
CP09	Minor damage to social housing units	<p>Minor damage to social housing units. Major fire destruction of some units (wood/iron units in multiple block configuration - total destruction highly unlikely)</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Vandalism • Graffiti • Localised fire • Poor operating practices by tenants <p>Consequences:</p> <ul style="list-style-type: none"> • Inappropriate standard of infrastructure • Less serviceability • Loss of access 	<ul style="list-style-type: none"> • Council maintenance contract response procedures • Annual inspections of all social housing units <p>Responses:</p> <ul style="list-style-type: none"> • Seek assistance of social agencies • Anti-graffiti paint • Work with local community groups 		2	1	L	Team Leader Community Property	Increase frequency of landlord inspections
CP10	Social housing component failure	<p>Social housing asset component failure</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Lack of maintenance • Deferred maintenance • Lack of funding for planned maintenance or for upgrading • Poor contractor supervision • Poor performing assets / old assets <p>Consequences:</p> <ul style="list-style-type: none"> • Inappropriate standard of infrastructure • Less serviceability • Loss of access • Inability to provide services, maintain service levels or achieve community outcomes • User dissatisfaction • Reputational damage 	<ul style="list-style-type: none"> • Annual property inspections • Inspection at end of tenancy • Overview KPI performance of contractors so that LoS is delivered to community and customers • Building Act 2004 and Residential Tenancies Act 1986 • Insurance • Signage <p>Responses:</p> <ul style="list-style-type: none"> • Repair, replace or upgrade immediately or as soon as practicable • Design any new building to address this risk • Develop planned renewal programme based on hazards identified through surveys 		3	1	M	Team Leader Community Property	<ul style="list-style-type: none"> • Monitor and inspect all components at level 4 condition grading annually • Allocation of budget in LTP and Annual Plan until repair, replacement or upgrading completed

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)				Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)
CP11	Identified building materials may result in potential health issues for tenants	<p>Poor quality building materials</p> <p>Caused by:</p> <ul style="list-style-type: none"> Asbestos material and /or lead paint in existing units poor practices with asbestos material and /or lead paint <p>Consequences:</p> <ul style="list-style-type: none"> Long term health issues for tenants Closure of units 	<ul style="list-style-type: none"> Reactive and annual planned inspections Procedures for contractors working on units Demolish units Undertake visual assessment of Council owned buildings for asbestos containing material; Develop asbestos register (as part of asbestos management plan) as part of the Manawatu Regional Group of Councils 		4	3	H	Team Leader Community Property	<ul style="list-style-type: none"> Undertake visual assessment of Council owned buildings for asbestos containing material; Develop asbestos register (as part of asbestos management plan) as part of the Manawatu Regional Group of Councils
CP12	Natural disaster damage to Raetihi social housing that would make them unavailable for use by residents	<p>Natural disaster damage to Raetihi social housing</p> <p>Caused by:</p> <ul style="list-style-type: none"> Major fire Earthquake Volcanic event Major floods <p>Consequences:</p> <ul style="list-style-type: none"> Temporary loss of service Tenants cannot live on the damaged premises Inappropriate standard of infrastructure Inability to provide services, maintain service levels or achieve community outcomes Loss of access until repair or reinstatement is complete Increased safety risks until fully made safe again Resources diverted from planned activities to repairs Cost of repairs 	<p>Replacement insurance</p> <p>Responses:</p> <ul style="list-style-type: none"> Negotiate options with lessee where insurance funding available to rebuild on land owned by Council Community consultation required if service is not to be reinstated 		2	1	L	Team Leader Community Property	

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)				Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)
CP13	Minor damage to Raetihi social housing	Minor damage to Raetihi social housing Caused by: <ul style="list-style-type: none"> • Lessee defaults in performing lease maintenance obligations • Vandalism • Graffiti • Localised fire • Poor operating practices by tenants Consequences: <ul style="list-style-type: none"> • Inappropriate standard of infrastructure • Less serviceability • Loss of access 	<ul style="list-style-type: none"> • Annual property inspections by lessee • Communication with lessee 		3	2	M	Team Leader Community Property	Annual property inspections by lessor
CP14	Poor management of Raetihi social housing	Poor management of Raetihi social housing Caused by: <ul style="list-style-type: none"> • Lessee defaults in performing lease obligations other than relating to maintenance Consequences: <ul style="list-style-type: none"> • Loss of control by lessor • Potential breach of the lease • Dispute resolution • Costs • Social housing units are returned to Council in poor asset condition • Facility not fit for purpose for use and residents made to move out 	No treatments in place Responses: <ul style="list-style-type: none"> • Communicate and negotiate with Lessee • Refer to Council if required • Refer to arbitration if required • Review asset management responsibilities in lease agreement • Audit complex 6 monthly to ensure lessee undertaking responsibilities 		3	2	M	Team Leader Community Property	Tenancy management taken over by Lessor

Note: The Raetihi Social Housing complex is leased to the Waimarino Rest Home Trust under a long term registered lease. This risk assessment has therefore been restricted to the risks related to that lease, as the lessee is responsible in terms of the lease for all maintenance, including minor component replacement at point of failure. The lessee is not responsible for major component failure such as roof, cladding or structural components.

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)				Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)
CP15	Natural disaster damage to leased and rented premises that would make it unavailable for use by tenants	Natural disaster damage to "leased and rented premises Caused by: <ul style="list-style-type: none"> Major fire Earthquake Volcanic event Consequences: <ul style="list-style-type: none"> Temporary loss of service Tenant cannot operate from the damaged premises Inappropriate standard of infrastructure Inability to provide services, maintain service levels or achieve community outcomes Loss of access until repair or reinstatement is complete Increased safety risks until fully made safe again Resources diverted from planned activities to repairs Cost of repairs 	<ul style="list-style-type: none"> Replacement insurance Council maintenance contract response procedures Responses: <ul style="list-style-type: none"> Investigate temporary housing options with family or government agencies Seek temporary accommodation for tenants in motels/hotels Reconstruct new house 		2	1	L	Team Leader Community Property	
CP16	Minor damage to 11 Islington Street, Raetihi	Minor damage to "Doctor's House", 11 Islington Street, Raetihi Caused by: <ul style="list-style-type: none"> Vandalism Graffiti Localised fire Poor operating practices by tenant Consequences: <ul style="list-style-type: none"> Inappropriate standard of infrastructure Less serviceability Loss of access 	Council maintenance contract response procedures Responses: <ul style="list-style-type: none"> Seek assistance of social agencies if necessary 		2	2	L	Team Leader Community Property	<ul style="list-style-type: none"> Increase frequency of landlord inspections

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CP17	11 Islington Street, Raetihi component failure	<p>“Doctor’s House”, 11 Islington Street, Raetihi component failure</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Lack of maintenance • Deferred maintenance • Lack of funding for planned maintenance or for upgrading • Poor contractor supervision <p>Consequences:</p> <ul style="list-style-type: none"> • Inappropriate standard of infrastructure • Less serviceability • Loss of access • Inability to provide services, maintain service levels or achieve community outcomes • User dissatisfaction • Reputational damage 	<p>No treatments in place</p> <p>Responses:</p> <ul style="list-style-type: none"> • Repair, replace or upgrade immediately or as soon as practicable • Building Act 2004 and Residential Tenancies Act 1986 • Insurance 		3	1	M	Team Leader Community Property	<ul style="list-style-type: none"> • Monitor and inspect all components at level 4 condition grading annually • Allocation of budget in LTP and Annual Plan until repair, replacement or upgrading completed
CP18	Natural disaster damage to Taumarunui Aerodrome buildings	<p>Natural disaster damage to Taumarunui Aerodrome buildings</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Major fire • Earthquake • Volcanic event • Major floods <p>Consequences:</p> <ul style="list-style-type: none"> • Temporary loss of service • Inappropriate standard of infrastructure • Inability to provide services, maintain service levels or achieve community outcomes • Loss of access until repair or reinstatement is complete • Increased safety risks until made fully safe again • Resources diverted from planned activities to repairs • Cost of repairs 	<p>Replacement insurance</p> <p>Responses:</p> <ul style="list-style-type: none"> • Reconstruct buildings • Construct firewall between terminal building and Taumarunui Aero Club building • Customer and key stake holder contact with press releases and correspondence 		2	1	L	Team Leader Community Property	

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CP19	Minor damage to Taumarunui Aerodrome buildings	Minor damage to Taumarunui Aerodrome buildings. Has occurred in the past Caused by: <ul style="list-style-type: none"> • Vandalism • Grafitti • Localised fire Consequences: <ul style="list-style-type: none"> • Inappropriate standard of infrastructure • Less serviceability • Loss of access 	<ul style="list-style-type: none"> • Council maintenance contract response procedures 		2	2	L	Team Leader Community Property	
CP20	Plane crashes at Taumarunui Aerodrome causing airfield to be unavailable for use	Plane crashes at Taumarunui Aerodrome Caused by: <ul style="list-style-type: none"> • Pilot or public behaviour • Aircraft failure • Faulty fuel • Untrained staff • Failure to follow procedures Consequences: <ul style="list-style-type: none"> • Death • Trauma suffered by bystanders • Reputational damage • Cost of inquiry 	Aerodrome complies with CAA requirements Responses: <ul style="list-style-type: none"> • Issue NOTAM (Notice To All Airmen) immediately • Keep information available to pilots up to date in Wings Magazine 		2	2	L	Team Leader Community Property	
CP21	Iwi dispute over Taumarunui Aerodrome	Iwi dispute over Taumarunui Aerodrome Caused by: <ul style="list-style-type: none"> • Iwi concerns about the proximity of the runway to Urupa Consequences: <ul style="list-style-type: none"> • Bad publicity • Feeling of hurt amongst iwi • Relationships breakdown • Management diverted from planned activities to relationship rebuilding 	No treatments in place Responses: <ul style="list-style-type: none"> • Engage assistance of expert in Iwi consultation early in process of discussion/negotiation • Immediately engage in communication with Iwi • Continue to develop agreement with Iwi 		2	2	L	Team Leader Community Property	

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CP24	Taumarunui Aerodrome component failure	<p>Taumarunui Aerodrome component failure</p> <p>Caused by:</p> <ul style="list-style-type: none"> Lack of maintenance Deferred maintenance Lack of funding for planned maintenance or for upgrading Poor contractor supervision <p>Consequences:</p> <ul style="list-style-type: none"> Inappropriate standard of infrastructure Less serviceability Loss of access Inability to provide services, maintain service levels or achieve community outcomes User dissatisfaction Reputational damage 	<p>No treatments in place</p> <p>Responses:</p> <ul style="list-style-type: none"> Repair, replace or upgrade immediately or as soon as practicable 		2	1	L	Team Leader Community Property	<ul style="list-style-type: none"> Monitor and inspect all components at level 4 condition grading annually Allocation of budget in LTP and Annual Plan until repair, replacement or upgrading completed
CP23	Taumarunui Aerodrome closed for landings as non-compliant with CAA requirements	<p>Non-compliant with CAA requirements</p> <p>Caused by:</p> <ul style="list-style-type: none"> Airfield runway in poor condition Aviation aids obscured or missing <p>Consequences:</p> <ul style="list-style-type: none"> Frustration by users / club members 	<ul style="list-style-type: none"> Regular visual checks of the runway for defects and safety requirements O & M and capital programmes CAA safety requirements 		1	2	L		

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CP24	Natural disaster damage to Ohakune Railway Station that would make it unavailable for use by tenants and public	<p>Natural disaster damage to Ohakune Railway Station</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Major fire • Earthquake • Volcanic event <p>Consequences:</p> <ul style="list-style-type: none"> • Temporary loss of service • Inappropriate standard of infrastructure • Tenants cannot operate from the damaged premises • Inability to provide services, maintain service levels or achieve community outcomes • Loss of access until repair or reinstatement is complete • Increased safety risks until fully made safe again • Resources diverted from planned activities to repairs • Cost of repairs 	<p>Replacement insurance</p> <p>Responses:</p> <ul style="list-style-type: none"> • Customer and key stake holder contact with press releases and correspondence • Discuss future options with Heritage New Zealand and Council for long term decision making purposes 		2	1	L	Team Leader Community Property	
CP25	Minor damage to Ohakune Railway Station	<p>Minor damage to Ohakune Railway Station</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Vandalism • Graffiti • Localised fire • Poor operating practices by tenants <p>Consequences:</p> <ul style="list-style-type: none"> • Inappropriate standard of infrastructure • Less serviceability • Loss of access 	<p>Council maintenance contract response procedures</p> <p>Alarm system in building</p> <p>Responses:</p> <ul style="list-style-type: none"> • Notify Police • Discuss repair / renewal options with Heritage New Zealand 		2	2	L	Team Leader Community Property	

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CP26	Stakeholder dispute over the Ohakune Railway Station	<p>Stakeholder dispute over capacity of the Ohakune Railway Station</p> <p>Caused by:</p> <ul style="list-style-type: none"> Stakeholder concerns about the adequacy of the service Increase in rail passenger numbers Pressure to keep part or all of the Ohakune Railway Station open for passenger use <p>Consequences:</p> <ul style="list-style-type: none"> Bad publicity Relationships breakdown Management diverted from planned activities to relationship rebuilding 	<p>No treatments in place</p> <p>Responses:</p> <ul style="list-style-type: none"> Communicate and negotiate with key stakeholders Consider all lease options that might provide the required service Discuss feasible future options and costs with Heritage New Zealand and Council 		2	1	L	Team Leader Community Property	
CP27	Natural disaster damage to forestry plantations	<p>Natural disaster damage to forestry plantations</p> <p>Caused by:</p> <ul style="list-style-type: none"> Major fire Earthquake Volcanic event Windthrow <p>Consequences:</p> <ul style="list-style-type: none"> Loss of trees Creation of cavities or slips of the land Loss of potential income Increased erosion and waterway siltation Increased safety risks until fully made safe again Resources diverted from planned activities to repairs Cost of firefighting and clearing 	<p>No treatments in place - accept risk</p> <p>Responses:</p> <ul style="list-style-type: none"> Replant with indigenous species or replant for harvesting 		2	1	L	Team Leader Community Property	<ul style="list-style-type: none"> Acquire insurance for plantations

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CP28	Inadequate forestry plantations harvesting contract management	<p>Inadequate contract management of harvesting operations from forestry plantations.</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Poor harvesting methodology or practice • Inaction of response contractor – radio/phone outage, insufficient labour force, poor performance • Budget blowouts • Inadequate cost estimation • Inadequate contract management • Inadequate documents • Inadequate selection, availability of contractor • Inadequate management of contractors, ie, communication, monitoring etc. <p>Consequences:</p> <ul style="list-style-type: none"> • Poor contractor performance and outputs • Environmental damage • Public outcry • Health and environmental incidents • Failure to meet legislative requirements • Additional costs 	Consultant advice on harvest and replanting options		5	2	H	Team Leader Community Property	<ul style="list-style-type: none"> • Careful evaluation of any logging proposal by an expert in forest practices
CP29	Diseased forestry plantation stock	<p>Invasion of forestry plantation stock by disease</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Introduced disease or pests • Inadequate weed control • Retention of low value or at risk forestry <p>Consequences:</p> <ul style="list-style-type: none"> • Costs of weed/disease control • Loss of potential income • Increased erosion 	No treatments in place - accept risk		2	1	L	Team Leader Community Property	

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CP30	Injury or death from road accident by forestry plantations	Injury or death from road accident beside forestry plantations Caused by: <ul style="list-style-type: none"> Shading Icy road conditions Consequences: <ul style="list-style-type: none"> Injury or death H&S prosecution Reputational damage 	No treatments in place - accept risk Responses: <ul style="list-style-type: none"> Response dependent on the circumstances 		3	2	M	Team Leader Community Property	
CP31	Rural fire spreading to adjacent land	<ul style="list-style-type: none"> Rural fire starting on forestry plantation and spreading to adjacent land Caused by: <ul style="list-style-type: none"> Lightning Sabotage Discarded glass Carelessness of trampers, hunters, etc Dry conditions Ineffective firefighting response Consequences: <ul style="list-style-type: none"> Fire spreads to adjacent land Firefighting and compensation costs 	No treatments in place - accept risk		2	1	L	Team Leader Community Property	

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				Effectiveness	Consequence	Likelihood	Risk level		
Sports and Operational Reserves									
RC01	Earthquake damage to sports or operational reserves	<p>Damage to sports or operational reserves. All sports and operational reserves are exposed to earthquake damage.</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Earthquake <p>Consequences:</p> <ul style="list-style-type: none"> • Inability to provide services, maintain service levels or achieve community outcomes • Increased safety risks until fully repaired • Resources diverted from planned activities to repairs • Cost of repairs 			4	1	M	Team Leader Community Property	
RC02	Vandalism damage to park grounds or facilities	<p>Damage to park grounds or facilities such as park tables and seats, lighting and fencing. Has occurred in cyclic patterns in the past</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Vandalism <p>Consequences:</p> <ul style="list-style-type: none"> • Inappropriate standard of infrastructure • Unavailability 			3	4	H	Team Leader Community Property	
RC03	Flood damage to sports turf	<p>Damage to sports turf. Has occurred in the past.</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Flooding <p>Consequences:</p> <ul style="list-style-type: none"> • Sportsgrounds closed until turf back in useable condition 			2	2	L	Team Leader Community Property	

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				Effectiveness	Consequence	Likelihood	Risk level		
RC04	Volcanic damage to sports or operational reserves	Damage or loss of access to sports or operational reserves. All sports and operational reserves exposed to possible damage from eruption. Caused by: <ul style="list-style-type: none"> Major volcanic event Consequences: <ul style="list-style-type: none"> Loss of access for more than two weeks Cost of repair 			3	1	M	Team Leader Community Property	
RC05	Public injury or death near sports or operational reserves	Public injury or death near sports or operational reserves Caused by: <ul style="list-style-type: none"> Falling into open drains or rivers in or beside operational reserves Unattended child Victim affected by alcohol or drugs at night Consequences: <ul style="list-style-type: none"> Injury or death Reputational damage Cost and effort of potential repairs 			4	1	M	Team Leader Community Property	
RC06	Injury or illness on sports or operational reserves	Injury or illness on sports or operational reserves Caused by: <ul style="list-style-type: none"> Broken glass Contact with hazardous rubbish or chemicals Consequences: <ul style="list-style-type: none"> Injury or illness Closure Reputational damage 	<ul style="list-style-type: none"> Regular removal of rubbish from sports grounds and operational reserves 		3	2	M	Team Leader Community Property	Review frequency of rubbish removal from sports grounds and operational reserves

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)				Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)
				Effectiveness	Consequence	Likelihood	Risk level		
RC07	Ongoing failure to meet customer satisfaction or sports and operational reserves goals	Ongoing failure to meet customer satisfaction or SGs concerning sports and operational reserves. Lack of funding for planned maintenance or for upgrading dictates the level of service provided Caused by: <ul style="list-style-type: none"> Lack of funding for planned maintenance or for upgrading Poor contractor supervision Overuse Inefficiency Consequences: <ul style="list-style-type: none"> Inability to provide services, maintain service levels or achieve community outcomes User dissatisfaction 			3	1	M	Team Leader Community Property	Consider additional funding every three years as part of the LTP reviews of LoS
RC08	Injury to volunteers on sports or operational reserves	Moderate to serious injury to volunteer(s) on sports or operational reserves Caused by: <ul style="list-style-type: none"> Volunteer(s) working in Council reserve Unsafe volunteer work practices Consequences: <ul style="list-style-type: none"> Injury H&S prosecution Reputational damage 	<ul style="list-style-type: none"> Allowing volunteers who ask permission to work in reserves subject to providing evidence of safety equipment and hazard identification The activity utilizes current industry best practices in order to protect the environment and ensure the health and safety of the community 		4	2	H	Team Leader Community Property	Identify volunteer groups and facilitate annual Health and Safety Induction sessions through Council reserves maintenance contract specialist personnel

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)				Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)
				Effectiveness	Consequence	Likelihood	Risk level		
RC09	Loss of volunteer support or input on sports or operational reserves	Loss of volunteer support or input on sports or operational reserves Caused by: <ul style="list-style-type: none"> Negative impacts of health and safety or environmental legislation on volunteers Consequences: <ul style="list-style-type: none"> Reduction in levels of service and potential development Increased cost 			3	1	M	Team Leader Community Property	Increase level of interaction with volunteer groups and facilitate annual Health and Safety Induction sessions through Council reserves maintenance contract specialist personnel
Passive and Amenity Reserves									
RC10	Earthquake damage to passive and amenity reserves	Damage to passive and amenity reserves. All passive and amenity reserves are exposed to possible earthquake event Caused by: <ul style="list-style-type: none"> Earthquake Consequences: <ul style="list-style-type: none"> Inability to provide services, maintain service levels or achieve community outcomes Increased safety risks until fully repaired Resources diverted from planned activities to repairs Cost of repairs 			4	1	M	Team Leader Community Property	
RC11	Vandalism damage to passive or amenity reserves	Damage to passive or amenity reserves. Has occurred in the past Caused by: <ul style="list-style-type: none"> Vandalism, eg, 'wheelie' damage or deliberate burning of trees Consequences: <ul style="list-style-type: none"> Inappropriate standard of infrastructure Unavailability 			3	2	M	Team Leader Community Property	

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)				Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)
				Effectiveness	Consequence	Likelihood	Risk level		
RC12	Invasion of passive or amenity reserves by pest plants	Invasion of passive or amenity reserves by pest plants Caused by: <ul style="list-style-type: none"> Retention of low value or at risk passive or amenity reserves Consequences: <ul style="list-style-type: none"> Costs of weed control Prosecution Ill health effects 			1	3	L	Team Leader Community Property	<ul style="list-style-type: none"> Document locations of at risk reserves and monitor levels of any pest plants Weed spray or removal to meet any statutory compliance requirement
RC13	Volcanic damage to passive or amenity reserves	Damage or loss of access to passive or amenity reserves for more than 12 weeks. All passive and amenity reserves exposed to possible damage from eruption Caused by: <ul style="list-style-type: none"> Major volcanic event Consequences: <ul style="list-style-type: none"> Loss of access for more than 12 weeks 			3	1	M	Team Leader Community Property	
RC14	Public injury or death near passive or amenity reserves	Public injury or death near passive or amenity reserves Caused by: <ul style="list-style-type: none"> Falling into open drains or rivers in or beside passive or amenity reserves Unattended child Victim affected by alcohol or drugs at night Consequences: <ul style="list-style-type: none"> Injury or death Reputational damage Cost and effort of potential repairs 			3	2	M	Team Leader Community Property	

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)				Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)
				Effectiveness	Consequence	Likelihood	Risk level		
RC15	Injury or illness on passive or amenity reserves	Injury or illness on passive or amenity reserves Caused by: <ul style="list-style-type: none"> Broken glass Contact with hazardous rubbish or chemicals Consequences: <ul style="list-style-type: none"> Injury or illness Closure Reputational damage 	<ul style="list-style-type: none"> Regular though infrequent removal of rubbish from passive and amenity reserves Regular inspection of reserves 		2	2	L	Team Leader Community Property	Review frequency of inspecting reserves
RC16	Restricted use of passive or amenity reserves	Restricted use of passive or amenity reserves, eg, Scenic Reserve more suited as a Recreation Reserve Caused by: <ul style="list-style-type: none"> Incorrect classification of reserves under Reserves Act 1977 Consequences: <ul style="list-style-type: none"> Loss of opportunity to use a reserve appropriately 			2	1	L	Team Leader Community Property	Consider re-classification of reserves where use is inappropriately restrictive
Playgrounds									
RC17	Serious injury to children in playgrounds	Serious injury to children in playgrounds Caused by: <ul style="list-style-type: none"> Non-compliance with NZ Standards for playgrounds Consequences: <ul style="list-style-type: none"> Serious injury Reputational damage Cost and effort of potential repairs 	<ul style="list-style-type: none"> Full compliance with installation of rubber fall areas (achieved in 2006) Annual playground audits by Consulting Engineer to identify any non-compliance Remedy any identified non-compliance or safety concerns post annual audit 		2	1	L	Team Leader Community Property	

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)				Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)
				Effectiveness	Consequence	Likelihood	Risk level		
RC18	Vandalism damage to play equipment	Damage to play equipment. Has occurred often in the past Caused by: <ul style="list-style-type: none"> • Vandalism • Graffiti Consequences: <ul style="list-style-type: none"> • Injury • Inappropriate standard of infrastructure • Unavailability 			1	1	L	Team Leader Community Property	
RC19	Under-utilisation of playground equipment	Under-utilisation of playground equipment Caused by: <ul style="list-style-type: none"> • Old equipment or failing equipment unattractive to potential users Consequences: <ul style="list-style-type: none"> • Under use • Poor value for money 			2	2	L	Team Leader Community Property	<ul style="list-style-type: none"> • Encourage submissions by youth and users to the next LTP • Allocate funding for purchase and installation of more appropriate equipment
RC20	Volcanic damage to playgrounds	Damage to playgrounds. All playgrounds exposed to possible damage from eruption Caused by: <ul style="list-style-type: none"> • Volcanic event Consequences: <ul style="list-style-type: none"> • Loss of access • Cost of repair 			3	2	M	Team Leader Community Property	

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)				Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)
				Effectiveness	Consequence	Likelihood	Risk level		
RC21	Under provision of playground equipment	Lack of playground equipment Caused by: <ul style="list-style-type: none"> Smaller communities Demographic changes Consequences: <ul style="list-style-type: none"> No services Service levels and community outcomes not achieved Dissatisfaction 	Regular monitoring of changes in demographics in smaller communities where no play equipment exists and where numbers of children may be increasing		3	1	M	Team Leader Community Property	
RC22	Ongoing failure to meet customer satisfaction or playgrounds goals	Ongoing failure to meet customer satisfaction or SGs concerning playgrounds Caused by: <ul style="list-style-type: none"> Lack of funding for planned maintenance or for upgrading Consequences: <ul style="list-style-type: none"> Service levels and community outcomes not achieved Dissatisfaction Reputational damage 			4	1	M	Team Leader Community Property	Consider allocating additional funding every three years as part of the LTP reviews of LoS
Walking Tracks and Bridges									

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)				Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)
				Effectiveness	Consequence	Likelihood	Risk level		
RC23	Disaster damage to walking tracks and bridges	Damage to walking tracks and bridges. All walkways and bridges are exposed to possible earthquake and flooding events Caused by: <ul style="list-style-type: none"> Major earthquake Flood Landslip Washout Consequences: <ul style="list-style-type: none"> Inability to provide services, maintain service levels or achieve community outcomes Preventing access until repair or reinstatement is complete Increased safety risks until fully repaired Resources diverted from planned activities to repairs Cost of repairs 			2	1	L	Team Leader Community Property	Consider permanent closure of walkway or bridge if the cost to repair or reinstate is higher than community benefit
RC24	Injury to users of walking tracks	Injury to users of walking tracks Caused by: <ul style="list-style-type: none"> Only moderate to low level of service Consequences: <ul style="list-style-type: none"> Injury Reputational damage Cost and effort of potential repairs 			2	2	L	Team Leader Community Property	Consider higher levels of maintenance for moderate to high use tracks where accidents have been recorded

Risk Id	Description of the Risk	Risk Context and Details	Existing Treatments/Controls (What we doing now to avoid the risk or reduce its effect)	Treated Risk (Considering what we do now, what is the current actual risk level we face?)				Risk Manager (Who has the responsibility and ability to follow through)	Treatment/Management Options (What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)
				Effectiveness	Consequence	Likelihood	Risk level		
RC25	Injury to users of walking bridges	Injury to users of walking bridges Caused by: <ul style="list-style-type: none"> Bridge components of unknown age or protective treatment, eg, bridge timbers that may not be tantalised Consequences: <ul style="list-style-type: none"> Injury Reputational damage Cost and effort of potential repairs 	<ul style="list-style-type: none"> Annual audits by Consulting Engineer identify any safety concerns or issues Implement recommendations of Engineer post annual audit 		2	2	L	Team Leader Community Property	
RC26	Vandalism damage to walking tracks or bridges	Damage to walking tracks or bridges. Has occurred in the past Caused by: <ul style="list-style-type: none"> Vandalism Graffiti Consequences: <ul style="list-style-type: none"> Falls and injuries Inappropriate standard of infrastructure Unavailability 			3	2	M	Team Leader Community Property	

Monuments and Memorial Gates								
RC27	Disaster damage to monument or memorial gate	<p>Damage to monument or memorial gate. All monuments or memorial gates are exposed to possible earthquake event</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Major earthquake • Landslip <p>Consequences:</p> <ul style="list-style-type: none"> • Inability to provide services, maintain service levels or achieve community outcomes • Feeling of hurt amongst the community • Resources diverted from planned activities to repairs • Cost of repairs 			2	1	L	Team Leader Community Property
RC28	Vandalism damage to monuments or memorial gates	<p>Damage to or destruction of monuments or memorial gate structures</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Vandalism <p>Consequences:</p> <ul style="list-style-type: none"> • Feeling of hurt amongst the community • Inappropriate standard of infrastructure • Unavailability 			2	1	L	Team Leader Community Property
RC29	Injury at monuments or memorial gates	<p>Injury at to monuments or memorial gates</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Falling structures • Crush injury from use of gate • Inappropriate use <p>Consequences:</p> <ul style="list-style-type: none"> • Injury • Reputational damage • Cost and effort of potential repairs 			2	1	L	Team Leader Community Property

Camping Grounds								
RC30	Destruction of camping grounds	<p>Total or partial destruction of camping grounds. All camping grounds are exposed to possible earthquake event. Ohakune and Raetihi are more likely to be affected by a volcanic eruption</p> <p>Caused by:</p> <ul style="list-style-type: none"> Major earthquake Volcanic eruption Fire <p>Consequences:</p> <ul style="list-style-type: none"> Inability to provide services, maintain service levels or achieve community outcomes Increased safety risks until fully repaired Resources diverted from planned activities to repairs Cost of repairs 	<ul style="list-style-type: none"> Replacement insurance at Taumarunui and Raetihi 		2	1	L	Team Leader Community Property
RC31	Vandalism damage to camping ground assets	<p>Damage to camping ground assets</p> <p>Caused by:</p> <ul style="list-style-type: none"> Poor operating practices by lessees <p>Consequences:</p> <ul style="list-style-type: none"> Media complaint Loss of business Inappropriate standard of infrastructure Unavailability 	<ul style="list-style-type: none"> Maintain regular contact with lessees and undertake full property inspections at minimum two yearly intervals Maintain overview check of annual Health Licence or any other Licence or Building Warrant of Fitness Check fire extinguishers or systems annually 		2	1	L	Team Leader Community Property

Cemeteries									
RC32	Exposure of graves	Exposure of graves Caused by: <ul style="list-style-type: none"> Major earthquake Landslip Consequences: <ul style="list-style-type: none"> Inability to provide services, maintain service levels or achieve community outcomes Illness Emotional hurt amongst the affected bereaved Resources diverted from planned activities to repairs Cost of repairs 			2	1	L	Team Leader Community Property	All cemeteries are exposed to possible earthquake event. Response dependent on intensity of event.
RC33	Damage to cemetery ground and grave adornments	Damage to cemetery ground and grave adornments Caused by: Wandering stock Consequences: <ul style="list-style-type: none"> Low satisfaction levels on presentation of the cemetery Cost to put right 			2	2	L	Team Leader Community Property	Has occurred in the past. Clean up and repair response implemented swiftly.
RC34	Damage to cemetery headstones	Damage to cemetery headstones Caused by: <ul style="list-style-type: none"> Vandalism Consequences: <ul style="list-style-type: none"> Emotional hurt amongst the affected bereaved 			2	2	L	Team Leader Community Property	Has occurred in the past. Family contacted and repair response implemented swiftly. Notification to Police.
RC35	Damage to cemeteries	Damage to cemeteries Caused by: <ul style="list-style-type: none"> Major volcanic event Consequences: <ul style="list-style-type: none"> Unable to meet KPIs for this activity Cost to put right 			2	2	L	Team Leader Community Property	All cemeteries exposed to possible damage from Mount Ruapehu eruption. Response dependent of intensity of event.

RC36	Flooding in open gravesites	Flooding in open gravesites Caused by: <ul style="list-style-type: none">• Changes in water tables Consequences: <ul style="list-style-type: none">• Danger to contractors• Slumping of earth on sides of graves• Unable to provide double depth service.			2	2	L	Team Leader Community Property	Has occurred in the past. Affected areas identified on cemetery maps and plots withdrawn form availability, restricted to single depth or indemnity forms obtained and graves pumped clear of water prior to internment.
RC37	Cemetery ground slumpage	Cemetery ground slumpage Caused by: <ul style="list-style-type: none">• Poor drainage Consequences: <ul style="list-style-type: none">• Low satisfaction levels on presentation of the cemetery			2	2	L	Team Leader Community Property	Affects Manunui Cemetery only. Water table level to be lowered by improving drainage.
RC38	Contractor injured in cemetery plot	Contractor injured in cemetery plot Caused by: <ul style="list-style-type: none">• Health and Safety issues in open plot situations Consequences: <ul style="list-style-type: none">• MBIE process			2	1	L	Team Leader Community Property	Plots generally are not open for more than a few hours prior to burial. No reported incidents ever received.
RC39	Insufficient cemetery capacity	Insufficient cemetery capacity Caused by: <ul style="list-style-type: none">• Population growth Consequences: <ul style="list-style-type: none">• Requirement to expand, cost implications• Unable to provide service			2	1	L	Team Leader Community Property	Affects Raetihi Cemetery only. Council owns adjoining land that could be developed, although it is expensive to do so.
RC40	Illegal burials in Council cemeteries	Illegal burials in Council cemeteries Caused by: <ul style="list-style-type: none">• Not informing Council Consequences: <ul style="list-style-type: none">• Incorrect data on hand• Possible reserved or sold plot has already been used			2	1	L	Team Leader Community Property	Would involve Police forensics to deal with situation once illegal burial identified.

Public Toilets									
RC41	Damage to public toilets	Damage to public toilets Caused by: <ul style="list-style-type: none"> Major earthquake Consequences: <ul style="list-style-type: none"> Inability to provide services, maintain service levels or achieve community outcomes Health risks until fully repaired Resources diverted from planned activities to repairs Cost of repairs 			2	1	L	Team Leader Community Property	Replacement Insurance effected. Reconstruct new facilities. Place portable "portaloo" type facilities in key areas temporarily.
RC42	Damage to public toilets	Damage to public toilets Caused by: <ul style="list-style-type: none"> Major volcanic event Consequences: <ul style="list-style-type: none"> Service unavailable Cost to repair / replace 			2	1	L	Team Leader Community Property	Replacement insurance effected. Repair or reconstruct new facilities. Place portable "portaloo" type facilities in key areas temporarily.
RC43	Major damage or destruction of public toilets	Major damage or destruction of public toilets Caused by: <ul style="list-style-type: none"> Vandalism Consequences: <ul style="list-style-type: none"> Inappropriate standard of infrastructure Illness Unavailability 			2	2	L	Team Leader Community Property	Has occurred in the past. Facilities all have replacement insurance cover available to enable prompt reinstatement. Usually confined to isolated units not full facility. Notification to Police.
RC44	Minor damage or destruction of public toilets	Minor damage or destruction of public toilets Caused by: <ul style="list-style-type: none"> Vandalism Consequences: <ul style="list-style-type: none"> Reduced serviceability Illness Inappropriate standard of infrastructure Unavailability 			1	4	M	Team Leader Community Property	Occurs on a regular basis usually identified promptly by the public as a complaint to Council. Immediate response available through cleaning or plumbing contract response procedures.

RC45	Loss of serviceability of public toilets	Loss of serviceability of public toilets Caused by: <ul style="list-style-type: none"> Inappropriate use of facilities, eg, blocked toilets with disposable nappies or excrement on seats or rims Consequences: <ul style="list-style-type: none"> LoS not met Public health risk if use continued in this state 			1	5	M	Team Leader Community Property	Usually identified promptly by the public as a complaint to Council. Immediate response available through cleaning and plumbing contract response procedures.
RC46	Insufficient public toilet capacity	Insufficient public toilet capacity Caused by: <ul style="list-style-type: none"> Increase in demand Consequences: <ul style="list-style-type: none"> Risk to public health by users soiling other areas Public satisfaction is low 			3	1	M	Team Leader Community Property	As tourist and visitor numbers increase, existing capacity in all main centres may be exceeded particularly if the use of State Highway 4 by tourist buses increases.
RC47	Ongoing failure to meet customer satisfaction or SGs concerning public toilets	Ongoing failure to meet customer satisfaction or SGs concerning public toilets Caused by: <ul style="list-style-type: none"> Lack of funding for planned maintenance or for upgrading Consequences: <ul style="list-style-type: none"> Poor public image of Council 	Annual satisfaction surveys to identify problem areas		4	2	H	Team Leader Community Property	Lack of funding for planned maintenance or for upgrading dictates the LoS provided. Additional funding can be considered every three years as part of the LTP reviews of LoS.
Swimming Pools									
RC48	Damage to swimming pools	Damage to swimming pools Caused by: <ul style="list-style-type: none"> Major earthquake Consequences: <ul style="list-style-type: none"> Inability to provide services, maintain service levels or achieve community outcomes Increased safety risks until fully repaired Increased cost of operation until fully repaired Resources diverted from planned activities to repairs Cost of repairs 			2	1	L	Team Leader Community Property	Replacement insurance effected. Reconstruct new facilities.

RC49	Damage to swimming pools	<p>Damage to swimming pools</p> <p>Caused by:</p> <ul style="list-style-type: none"> Major volcanic event <p>Consequences:</p> <ul style="list-style-type: none"> Not able to provide that facility Cost to repair or replace (or not) 			2	1	L	Team Leader Community Property	Replacement insurance effected. Repair or reconstruct new facilities.
RC50	Major damage or destruction of swimming pools	<p>Major damage or destruction of swimming pools</p> <p>Caused by:</p> <ul style="list-style-type: none"> Vandalism <p>Consequences:</p> <ul style="list-style-type: none"> Injuries Inappropriate standard of infrastructure Unavailability 			2	2	L	Team Leader Community Property	Facilities are fully fenced and all have replacement insurance cover available to enable prompt reinstatement. Notification to Police.
RC51	Minor damage or destruction of swimming pools	<p>Minor damage or destruction of swimming pools</p> <p>Caused by:</p> <ul style="list-style-type: none"> Vandalism <p>Consequences:</p> <ul style="list-style-type: none"> Injuries Reduced serviceability Inappropriate standard of infrastructure Unavailability 			2	3	M	Team Leader Community Property	Occurs occasionally, usually identified promptly by the public as a complaint to Council. Immediate response available through Council maintenance contract response procedures. Notification to Police.
RC52	Loss of serviceability of swimming pools	<p>Loss of serviceability of swimming pools</p> <p>Caused by:</p> <ul style="list-style-type: none"> Total failure of water treatment pumps or systems <p>Consequences:</p> <ul style="list-style-type: none"> Not able to provide that facility Cost to repair or replace (or not) 			2	1	L	Team Leader Community Property	Has occurred in the past and is likely in the future due to the age of the water treatment plants. Closure of facility if water quality cannot be maintained.

RC53	Public injury or drowning in a swimming pool	Public injury or drowning in a swimming pool Caused by: <ul style="list-style-type: none"> • Accident • Inattentive lifeguards • Insufficient number of lifeguards • Chemical incident Consequences: <ul style="list-style-type: none"> • Emotional toll on family and friends • Poor public image of Council • Litigation 			4	1	M	Team Leader Community Property	Has occurred in the past. Ensure compliance with NZ Standards relating to training and qualifications of staff employed at facilities. Ensure compliance with water treatment standards for plant operators to maintain healthy clear water, using safe handling practices for chemicals.
RC54	Swimming pool customers affected by ill health	Swimming pool customers affected by ill health Caused by: <ul style="list-style-type: none"> • Contaminated water Consequences: <ul style="list-style-type: none"> • Poor public image of Council 			2	1	L	Team Leader Community Property	Ensure testing and treatment regime compliance with water treatment standards.
Halls									
RC55	Destruction of hall facilities at Taumarunui, Manunui, Otunui	Destruction of hall facilities at Taumarunui, Manunui, Otunui Caused by: <ul style="list-style-type: none"> • Major earthquake • Major volcanic event Consequences: <ul style="list-style-type: none"> • Temporary loss of service • Inability to provide services, maintain service levels or achieve community outcomes • Increased safety risks until fully repaired • Resources diverted from planned activities to repairs • Cost of repairs 			2	1	L	Team Leader Community Property	Replacement insurance effected. Reconstruct new facilities. Temporary loss of service. Maintain customer and key stakeholder contact with press releases and direct communication with hall committees.

RC56	Destruction of hall facilities at Ohura, Raetihi, Kaitieke, Kirikau, National Park, Rangataua, Retaruke, Horopito, Karioi, Waitaanga, Taringamotu	<p>Destruction of hall facilities at Ohura, Raetihi, Kaitieke, Kirikau, National Park, Rangataua, Retaruke, Horopito, Karioi, Waitaanga, Taringamotu</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Major earthquake • Major volcanic event <p>Consequences:</p> <ul style="list-style-type: none"> • Temporary loss of service • Inability to provide services, maintain service levels or achieve community outcomes • Increased safety risks until fully repaired • Resources diverted from planned activities to repairs • Cost of repairs 			2	1	L	Team Leader Community Property	Indemnity insurance effected. Community consultation before any reconstruction is carried out. Insurance cover unlikely to be sufficient to reconstruct to same scale as existing buildings.
RC57	Destruction or damage of hall facilities at Taumarunui, Manunui, Otunui	<p>Destruction or damage of hall facilities at Taumarunui, Manunui, Otunui</p> <p>Caused by:</p> <ul style="list-style-type: none"> • Major fire <p>Consequences:</p> <ul style="list-style-type: none"> • Inability to provide services, maintain service levels or achieve community outcomes • Increased safety risks until fully repaired • Resources diverted from planned activities to repairs • Cost of repairs 			2	1	L	Team Leader Community Property	Replacement insurance effected. Repair or reconstruct new facilities. Maintain customer and key stake holder contact with press releases and direct communication with hall committees.

RC58	Destruction or damage of hall facilities at Ohura, Raetihi, Kaitieke, Kirikau, National Park, Rangataua, Retaruke, Horopito, Karioi, Waitaanga, Taringamotu	Destruction or damage of hall facilities at Ohura, Raetihi, Kaitieke, Kirikau, National Park, Rangataua, Retaruke, Horopito, Karioi, Waitaanga, Taringamotu Caused by: <ul style="list-style-type: none">Major fire Consequences: <ul style="list-style-type: none">Inability to provide services, maintain service levels or achieve community outcomesIncreased safety risks until fully repairedResources diverted from planned activities to repairsCost of repairs			2	1	L	Team Leader Community Property	Indemnity insurance effected. Community consultation before any reconstruction is carried out. Insurance cover unlikely to be sufficient to reconstruct to same scale as existing buildings.
RC59	Public halls component failure	Public halls component failure Caused by: <ul style="list-style-type: none">Lack of maintenanceDeferred maintenance Consequences: <ul style="list-style-type: none">Resources diverted from planned activities to repairsCost of repairs			4	1	M	Team Leader Community Property	This is a moderately high risk that can only be managed through allocation of funds to address failing components prior to failure or at the point of failure.
RC60	Minor damage or destruction of halls	Minor damage or destruction of halls Caused by: <ul style="list-style-type: none">Vandalism Consequences: <ul style="list-style-type: none">Reduced serviceabilityFeeling of hurt amongst the communityInappropriate standard of infrastructureUnavailability			2	2	L	Team Leader Community Property	Occurs occasionally, usually identified promptly by the public as a complaint to Council. (Council managed halls) or hall committees (committee managed halls). Immediate response available through Council maintenance contract response procedures.
RC61	Loss of public confidence in hall committees and committee management of halls	Loss of public confidence in hall committees and committee management of halls Caused by: <ul style="list-style-type: none">Decision makingLack of maintenanceCommunication issues Consequences: <ul style="list-style-type: none">Resources diverted from planned activities to resolve			2	1	L	Team Leader Community Property	Has occurred. Immediate communication with hall committees and Council Management Team to address management issues, depending on severity of situation, temporary or permanent suspension of all delegations of authority to committee.

D.3 –Risk Action Plan

Risk Id	Description of the Risk	Source of the Risk	Treated risk level	Treatment/Management Options Available <i>(What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)</i>	Risk Manager <i>(Who has the responsibility and ability to follow through)</i>	Risk Appetite <i>(How much do we want to reduce this risk?)</i>	Treatment/Management Action(s) Selected <i>(Defined actions to be programmed and resourced under the direction of the Risk Manager)</i>	Monitoring /Reporting <i>(Who will monitor the action and receive progress reports)</i>	Timeframe <i>(Define programme for action completion)</i>	Costs/ Resources <i>(Allocate \$ amounts and staff time required for action)</i>	Future risk level <i>(The risk score that could be achieved if selected treatments are actioned)</i>
CP01	Natural disaster damage to administration buildings that would interrupt service delivery and not available for Civil Defence purposes	Council Administration Buildings Risks	H	<ul style="list-style-type: none"> Review Business Continuity / Emergency Response Plans on an annual basis Relocation plans for temporary accommodation in loss event require Three yearly specialist condition assessments of the admin buildings with priority for the two used for Civil Defence (Taumarunui and Ohakune). 	Team Leader Community Property	Routine	<ul style="list-style-type: none"> Relocation plans for temporary accommodation in loss event required 	Team Leader Community Property	December 2021	8 hours 8 hours \$10,000 (every three years)	H
CP02	Severe flooding of administration buildings that would interrupt service delivery	Council Administration Buildings Risks	H	<ul style="list-style-type: none"> Review Business Continuity / Emergency Response Plans on an annual basis Relocation plans for temporary accommodation in loss event require 	Team Leader Community Property	Routine	<ul style="list-style-type: none"> Relocation plans for temporary accommodation in loss event required 	Team Leader Community Property	December 2021	8 hours	H
CP05	Identified building materials and lack of maintenance may result in potential risk and health issues for building users	Council Administration Buildings Risks	H	<ul style="list-style-type: none"> Undertake visual assessment of Council owned buildings for asbestos containing material Review asbestos register Test all painted surfaces before work commences Complete asbestos testing prior to work being 	Team Leader Community Property	Routine	<ul style="list-style-type: none"> Review asbestos register (as part of asbestos management plan) Test all painted surfaces before work commences 	Team Leader Community Property	June 2022	8 hours Part of painting cost	H

				undertaken							
CP06	Building asset component failure resulting in serious injury to building users	Council Administration Buildings Risks	H	Develop renewal programme for building assets as part of the 2021 Community Property AMP.	Team Leader Community Property	Routine	Develop renewal programme for building assets as part of the 2021 Community Property AMP.	Team Leader Community Property	June 2021	Included in current budgets	H
CP11	Identified building materials may result in potential health issues for tenants	Social Housing Buildings Risks	H	<ul style="list-style-type: none"> Undertake visual assessment of Council owned buildings for asbestos containing material Review asbestos register 	Team Leader Community Property	Routine	Undertake visual assessment of Council owned buildings for asbestos containing material Develop asbestos register	Team Leader Community Property	June 2022	8 hours	H
CP28	Inadequate forestry plantations harvesting contract management	Forestry Plantations Risks	H	Careful evaluation of any logging proposal by an expert in forest practices	Team Leader Community Property	Routine	Careful evaluation of any logging proposal by an expert in forest practices	Team Leader Community Property	At the time logging is being considered	Unknown	L
RC02	Vandalism damage to park grounds or facilities	Sports and Operational Reserves Risks	H	<ul style="list-style-type: none"> Provide greater security Public Relations Close facilities at night 	Team Leader Community Property	Routine	Subject to funding. Installation of security camera at high risk locations	Team Leader Community Property	As identified	Unknown (site specific)	H
RC08	Injury to volunteers on sports or operational reserves	Sports and Operational Reserves Risks	H	Identify volunteer groups and facilitate annual Health and Safety Induction sessions through Council reserves maintenance contract specialist personnel	Team Leader Community Property	Routine	Higher level of interaction with volunteers to facilitate annual Health and Safety induction sessions through Council reserves maintenance contract specialists personnel	Team Leader Community Property	Annually	100 hours	H
RC47	Ongoing failure to meet customer satisfaction or concerning public toilets	Public Toilets Risks	H	Additional funding can be considered every three years as part of the LTP reviews of LoS.	Team Leader Community Property	Routine	Additional funding can be considered every three years as part of the LTP reviews of LoS.	Team Leader Community Property	Annual	Unknown (site specific)	H

Appendix E – Asset Information and Values

E.1 – Valuations (at 30 June 2020)

E.1.1 Community and Operational Property

Asset	Location/Description	Legal Description	Valuation No	Area (ha)	Seismic Assessment (% NBS)	Asbestos Assessment	Total Fair Value (Land) (30/06/20) \$	Total Fair Value (Buildings) (30/06/20) \$	NZIAS16 AND NZIAS17 Valuations June 2020	
Administration Buildings										
1	Administration Building (excludes leased property)	59-61 Huia Street, Taumarunui	Lots 3 & 5 Blk VI DP 20591, Lot 3-5 DP 9961 and Allotment 8 block VI Taumarunui Maori Township	06024/547.00	0.4994	106%	Post 2000 build	270,000	4,794,500	5,064,500
2	Storage Depot	1-7 Huia Street, Taumarunui	Part .5818 ha DP 8512 Certificate of Title 211/23	06024/618.00	0.5818 (part)	36%	Not done	215,000	413,800	628,800
3	Administration Building (includes Ohakune library)	Cnr Ayr & Miro Street, Ohakune	Sections 6, 7 Blk XI Ohakune TN	12763/082.00	0.2024	34%	Not done	290,000	1,265,435	1,555,435
4	Visitor Information Centre	Clyde Street, Ohakune	Lot 1 DP 14288 Section 5, 6 CLSD RD SO 28453 Blk XVI Ohakune TN	12763/226.00	0.3916	116%	Post 2000 build	150,000	700,600	850,600
5	Administration Building (includes Raetihi library)	Seddon Street, Raetihi	Lot 2 DP 44224 Section 230 231 Blk IX Raetihi TN	12780/075.00	0.3629	25%	Not done	105,000	172,600	\$277,600
							TOTAL	1,030,000	7,346,935	8,376,935
Social Housing										
1	Ohakune – 11 Moore Street (8)	8 x 1 bedroom	Sec 1 Blk IV Ohakune TN	12763/268.00	0.1012	64%	Not Done	200,000	531,000	731,000
			Sec 2 Blk IV Ohakune TN	12763/268.01	0.1012			200,000		200,000
	Ohakune – 13 Moore Street		Sec 5 Blk III Ohakune TN	12763/267.00	0.1012			155,000		155,000
2	Raetihi - 110 – 116 Seddon Street (16)	4 x bedsits, 12 x 1 bedroom	Sec 103, Lot 1, DP 56041, Eastn Pt Sec 102, Blk X, Raetihi	12780/117.00	0.4223	Not Done	Not Done	70,000	775,000	845,000
	Raetihi – 108-116 Seddon Street		Pt Secs 102-103 Town of Raetihi	2780/118.00	0.1518			65,000		65,000
3	Taumarunui - Rangimarie Flats, 140 Taupo Road (20)	10 x bedsits, 10 x 1 bedroom, 4 garages	Lot 11, Blk XIV DP 21131	06026/419.00	0.4047	85%	Not Done	60,000	1,089,885	1,149,885
4	Taumarunui - Rochfort Flats, 45-47 Taumarunui Street (25)	21 x bedsits, 4 x 1 bedroom	Taumarunui Papakainga, 3B1A 4B 4C	06024/627.00	0.4302	33%	Not Done	120,000	1,044,100	1,164,100
5	Taumarunui - 6 Miriama Street (4)	4 x 1 bedroom	Lot 9 Blk III DP 4980	06024/458.00	0.1214	90%	Not Done	65,000	315,068	380,068
6	Taumarunui - Cherry Court, 4	8 x 2 bedroom	Taumarunui Papakainga 2D 2E	06024/593.00	0.0759	90%	Not Done	95,000	808,261	903,261

Asset	Location/Description	Legal Description	Valuation No	Area (ha)	Seismic Assessment (% NBS)	Asbestos Assessment	Total Fair Value (Land) (30/06/20) \$	Total Fair Value (Buildings) (30/06/20) \$	NZIAS16 AND NZIAS17 Valuations June 2020	
Taumarunui Street (8)										
							TOTAL	1,030,000	4,563,314	5,593,314
Rental Housing										
1	Raetihi - 11 Islington Street	"Doctor's House"	Lot 2 Pt Lot 1 DP 5752	12780/434.00	0.1117	Not Done	Not Done	60,000	173,000	233,000
							TOTAL	60,000	173,000	233,000
Other Operational Buildings										
1	Taumarunui Aerodrome	249 Taringamotu Road, Taumarunui	Lot 1 DPS 34794	06130/176.00	2.6116	Not Done	Not Done	900,000	49,085	949,085
			Lot 2 DPS 8695		17.1307					
			Section 83		0.3452					
			Pt Ohura South A3E2C3B3C2A		10.9668					
			A3E2C3B3C2C2B1B		3.3159					
			Pt Ohura South A3E2C3B3C2C2B1A							
			Certificates of Title 31A/877, 2D/1394, 7D/393, 31A/878, NZ Gazette P119/1968							
2	Civil Defence Training School	SH4, Taumarunui	LOT 1 DP 16326 BLK II PIOPIOTEWA WEST SD-PT SUBJ TO & INT IN R/W-TAUMARUNUI WATER TREATMENT PLANT	06040/077.28		Not Done	Not Done	55,000	775,800	830,800
3	Industrial Storage Building	Ayr Street, Ohakune	SEC 12 BLK VIII OHAKUNE TN	12763/046.00	0.1012	Not Done	Not Done	140,000	14,000	154,000
							TOTAL	1,095,000	838,885	1,933,885
Investment Properties										
1	Ex-Ohakune Library (leased)	45 Clyde St, Ohakune	Lot 3 DP 13080	12763/060.00	0.0254	37% (subject to chimney removal)	Not Done	80,000	189,000	269,000
2	Ex-Taumarunui Fire Station (leased to Taumarunui Youth Community Trust)	30 Miriama Street, Taumarunui	Pt Lot 7 Blk III Taumarunui TN ON DP 20591-L 17176-Taumarunui Fire Station	06024/397.00	0.1093	33-67% (to be confirmed)	Not Done	85,000	79,000	164,000
3	Ex-Rural Fire Shed Taumarunui (leased)	Miro Street, Manunui	LOT 2 DP 53609	06028/242.00	0.0509	Not Done	Not Done	25,000	45,000	70,000
4	Waimarino/ Ohakune Railway Station (leased)	31 Thames Street, Taumarunui	Lot 3 DP 73843-Ohakune Station	12761/080.00	0.0864	30%	Not Done	90,000	97,656	187,656

Asset	Location/Description	Legal Description	Valuation No	Area (ha)	Seismic Assessment (% NBS)	Asbestos Assessment	Total Fair Value (Land) (30/06/20) \$	Total Fair Value (Buildings) (30/06/20) \$	NZIAS16 AND NZIAS17 Valuations June 2020	
5	Ex-Taumarunui Saleyards (various licences to occupy)	11 Wackrow Street, Taumarunui	PT DP 21131	06026/139.00	8.6163	Not Done	Not Done	320,000	170,000	490,000
							TOTAL	600,000	580,656	1,180,656
	Solid Waste Operational Buildings & Land									
1	Taumarunui Landfill solid waste shed	Golf Road, Taumarunui	Sec 2 SO 308119	06020/001.00	16.1015	Not Done	Not Done	270,000	127,800	397,800
2	Waimarino Transfer Station	Old Station Road, Ohakune	Lot 1 DP 63105	12763/551.00	0.2	Not Done	Not Done	100,000	149,500	249,500
3	Waimarino Transfer Station Hazardous Waste Store	Old Station Road, Ohakune	Lot 2 DP 63105	12763/551.02	0.1633	Not Done	Not Done	95,000	10,000	105,000
4	National Park Transfer Station	Pehi Road, National Park Village	Various Railway Land in	99936/016.00	0	Not Done	Not Done		100,989	100,989
5	Ohura Rubbish Reserve	Taranui Street, Ohura	Secs 9 18 Blk XVIII Ohura Tn	06200/074.00	1.0985	Not Done	Not Done	18,000		18,000
6	Raurimu Rubbish Reserve	Raurimu Road, Raurimu	Sec 15 Blk X Raurimu Tn-Rubbish Res-Gaz 59/1546	06090/241.00	0.3313			70,000		70,000
7	Raetihi Closed Landfill	Railway Road, Raetihi	Lot 1 DP499542	12660/517.01	2.0868			65,000		65,000
8	Turoa Drive	Turoa Drive, Ohakune		12763/356.04				400		400
9	Land around Waimarino Transfer Station	Old Station Road, Ohakune	Lot 3 DP 63105	12763/551.03	0.2051			100,000		100,000
10	Land around Waimarino Transfer Station	Old Station Road, Ohakune	Lot 4 DP 63105	12763/551.04	0.1782			95,000		95,000
11	Land around Waimarino Transfer Station	Kowhai Crescent, Ohakune	LOT 7 DP 63105	12763/551.07	0.2351			100,000		100,000
12	Land around Waimarino Transfer Station	Kowhai Crescent, Ohakune	LOT 8 DP 63105	12763/551.08	0.3366			110,000		110,000
13	Land around Waimarino Transfer Station	Kowhai Crescent, Ohakune	LOT 10 DP 63105	12763/551.10	0.3343			115,000		115,000
14	Land around Waimarino Transfer Station	Kowhai Crescent, Ohakune	LOT 11 DP 63105	12763/551.11	0.3096			105,000		105,000
15	Parapara Road Rubbish Reserve	Parapara Road, Raetihi	Sec 32 Blk VI Makotuku SD-Rubbish Res	12780/487.00	0.4047			2,500		2,500
							TOTAL	1,245,900	388,289	1,634,189

	Waters Operational Buildings & Land										
1	Water reservoir	Ohura Road, Ohura	SO 8859 Pt Taurangi NO 4 Pt Sec 24 Blk V Ohura SD	06200/002.01	0.2868			2,000		2,000	
2	Water treatment	Hihi Street West, Ohura	Secs 15 16 Blk XVIII Ohura TN	06200/077.01	0.1258			1,200		1,200	
3	Water Reservoir	28 East Street, Taumarunui	Lot 1 DP 25582-R/W over PTS DPS 5140-Reservoir	06022/081.00	0.1518			40,000		40,000	
4	Pumping Station and Reservoir	Echolands Road, Taumarunui	Lots 1 2 DPS 5600-Pumping Station & Reservoir	06022/425.00	0.342			48,000		48,000	
5	Water Supply, pump booster	131 Taupo Road, Taumarunui	Lot 4 DPS 10579	06026/400.00	0.0685			15,000		15,000	
6	Hikumutu Sewage Treatment Plant	Hikumutu Road, Taumarunui	Lot 3 DP 77195 Lot 2 DP 19765 Blk I Hunua SD-Hikumutu Sewage Treatment Plant	06040/028.01	11.9347			270,000		270,000	
7	Joint ownership with Kakahi Water Supply Board/Plantation	Waitea Branch Road, Kakahi	Secs 121 122 Blk VI Hunua SD	06040/344.00	5.1337			125,000		125,000	
8	National Park Sewage Ponds	Off End of Mackenzie Street, National Park Village	Sec 1 SO 35532 Blk XVI Kaitieke SD-National Park Sewage Ponds	06090/017.02	4.3499			150,000		150,000	
9	Water Supply Easement	State Highway 4, Raetihi	Pt Secs 32 33 Blk III Makotuku SD-Int In R/W & Water Supply Easement	12660/179.04	0.7825			8,000		8,000	
10	Ohakune Water Treatment Plant	Soldiers Road, Ohakune	Sec 20 Blk I Karioi SD	12700/237.03	1.6592			290,000		290,000	
11	Ohakune Water Treatment Plant	129 Soldiers Road, Ohakune	Lot 1 DP 76173 Blk I Karioi SD-Ohakune Water Treatment Plant	12700/238.01	0.1609			140,000		140,000	
12	Rangataua Sewage	Dreadnought Road, Rangataua	Pt Sec 33 Blk V Karioi SD-Sewerage Treatment & Disposal-Gaz 90/966	12700/253.01	1.769			235,000		235,000	
13	Snowmass Drive Local Purpouse Reserve – Drainage	Snowmass Drive, Ohakune	Lot 88 DP 370701 - Local Purpose Reserve - Drainage	12763/356.68	0.06			20,000		20,000	
14	Snowmass Drive Local Purpouse Reserve - Drainage	Snowmass Drive, Ohakune	Lot 89 DP 370701 - Local Purpose Reserve - Drainage	12763/356.69	0.1719			10,000		10,000	
15	Raetihi Oxidation Ponds	Parapara Road, Raetihi	Secs 69 70 Blk VI Makotuku SD-Raetihi Oxidation Ponds	12780/486.00	2.0963			45,000		45,000	
16	Raetihi Water Reservoir	Makotuku Valley Road, Raetihi	Pt Sec 8 Blk VI Makotuku SD-Int in R/W on DP 77917-Raetihi Reservoir	12780/488.00	1.8894			110,000	107,986	217,986	
								TOTAL	1,509,200	107,986	1,617,186

E.1.2 Miscellaneous Properties

No	Location	Ward	Legal Description	Valuation No	Area (ha)	Total Fair Value (Land) (30/06/20) \$	Description of Use
	Miscellaneous Properties						
1	Waimiha Valley Road, Waimiha	Ohura	Pt Te Whenuatupu 3 & Easement Blk IV Tangitu SD	06100/024.00	18.2109	75,000	Metal Pit
2	Ongarue Stream Road, Ongarue	Ohura	Lots 7 8 DPS 52143 Blk V Hurakia SD-Local Purpose Res	06100/190.07	0.614	4,000	Steep banks
3	Mangapapa Road, Matiere	Ohura	Sec 17 Blk XII Aria SD	06100/369.00	0.4452	19,000	Metal Stockpile area
4	Ongarue Back Road, Ongarue	Ohura	Pt Rangitoto Tuhua 52F Blk IX Tuhua SD-CLSD RDS-LT PLANS 7230 7231	06120/098.00	0.886	10,000	Closed roads
5	Ngakonui Ongarue Road, Ongarue	Ohura	SEC 6 BLK XI TUHUA SD	06120/221.02	0.5561	3,000	Closed Road currently grazed within farm
6	Mangaparo Road, Ohura	Ohura	Sec 5 Blk XXI Ohura TN	06200/215.00	0.131	1,200	Empty Section
7	Pura Road, Ohura	Ohura	Lot 2 of Sec 5 Blk XIII Aria SD-Quarry Res	06220/025.01	10.279	7,000	Quarry Reserve
8	Ohura Rd, Matiere	Ohura	Sec 11 Blk IV Ohura SD	06220/238.03	0.3005	1,500	Closed road after corner straightening
9	Titi St, Matiere	Ohura	Lot 2 DP 4616	06220/317.00	0.0607	1,000	Empty Section Matiere
10	State Highway 43, Tatu, Ohura	Ohura	Sec 5 Tatu Vill Blk XIII Ohura SD	06230/149.00	0.1012	1,500	Ex St Pauls empty section currently grazed
11	43 Manson Street, Taumarunui	Taumarunui	LOT 8 DPS 8161	06020/458.00	0.1813	-	Remainder of Slip
12	45 Manson Street, Taumarunui	Taumarunui	LOT 9 DPS 8161	06020/458.01	0.2312	-	Remainder of Slip
13	6 Hillview Crescent, Taumarunui	Taumarunui	LOTS 12 14 DP 35637	06020/569.00	0.2517	25,000	Steep Gully
14	66 Lairdvale Road, Taumarunui	Taumarunui	LOT 13 DPS 44616	06020/645.04	0.0755	40,000	Empty residential section-Abandoned Land
15	2 Lairdvale Road, Taumarunui	Taumarunui	Pt Lot 2 DP 9124	06022/011.00	0.2767	22,000	Steep banks and creek
16	Bell Road, Taumarunui	Taumarunui	PT OHURA STH G4E1 BLK I PIOPIOTE A SD	06022/376.00	3.1915	60,000	Ex-Pine Plantation (harvested)
17	30 Kururau Rd, Taumarunui	Taumarunui	LOT 1 DP 8863	06024/090.00	0.2775	35,000	Steep Gully
18	River Road, Taumarunui	Taumarunui	Ohura Sth N2E1C3C	06024/093.00	2.1625	5,000	Bush covered land
19	Hakiaha Street, Taumarunui	Taumarunui	LOT 3 DPS 59700-TAUMARUNUI PUBLIC LIBRARY & PUBLIC TOILETS	06024/277.00	0.0546	70,000	Ex-library and toilet land
20	50-52 Miriama Street, Taumarunui	Taumarunui	Lots 8 10 Pt Lot 6 Blk VIII Taumarunui Maori Tnsp Lot 9 DP 15250 Lot 1 DPS 29375	06024/353.00	0.3373	225,000	Public Car Park
21	Marae Street (Off Street)	Taumarunui	Secs 32 34 Blk III Taumarunui Maori Tnsp	06024/392.00	0.0037	12,000	Part Service Lane
22	36 Miriama Street, Taumarunui	Taumarunui	Allot 11 Blk III Taumarunui Maori Tnsp	06024/399.00	0.1214	80,000	Public Car Park
23	Cherry Grove Road, Taumarunui	Taumarunui	Taumarunui Papakainga 14A	06024/650.00	0.0969	35,000	Grazed Land with road construction
24	102 Bell Rd, Taumarunui	Taumarunui	Lots 22 27 PT LOT 26 DPS 11710	06026/046.00	0.9788	125,000	Industrial Section
25	22 Wackrow Street, Taumarunui	Taumarunui	Part Lot 44 DP 8747	06026/168.00	0.0289	25,000	Empty Residential Section
26	24 Wackrow Street, Taumarunui	Taumarunui	Lot 48 DP 8747	06026/169.00	0.0162	13,000	Road carriageway
27	Hakiaha Street, Taumarunui	Taumarunui		06024/177.00		70,000	Ex-library and toilet land
28	50 Esplanade, Taumarunui	Taumarunui	Pt Allots 16 17 Blk XIII Taumarunui Maori Tnsp	06026/314.00	0.0387	5,000	End of Turaki Street, small parcel
29	301 Taupo Road, Taumarunui	Taumarunui	Lot 1 DPS 636	06026/834.00	0.0825	40,000	Empty residential section-Abandoned Land
30	64 Matai Street, Manunui	Taumarunui	Sec 97 Manunui Vill	06028/421.00	0.1012	30,000	Designated Animal Pound
31	Hikumutu Road, Taumarunui	Taumarunui	Lots 20-24 DP 48664 Lots 25-28 DP 48665 Lots 29-	06040/068.01	0.0683	1,000	Small segregation strips

			31 DP 48666 Lots 32-33 DP 48667-Utility Reserve				
32	Hikumutu Road, Taumarunui	Taumarunui	Secs 48 49 Blk IV Hunua SD	06040/075.02	0.1691	700	Small areas of closed road
33	Makokomiko Road, Taumarunui	Taumarunui	Closed Rd ON SO 26178 Blk V Hunua SD	06040/135.02	0.3298	1,200	Closed road, possible sale
34	State Highway 4, Piriaka	Taumarunui		06040/181.00	0.8693	4,000	Pine Plantation (harvested), offer to Crown not accepted
35	Taringamotu Road, Taumarunui	Taumarunui	CLSD RD ON SO 42706 BLK XVI TUHUA SD	06130/362.00	0.9475	10,000	Closed road single strip (should be sold to adjoining owner)
36	Tunnel Hill, River Road, Aukopae	Taumarunui	Secs 18 20 21 & Severances Adj Pt Sec 14 Blk XV Ohura SD	06140/056.01	2.8042	10,000	Road severance
37	River Rd, Otunui/Taumarunui	Taumarunui	CLSD RD ON SO 9645 BLK XVI OHURA SD	06140/084.01	0.1348	1,200	One piece of land currently grazed within farm (should be sold to adjoining owner)
38	River Road, Ohura	Taumarunui	Secs 18 19 Blk IV Piopioatea West SD	06140/124.01	0.0653	700	Closed road
39	River Road, Ohura	Taumarunui	Section 38 Block III Piopioatea West SD	06140/173.01	1.0135	8,000	Ex Road Reserve
40	River Road, Ohura	Taumarunui	Lot 1 DP 5565 Blk IV Piopioatea West SD	06140/202.00	0.2711	1,000	Carmody's Metal Pit
41	State Highway 4, Owhango	National Park	Part Closed Rd Owhango TN-L20-0042	06050/063.00	0.5448	55,000	Used as a highway layby
42	Oio Road, Retaruke	National Park	Sec 32 Blk III Kaitieke SD	06080/097.01	0.006	200	Road carriageway
43	Oio Road, Kaitieke	National Park	Sec 53 Blk IV Kaitieke SD	06080/188.02	0.1517	18,000	Could be stopped Road
44	Oio Rd, Owhango	National Park	SECS 1-3 SO 24885 SEC 55 BLK III KAITIEKE SD	06080/194.01	1.1998	4,000	Area Of Closed Road (could be sold to adjoining land owner)
45	Upper Retaruke Road, Kaitieke	National Park	Secs 10 11 Adj Pt SEC 2 Blk II Manganui SD	06090/002.01	0.2453	1,000	Closed road and severance
46	Kaitieke Road, Kaitieke	National Park	Sec 23 Blk XII Kaitieke SD	06090/338.00	0.1518	85,000	Stock loading (pound)
47	Upper Retaruke Road, Kaitieke	National Park	Sec 22 Adj Lot 2 DP 90034 Blk XIV Kaitieke SD	06090/212.01	0.1042	10,000	Road severance
48	State Highway 4, National Park Village	National Park	Sec 15 Blk VIII Lots 31 32 DP 11920 Blk IX Secs 3 6 7 Pt Sec 2 Blk XI Waimarino TN-Segregation Strip	06091/002.00	0.1067	2,000	Segregation Strips
49	Paparoa Road, Kirikau	National Park	Sec 40 Blk III Retaruke SD	06150/012.01	0.0781	1,200	Closed road
50	Paparoa Rd, Kirikau	National Park	SEC 10 BLK II OWATUA SD	06150/018.00	0.0781	2,000	Ex-Closed Road Now Section 10
51	Tawata Rd, Kirikau	National Park	SECS 37-39 BLK III RETARUKE SD	06150/055.01	1.1685	3,000	Ex Closed Road Now Sec 37 (3 pieces of land)
52	Ruatiti Road, Ruatiti	Waimarino	Sec 4 Whirinaki SD-Grave Res-Gaz 85/1518	12640/022.00	3.364	4,000	Gravel Reserve
53	Mangatiti Valley, Raetihi	Waimarino	Sec 13 Blk VIII Whirinaki SD	12640/062.01	3.2375	15,000	Rural
54	Ruatiti Road, Ruatiti	Waimarino	Sec 47 Blk XIII Manganui SD	12660/061.00	3.1768	75,000	Bush covered land
55	Makakahi Road, Raetihi	Waimarino	Pt Waimarino 3M5 Blk VI Rarete SD	12660/088.01	1.9728	45,000	Hoihanga Metal Pit
56	Pukekaha Road, Raetihi	Waimarino	Sec 27 Blk X Manganui SD	12660/105.00	0.1012	600	Bush covered land, Hoihanga Pit
57	Mangawera Road, Ohakune	Waimarino	All DP 4980 Blk III Makotuku SD	12660/187.00	0.2016	9,000	Metal Pit
58	Whanganui River Road	Waimarino	Lot 2 DP 30854	12720/036.01	0.0951	1,500	Road apparently stopped
59	Pipiriki Rd, Pipiriki	Waimarino	Pt Sec 2 Blk IX Rarete SD	12720/122.00	2.3775	10,000	Pine Plantation (harvested)
60	Pipiriki Rd, Pipiriki	Waimarino	Lot 1 DP 3033 Blk XII Rarete SD	12720/147.00	1.2798	10,000	Pine Plantation (harvested)

61	Ruanui St, Waiouru	Waimarino	Pt Lot 2 DP 52745	12722/009.00	0.0076	500	Small triangle of land on edge of subdivision
62	Ruanui St, Waiouru	Waimarino	Sec 18 Blk V Waiouru TN	12722/041.00	2.1981	80,000	Intended Residential Subdivision needs access to road
63	Upper Thames St, Ohakune	Waimarino	Lot 23 DP 73844	12761/009.00	0.0748	12,500	Residential Section-Adjacent To Railway
64	Old Station Road, Ohakune	Waimarino	Area shown as "A" on SO 38093	12761/729.01	0.1365	70,000	Currently Road Reserve
65	Miro Street, Ohakune	Waimarino	Lot 2 DP 46907	12761/850.00	0.0708	4,000	Creek beside Arawa Street
66	23 Miro Street, Ohakune	Waimarino	Sec 9 Blk XI Ohakune TN	12763/079.00	0.1012	165,000	Land beside OHK Service Centre
67	21 Miro Street, Ohakune	Waimarino	Sec 8 Blk XI Ohakune TN	12763/080.00	0.1012	170,000	Land beside OHK Service Centre
68	Burns Street, Ohakune	Waimarino	Sec 7 SO 28454 Blk III Ohakune TN	12763/253.00	0.1872	3,000	Local Property
69	Rangataua Road, Ohakune	Waimarino	Lot 2 DP 54909-L 20.0021	12763/335.00	9.4536	900,000	Block of investment land zoned Rural (behind Rochfort Park)
70	Tau St, Rangataua	Waimarino	Sec 2 Blk VIII Rangataua TN	12765/043.00	0.1619	100,000	Empty residential section-available for lease in perpetuity
71	Kaha St, Rangataua	Waimarino	Secs 17 18 Blk VII Rangataua TN	12765/051.00	0.3036	185,000	Empty residential section-available for lease in perpetuity
72	Piwari St, Rangataua	Waimarino	Sec 3 Blk V Rangataua TN	12765/107.00	0.1113	95,000	Empty residential section-available for lease in perpetuity
73	Kaha St, Rangataua	Waimarino	Sec 6 Blk V Rangataua TN	12765/110.00	0.1821	120,000	Empty residential section-available for lease in perpetuity
74	Nei St, Rangataua	Waimarino	Sec 19 Blk III Rangataua TN	12765/150.00	0.1012	95,000	Empty residential section-available for lease in perpetuity
75	Nei St, Rangataua	Waimarino	Sec 17 Blk III Rangataua TN	12765/151.00	0.1012	95,000	Empty residential section-available for lease in perpetuity
76	Miharo St, Rangataua	Waimarino	Sec 16 Blk III Rangataua TN	12765/171.00	0.1012	95,000	Empty residential section-available for lease in perpetuity
77	Tau St, Rangataua	Waimarino	Sec 3 Blk I Rangataua TN	12765/222.00	0.1391	100,000	Empty residential section-available for lease in perpetuity
78	Raetihi-Ohakune Road, Raetihi	Waimarino	Lot 2 DP 58873	12780/161.01	0.6369	45,000	Industrial Land undeveloped green space forms south entrance
79	2 Railway Road, Raetihi	Waimarino	Lot 3 DP 58873	12780/161.03	0.1102	40,000	Industrial Land undeveloped green space forms south entrance
80	4 Railway Road, Raetihi	Waimarino	Lot 4 DP 58873	12780/161.04	0.1049	40,000	Industrial Land undeveloped green space forms south entrance
81	6 Railway Road, Raetihi	Waimarino	Lot 5 DP 58873	12780/161.05	0.105	40,000	Industrial Land undeveloped green space forms south entrance
82	8 Railway Road, Raetihi	Waimarino	Lot 6 DP 58873	12780/161.06	0.1062	40,000	Industrial Land undeveloped green space forms south entrance
83	10 Railway Road, Raetihi	Waimarino	Lot 7 DP 58873	12780/161.07	0.1054	40,000	Industrial Land undeveloped green space forms south entrance
84	12 Railway Road, Raetihi	Waimarino	Lot 8 DP 58873	12780/161.08	0.2361	45,000	Industrial Land undeveloped green space forms south entrance
85	1 Railway Road, Raetihi	Waimarino	Lot 10 DP 58873	12780/161.10	0.0925	18,000	Industrial Land undeveloped green space forms south entrance
86	2 Raetihi-Ohakune Rd, Raetihi	Waimarino	Lot 18 DP 58873	12780/161.16	0.0384	1,000	Industrial Land undeveloped green space forms south entrance

87	Railway Road	Waimarino	Lot 19 DP 58873	12780/161.17	0.0151	1,000	Industrial Land undeveloped green space forms south entrance (small area)
88	18 Ward Street	Waimarino	Lot 5 DP 4344	12780/451.00	0.0147	20,000	Accessway
89	Parapara Rd, Raetihi	Waimarino	Pt Sec 31 Blk VI Maktuku SD-Plantation Res-Gaz 67/1463	12780/485.00	0.7895	8,000	Plantation adjacent to oxidation ponds
					TOTAL	4,057,500	

E.1.3 Operational Reserves, Playgrounds and Scenic Reserves

Asset	Location	Legal Description	Valuation No	Area (ha)	Total Fair Value (Land) (30/06/20) \$	Total Fair Value (Buildings) (30/06/20) \$	Seismic IEP Assessment	Asbestos Assessment	Purpose
1	Waimiha Domain	Ongarue Stream Road, Taumarunui	Sec 14 Blk IX	06100/142.00	5.2356	115,000	N/A	N/A	Sports Field
							Not Done	Not Done	Hall Leased to Waimiha Sports Club
							N/A	N/A	Rural Reserve
2	Ongarue Reserve	State Highway 4, Ongarue	Sec 9 Blk IX Tangitu SD	06100/342.00	1.2646	25,000	N/A	N/A	Leased to Ongarue School (planted in pine trees. All proceeds of harvest to school) Gazetted for Hall
3	Tongaporutu Road Recreation Reserve	Tongaporutu Road, Ohura	Sec 57 Lot 3 of Sec 36 Blk V Ohura SD Pt Sec 1 Blk XXII Ohura TN-Rec Res-GAZ	06200/037.00	2.005	10,000	N/A	N/A	Recreational Reserve
4	Ngarimu Street Recreational Reserve	Ngarimu Street, Ohura	Sec 7 Blk VIII, Ohura TN	06200/121.00	0.1012	2,500	N/A	N/A	Recreational Reserve
5	Huia Street Municipal Reserve	29 Huia Street, Ohura	Sec 13 Blk VIII, Ohura TN-Municipal Res	06200/132.00	0.1012	2,500	N/A	N/A	Municipal Reserve
6	Tui Street Recreation Reserve	Tui Street, Ohura	Sec 9 Blk VII, Sec 12 Blk IX, Ohura TN	06200/185.00	1.4012	90,000	Not Done	Not Done	Riverside Reserve, Ohura Bowling Club (in recession)
7	Ohura Recreation Reserve	Hihi Street, Ohura	Sec 43 Ohura Subn	06200/200.00	5.7928	145,000	N/A	N/A	Football field
							N/A	N/A	Part Grazed
							31,000	Not Done	Not Done
8	Waikaka North Recreation Reserve	Whenuakura Road	Sec 43 Blk XV Aria SD	06220/071.00	2.0616	30,000	N/A	N/A	Rural Recreational Reserve planted in trees

Asset	Location	Legal Description	Valuation No	Area (ha)	Total Fair Value (Land) (30/06/20) \$	Total Fair Value (Buildings) (30/06/20) \$	Seismic IEP Assessment	Asbestos Assessment	Purpose	
9	Niho Niho Reserve (Behind Showgrounds)	Niho Niho Road, Ohura	Lot 1 DP 5108 Blk III Ohura SD	06220/194.00	2.896	20,000		N/A	N/A	Undeveloped Recreational Reserve
10	Matiere Domain	Ohura Mokau Road, Ohura	Sec 32 Matiere Subs Blk XV Aria SD	06220/327.00	2.4585	40,000		N/A	N/A	Rural Park
								N/A	N/A	Sports Fields
								Not Done	Not Done	Pavilion
11	Waitaanga Recreation Reserve	Waitaanga North Road, Waitaanga	Sec 17 Blk VII Waro SD-Public Hall Res-GAZ 85/2987	06220/426.00	0.8094	18,000		N/A	N/A	Recreational Reserve with hall
12	Tokirima Domain	River Road, Tokirima	Sec 45 Blk XIV Ohura SD	06230/230.00	23.4439	270,000		N/A	N/A	Recreational Reserve, Leased for Grazing (All proceeds to Tokirima Hall Committee)
13	Taumarunui Domain	Morero Terrace, Taumarunui	Lot 1 Blk X DP 20591	06024/670.00	10.5674			N/A	N/A	Sports Field
				06024/670.00B			84,000	Not Done	Not Done	Grandstand
				06024/670.00B			74,000			Terrace
				06024/670.00B			123,000	N/A	N/A	Playground
				06024/670.00C				Not Done	Not Done	Swimming Pool
				06024/670.00D				Unknown	Unknown	Bowls/Croquet Club (privately owned)
				06024/670.00E				Unknown	Unknown	Squash Club (privately owned)
				06024/670.00F			110,910	Unknown	Unknown	Netball Club including Courts (courts privately owned)
				06024/670.00G				Unknown	Unknown	Senior Citizens (privately owned)
				06024/670.00H				Unknown	Unknown	IHC (privately owned)
								N/A	N/A	Amenity Trees
				N/A	N/A	Urban Park				
						Crown owned				
14	Simmons Road Reserve	91 Simmons Road, Taumarunui	Pt Sec 3 Blk XIII Hunua SD	06020/261.00	7.6845	340,000		N/A	N/A	Part Leased for grazing
								Unknown	Unknown	Part Leased to Golf Club
		93-95 Simmons Road, Taumarunui	Pt Lots 1-3 DPS 7049	06020/258.00	0.2304	20,000		N/A	N/A	Esplanade Reserve
15	Taumarunui Golf Course	Golf Road, Taumarunui	Lot 1 DPS 9802 Lot 47 DPS 13051 Pt Sec 3, 16, 58 Blk XIII Hunua SD	06020/272.00	41.2419	-		Unknown	Unknown	Leased to Golf Club
										Crown owned

Asset	Location	Legal Description	Valuation No	Area (ha)	Total Fair Value (Land) (30/06/20) \$	Total Fair Value (Buildings) (30/06/20) \$	Seismic IEP Assessment	Asbestos Assessment	Purpose		
16	Tuhua Domain	Golf Road, Taumarunui	Pt Sec 3 Blk XIII Tuhua SD	06020/273.00	10.1171	-	Unknown	Unknown	Leased to Agricultural and Pastoral Assn		
									Crown owned		
17	Bullians Avenue Playground	8 Bullians Avenue, Taumarunui	Lot 1 DP 19551	06024/139.00	0.1445	28,000	N/A	N/A	Playground		
18	North Street Tennis Courts	33 North Street, Taumarunui	Sec 12 Blk VI Rangaroa Vill	06022/239.00	0.1174	-	N/A	N/A	Tennis Courts		
									Crown owned		
19	Kururau Road Reserve	4 Kururau Road, Taumarunui	Ohura South NZEIAI NZEIAIB, NZEIAZ Pt NAE3G1S	06024/004.00	6.4905	150,000	N/A	N/A	Partly Developed Recreational Reserve		
									Leased to Pony Club (privately owned buildings)		
20	Rangaroa Reserve	East Street, Taumarunui	Secs 3,10-14, Pt Sec 9	06022/362.00	7.5383	-	N/A	N/A	Playground and Recreational Reserve.		
									Crown owned		
21	Tuku Street Hockey Fields	Taupo Road, Taumarunui	Taumarunui A4A Pt A4B3	06026/443.00	2.1154	70,000	N/A	N/A	Neighbourhood Park		
									200,900	Not Done	Not Done
22	Maata Park	149 Hakiha Street, Taumarunui	Pt Lot 18 Of Sec 1 Sec 12 Blk Xiva Taumarunui Maori Tn-Taumarunui & District War Memorial Hall	06026/210.00	0.3945	140,000	N/A	N/A	Land Only		
									Fountain		
									Rose Gardens		
23	Sunshine Scenic Reserve	Hikumutu Road, Taumarunui	Sec 43 Blk I Hunua SD	06040/033.01	4.811		N/A	N/A	Scenic Reserve		
									Crown Owned		
24	Sunshine Scenic Reserve	Hikumutu Road, Taumarunui	Reserve A Blk I Hunua SD	06040/033.02	9.9907	18,000	N/A	N/A	Scenic Reserve		
25	Hikumutu Road Scenic Reserve	Marsack Road, Taumarunui	Reserve B Blk I Hunua SD	06040/034.00	1.2773		N/A	N/A	Scenic Reserve		
									Crown owned		
26	Cherry Grove Domain / Ngā Huinga	Cherry Grove Road, Taumarunui	Taumarunui Papakainga 21 22	06024/672.00	142.5655		N/A	N/A	Sports Fields		
									Not Done	Not Done	Toilet Block / Storage
									Unknown	Unknown	DOC Office (privately owned)
									N/A	N/A	Grass Amenity, swing set, BBQ
											Crown Owned

Asset	Location	Legal Description	Valuation No	Area (ha)	Total Fair Value (Land) (30/06/20) \$	Total Fair Value (Buildings) (30/06/20) \$	Seismic IEP Assessment	Asbestos Assessment	Purpose		
27	New Road/Campbell Street Recreation Reserves	Cnr New Road & Golf Road, and Campbell Street Taumarunui	Lots 22 29 DPS 792	06020/302.00	0.2752	29,000		N/A	N/A	Neighbourhood Park	
			Lot 14 DP 9650	06020/319.00	0.3614	32,000		N/A	N/A	Playground	
		New Road, Taumarunui							N/A	N/A	Tree Amenity
			Lots 3 4 PDS 30284- Accesway & Local Purpose Reserve	06020/289.00	0.1569	3,000			N/A	N/A	Access/ Local Purpose Esplanade Reserve
28	Lairdvale Road Recreation Reserve	Lairdvale Road, Taumarunui	Lot 15 DPS 44617 Rec Res, Lots 4 6 9 13 DP 44616-PTS, Subj to Int in R/W	06020/645.00	4.3656	80,000		N/A	N/A	Undeveloped Recreational Reserve	
29	Manunui Recreation Reserve	Miro Street, Manunui	Part Sec 15 Manunui Village Settlement – Rec Reserve	06028/002.00	28.4604	320,000		Unknown	Unknown	Taumarunui Camping Ground Ground lease (privately owned)	
			Secs 140, 141, 144, Manunui Vill Sett	06028/002.00A	1.5			Not Done	Not Done	Hall	
			Pt Sec 15	06028/002.00B	4.6921			N/A	N/A	Playground	
				06028/200.00C	10.5218			N/A	N/A	Sports Fields	
								N/A	N/A	Polo Crosse Fields	
		Body Road	Secs 1 2 Blk II Piopiotea SD-Manunui Rec Res	06130/561.00	2.5293	75,000		Unknown	Unknown	Polo Crosse Pavilion (privately owned) Part of Manunui Recreation Reserve Go Kart Club (buildings privately owned)	
		30	O'Reilly Crescent Scout Den	O'Reilly Crescent, Taumarunui	Lot 18 DPS 5271	06026/617.00	0.3108	32,000		N/A	N/A
								N/A	N/A	Amenity Trees (Heritage)	
								Unknown	Unknown	Scout Den (privately owned)	
31	Roslyn Street Recreation Reserve	Roslyn Street / Seth Avenue, Taumarunui	Lot 48 DPS 10122, Lot 48 DPS 13051	06020/154.00	0.9945	40,000		N/A	N/A	Undeveloped Neighbourhood Reserve	
32	Hikurangi Terrace/Manson Street Walkway	Hikurangi Terrace / Manson Street, Taumarunui	Lot 28 DPS 8161-Public Access Way	06020/427.01	0.0263	25,000		N/A	N/A	Public Accessway	
33	Sunshine Road Walkway	Sunshine Road, Taumarunui	Lots 58 60 DP 76486-Access Ways	06024/749.00	0.2123	9,500		N/A	N/A	Public Accessway	
34	Te Peka Look Out	State Highway 4, Taumarunui	Lot 5 DP 19326	06024/075.00	2.658	65,000		N/A	N/A	Special Purpose Scenic Reserve	
								Not Done	Not Done	Look-out Structure	
35	Northern Entrance	State Highway 4, Taumarunui	Lot 1 DP 18036	06024/076.00	0.1593	60,000		N/A	N/A	Scenic Reserve	
36	Owhango Recreation Reserve	Omatane Road, Owhango	Pt Sec 15 Blk IV Kaitieke SD	06050/055.05	0.1023	70,000		N/A	N/A	Recreational Reserve	

Asset	Location	Legal Description	Valuation No	Area (ha)	Total Fair Value (Land) (30/06/20) \$	Total Fair Value (Buildings) (30/06/20) \$	Seismic IEP Assessment	Asbestos Assessment	Purpose	
37	Owhango Recreation Domain	Okioi Street, Owhango Secs 5-16 Blk III, Secs 5-16 21-23 Blk IV Owhango TN, Sec 47 Blk X, Hunua SD	06050/027.00	6.3131	-		N/A	N/A	Sports Fields	
							N/A	N/A	Playground	
							N/A	N/A	Rural Park	
							N/A	N/A	Native Tree Reserve	
						75,264	Not Done	Not Done	Pavilion (Council owned) Crown Owned	
38	Raurimu Road Recreation Reserve	Raurimu Road, Raurimu	Sec 1 Blk I Raurimu TN	06090/261.00	0.129	75,000		N/A	N/A	Undeveloped Recreational Reserve
39	Raurimu Road Recreation Reserve	Raurimu Road, Raurimu	Sec 7 Blk II Raurimu TN	06090/273.00	0.0784	85,000		N/A	N/A	Undeveloped Recreational Reserve
40	Kakahi Domain	Ako Street, Kakahi	Sec 12, 91, Blk VI, Hunua SD	8.9954	135,000		N/A	N/A	Rural Park	
							Unknown	Unknown	Rodeo Ring (privately owned)	
						29,000	Not Done	Not Done	Pavilion	
							N/A	N/A	Tree Amenity	
									Lease for grazing	
41	Domain Road Reserve	Domain Road, Raurimu	Sec 5 Blk IV Raurimu TN	06090/308.00	1.1382	80,000		N/A	N/A	Lease for grazing
42	Raurimu Recreation Reserve	Top Mill Road, Raurimu	Sec 22 Blk XII Kaitieke SD	06090/234.00	7.0441	90,000		N/A	N/A	Undeveloped Recreational Reserve
43	Kaitieke Domain	1426 Kaitieke Road, Kaitieke	Sections 18 & 19 Block VI, Lot 1 DP 14486 Block X Sections 2 & 3 Block 1 Sections 4,5,6,7,8,12,13,14,15,16A Block III Town of Kaitieke	06080/141.00	2.63987	45,000		N/A	N/A	Kaitieke Hall Domain & Polo Crosse Grounds
44	Retaruke Domain	Oio Road, Retaruke	Pt Sec 9 and Sec 14 Block XII Retaruke Survey District	06080/038.00	4.2454	45,000	49,300	N/A	N/A	Domain and Retaruke Hall
45	Turoa Village Rec Reserve	Turoa Drive, Ohakune	Lots 52, 58, 63 DP 50714, Lot 53 DP 50715, Lot 54 DP 50716, Lots 55, 56, 57 DP 50717	12763/381.00	0.9213	95,000		N/A	N/A	Recreational Reserves at entrance to Turoa Village and within Turoa Village
46	Ohakune Pool	Raetihi Ohakune Road, Ohakune	Sect 44 Ohakune Sbn	12763/315.00	1.4235	185,000		Not Done	Not Done	Swimming Pool

Asset	Location	Legal Description	Valuation No	Area (ha)	Total Fair Value (Land) (30/06/20) \$	Total Fair Value (Buildings) (30/06/20) \$	Seismic IEP Assessment	Asbestos Assessment	Purpose		
47	Rochfort Park	Raetihi Road, Ohakune	Sec 35 Blk VIII Makotuku SD	12763/220.00	6.8291	200,000	Unknown	Unknown	Part leased to Ruapehu Football Club (privately owned building)		
				12763/220.00A					N/A	N/A	Part leased for grazing
				12763/220.00B							
48	Rochfort Park (Carrot Park area)	State Highway 49, Ohakune	Pt Sec 54 Blk VIII Makotuku SD, Pt Sec 36 Blk VIII Makotuku SD	12763/221.00	4.7778	155,000	N/A	N/A	Scenic Reserve		
									129,000	N/A	Developed park
										N/A	Playground
				12763/220.01					1.5378		N/A
								Crown owned			
49	Reserve – Raetihi side of Jubilee Park	Raetihi/Ohakune Road Ohakune	Sub Sec 40 Ohakune TN	12763/313.00	1.9324		N/A	N/A	Scenic Reserve in Crown ownership		
50	Jubilee Park	Clyde Street, Ohakune	Sec 12 Blk XVII Ohakune TN	12763/208.00	0.134	5,000	N/A	N/A	Recreational Reserve		
51	Park Avenue Recreation Reserve	Park Avenue, Ohakune	Lot 1 DP 62404	12761/212.00	0.6755	165,000	N/A	N/A	Undeveloped Recreational Reserve		
52	Christie Park	Conway Street and Goldfinch Street, Ohakune	Secs 1-10, Blk X, Pt Sec 11, Blk XI, Ohakune TN	12763/075.00	1.0117	380,000	N/A	N/A	Recreational Reserve		
				12763/088.00	0.1012	120,000			N/A	N/A	Playground
									Not Done	Not Done	Toilets
53	Clyde Street Playground	Clyde Street, Ohakune	Lot 1 DP 14288, Secs 5,6, Clsd Road SO 28453, Blk XVI Ohakune TN	12763/226.00	0.3916	150,000	N/A	N/A	Recreational Reserve		
54	Reserve area within road reserve	Mangawhero Terrace Extension, Ohakune	Sec 102 Ohakune Vill Settlement	12761/747.00	0.2025	235,000	N/A	N/A	Passive Reserve		
55	Ohakune Camping Ground	3 & 5 Moore Street, Ohakune	Sec 5, 6&7 Blk IV Ohakune Township	12763/273.00	1.1163	280,000	Unknown	Unknown	Recreational Reserve Leased (privately owned buildings)		
				12763/272.00	0.1012	140,000					
56	Nature tree reserve	Patiti Road, Ohakune	Sec 42 Ohakune Subn	12763/318.00	1.9223	45,000	N/A	N/A	Scenic Reserve		
57	Manuka Street Reserve	Manuka Street, Ohakune	Lot 1 DP 53811	12761/879.00	0.1908	5,500	N/A	N/A	Island in cul-de-sac planted with natives		
58	Ninia Recreation Reserve	Karioi Station Road, Waimarino	Secs 38-61 Ninia TN Extn 1	12700/086.00	40.3649	1,150,000	N/A	N/A	Occupied but no formal lease by grazier Income to Karioi Hall Committee		
59	Karioi Recreation Reserve	35 Powells Road, Karioi	Pt Sec 5 Blk X Karioi SD-Rec Res	12700/091.00	4.038	120,000	N/A	N/A	Recreation Reserve		

Asset	Location	Legal Description	Valuation No	Area (ha)	Total Fair Value (Land) (30/06/20) \$	Total Fair Value (Buildings) (30/06/20) \$	Seismic IEP Assessment	Asbestos Assessment	Purpose	
60	Ranfurlly Terrace Domain Reserve	1 Ranfurlly Terrace, Raetihi	Sec 251 Raetihi Subn	12780/005.00	1.0901	130,000		N/A	N/A	Undeveloped Recreational Reserve
61	Tangiwai Memorial Reserve	State Highway 49, Ohakune	Sect 1 SO 36503	12700/204.01	1.713	40,000		N/A	N/A	Memorial Reserve
62	Karamu Place Reserve	Karamu Place, Ohakune	Lot 1 DP 410487	12763/167.00	0.2008	190,000		N/A	N/A	Undeveloped Recreation Reserve
63	Thames Street Reserve	35 & 63 Thames Street, Ohakune	Lot 4 DP 73843 Ohakune Railway Signal Bldg	12761/082.00	0.0361	90,000		Unknown	Unknown	Signal Tower located on this title
			Lot 4 DP 78548	12761/087.00	0.393	155,000		Unknown	Unknown	Used by Museum Building
64	Parapara Road Recreation Reserve	Parapara Road, Raetihi	Sec 290, Raetihi Subn	12780/481.00	1.3683	100,000		N/A	N/A	Native Tree Reserve
			Part Sec 290 Raetihi Sub-Rec Reserve	12780/481.00A	1.8		810,932	Not Done	Not Done	Camping Ground
								Not Done	Not Done	Swimming Pool
65	Horopito Domain	State Highway 4	Section 40 Block XVI	12660/346.00	2.4862	180,000		N/A	N/A	Domain and Horopito Hall
66	Pitt Street Recreation Reserve	Pitt Street, Raetihi	Pt Sec 211, Blk XII, Raetihi	12780/263.00	4.0728	110,000		N/A	N/A	Sports Fields
								N/A	N/A	Playground
								N/A	N/A	Neighbourhood Park
67	Seddon Street Reserve	Seddon Street, Raetihi	Sec 45 Blk IV Raetihi	12780/086.00	0.1012	60,000		N/A	N/A	Amenity Reserve
68	Parapara Road Recreation Reserve	Parapara Road, Raetihi	Sec 29 Blk VI Makotuku SD	12780/482.00	3.3513	45,000		N/A	N/A	Scenic Reserve
69	Raetihi Scout Den	37 Queen Street, Raetihi	Sec 75 Blk III Raetihi TN	12780/177.00	0.1012	55,000		N/A	N/A	Empty section after Guide/Scout Den removed.
70	Rangataua Recreation Reserve	Rangataua Rec Reserve – Piwari St	Secs 6, 7 Blk IX Rangataua TN	12765/019.00	4.0595	95,000		N/A	N/A	Leased Hay endowment land Income to Rangataua Hall Committee
71	Pipiriki Recreation Reserve	Pipiriki Road, Pipiriki	Sec 20 Blk IX Pipiriki TN	12720/043.00	0.435	3,000		N/A	N/A	Undeveloped Recreational Reserve
72	Pipiriki Recreation Reserve	Owairua Road, Pipiriki	Sec 13 Blk 111 Pipiriki TN	12720/008.00	0.3743	1,000		N/A	N/A	Undeveloped Neighbourhood Park
73	Ruatiti Recreation	Ruatiti Road, Ruatiti	Sec 6 Blk IX Manganui SD	12640/093.00	4.7551	23,000		N/A	N/A	Rural Park
								Not Done	Not Done	Toilets

Asset	Location	Legal Description	Valuation No	Area (ha)	Total Fair Value (Land) (30/06/20) \$	Total Fair Value (Buildings) (30/06/20) \$	Seismic IEP Assessment	Asbestos Assessment	Purpose
	Reserve						N/A	N/A	Camping Area
				TOTAL	7,649,000	1,752,307			

E.1.4 Cemeteries

Asset	Location	Legal Description	Valuation No.	Area (ha)	Total Fair Value	Seismic Assessment	Asbestos Assessment	Estimated Life (Years)	
1	Manunui Cemetery	State Highway 4, Manunui	Sec 139, Blk II, Hunua SD	06040/045.00	1.8201	25,000	Not Done	Not Done	200
2	Matiere Cemetery	Cemetery Road, Matiere	Sec 12, Blk XVI, Aria SD	06220/331.00	2.0234	25,000	N/A	N/A	1,000 +
3	Ohakune Cemetery	Lakes Road, Ohakune	Sec 24A, Pt 24C, Blk VIII, Makotuku	12660/473.00	4.8302	85,000	Not Done	Not Done	500
4	Ohura Cemetery	Mangaparare Road, Ohura	Sec 11, Ohura Subn	06200/051.00	2.5419	37,000	N/A	N/A	1,000 +
5	Owhango Cemetery	State Highway 4, Owhango	Sec 67, Blk X, Hunua SD	06080/167.06	1.1526	36,000	N/A	N/A	1,000 +
			43515 Land on L 3830-L33263	06080/167.05	0.5944				1,000 +
6	Raetihi Cemetery	Parapara Road, Raetihi	Secs 2,3 SO 35212, Pts Sec 30, Blk VI, Makotuku SD	12780/483.00	2.9006	55,000	N/A	N/A	5
7	Rangataua Cemetery	Ratamarie Road, Rangataua	Sec 35, Blk V, Karioi SD	12700/271.00	2.8682	130,000	Not Done	Not Done	1,000 +
8	Raurimu Cemetery	67 Kaitieke Road, Raurimu	Sec 9, Pt Sec 5, Blk VII Raurimu TN	06090/337.00	0.8605	80,000	N/A	N/A	1,000 +
9	Tatu Cemetery	State Highway 43, Tatu	Sec 3 Tatu Subs, Blk XIII, Ohura SN	06230/164.00	1.1989	13,000	N/A	N/A	Closed 28-Feb-72
10	Taumarunui Cemetery (New)	Golf Road, Taumarunui	Sthn Pt Sec 2A, Blk XIII, Tuhua SD	06020/002.00	4.6705	115,000	Not Done (shed)	Done (shed)	100
11	Taumarunui Cemetery (Old)	Golf Road, Taumarunui	Sec's 1,2, Blk I, Piopioatea SD	06022/143.00	1.9501	85,000	N/A	N/A	No further burials
					TOTAL	686,000			

E.1.5 Swimming Pools (Buildings Only)

Asset Component	Location	Legal Description	Valuation No	Age	Remaining Life	Overall Condition Rating	Total Fair Value	Seismic Assessment	Asbestos Assessment	Est. Replacement Value	
1	Taumarunui Swimming Pool	Turaki Street, Taumarunui	Pt Taumarunui Domain 10.5673ha, Sec 1 Blk X Township at Taumarunui	06024/670.00	55+	Unknown past economic life	Pools 5, Facilities 3/4.	195,600	Not Done	Not Done	2,500,000

2	Ohakune Swimming Pool	Ohakune-Raetihi Road, Ohakune	Pt Jubilee Park reserve 1.4235ha, Secs 43 and 44 Suburbs of Ohakune.	12763/315.00	50+	Unknown past economic life	Pools 3, Facilities 4 with some 2. Large pool pump room 5.	275,600	Not Done	Not Done	2,250,000
3	Raetihi Swimming Pool	Parapara Road, Raetihi	Pt Raetihi Domain, 1.3683ha, Sec 290, Blk VI, Makotuku SD	12780/481.00	55+	Unknown past economic life	Pools 3, Facilities 2/3.	472,600	Not Done	Not Done	3,000,000
							TOTAL	943,800			7,750,000

E.1.6 Community Halls (Buildings Only)

Asset	Location	Legal Description	Valuation No	Building Area (m ²)	Area (ha)	Seismic Assessment	Asbestos Assessment	Total Fair Value	
1	Taumarunui War Memorial Hall	149 Hakiha Street, Taumarunui	Pt Lot 18 of Sec 1 Sec 12 Blk XIVA Taumarunui Maori TN	06026/210.00	830	0.3945	18%	Positive	53,300
2	Miriama Community Centre	10 Miriama Street, Taumarunui	Lot 1 DP 532510	06024/459.00	630	0.1205	Not Done	Not Done	413,809
3	Manunui War Memorial Hall	200 Miro Street, Manunui	Secs 140 141 144 Manunui Vill Sett	06028/002.00B	580	4.6921	Not Done	Not Done	178,600
4	Owhango Hall	2157 State Highway 4, Owhango	Section 17 Block I TN OF Owhango	06050/007.00	290	0.1012	Not Done	Not Done	
5	Retaruke Hall	3309 Oio Road, Owhango	Sec 14 Pt Sec 9 Blk XII Retaruke SD	06080/038.00	360	4.2454	Not Done	Not Done	58,900
6	Kaitieke Hall (excluding Pavilion - privately owned)	Kaitieke Road, Kaitieke	Lot 1 DP 14486 Secs 2 3 Blk 1 Secs 4-8 12-17 Blk III Sec 18 Blk VI Kaitieke TN	06080/141.00	230	2.6937	Not Done	Not Done	110,588
7	National Park Hall	Carroll Street, National Park Village	Sec 3 Blk III Waimarino TN	06091/055.00	230	0.1012	Not Done	Not Done	65,600
8	Taringamotu Hall	Taumarunui – Ngapuke Road, Taumarunui	Sec 5 Blk XIII Tuhua SD	06130/269.00	180	0.2934	Not Done	Not Done	34,000
9	Otunui Hall	Kururau Road, Taumarunui	Sec 12 Blk XII Ohura SD	06140/054.00	200	0.0779	Not Done	Not Done	119,627
10	Kirikau Hall	10 Kirikau Valley Road, Taumarunui	Sec 36 Blk III Retaruke SD	06150/051.00	110	0.4047	Not Done	Not Done	66,934
11	Ohura War Memorial Hall	Ngarimu Street, Ohura	Sec 7 Blk VII Ohura TN	06200/096.00	410	0.1012	Not Done	Not Done	252,700
12	Waitaanga Hall	State Highway 40, Waitaanga	Sec 17 Blk VII Waro SD	06220/426.00	150	0.8094	Not Done	Not Done	24,000
13	Karioi Hall	35 Powells Road, Karioi	Pt Sec 5 Blk X Karioi SD	12700/091.00	120	4.038	Not Done	Not Done	43,100
14	Rangataua Hall	Miharo Street, Rangataua	Secs 7 9 11 Blk III Rangataua TN	12765/156.00	360	0.3036	Not Done	Not Done	176,900
15	Horopito Hall	State Highway 4, Horopito	Sec 40 Blk XVI Manganui SD	12660/346.00		2.4863	Not Done	Not Done	79,700
							TOTAL	1,677,757	

E.1.7 Public Toilets

Asset	Location	Legal Description	Valuation No	Seismic Assessment	Asbestos Assessment	Total Fair Value (Buildings) (30/06/20) \$	Facility	
1	Ohura Public Toilets - New Toilet next to hall	Tui Street Ohura	Road Reserve	Part of	Not Done	Not Done	199,600	Unisex

				06200/096.00 (Hall property)				2 WC	
2	Ohura Public Toilets - Old concrete structure						12,000	0	0
3	Ongarue Public Toilets (converted concrete water tank)	Ongarue St, Ongarue	NZ Railway land	N/A	Not Done	Not Done	5,000	<u>Men's</u>	<u>Women's</u>
								1 WC	1 WC
4	Taumarunui Public Toilets (concrete block/iron roof)	Hakiaha St, Taumarunui	Lot 3 DPS 59700	06024/277.00	Not Done	Not Done	206,800	<u>Men's</u>	<u>Women's</u>
								1 Urinal	3 WC
								3 WC	
5	Taumarunui Domain (concrete block/iron roof)	Morero Tce, Taumarunui	Lot 1 Blk X DP 20591 – Rec Res	06024/670.00	Not Done	Not Done	29,000	<u>Men's</u>	<u>Women's</u>
								1 Urinal	3 WC
								1 WC	
6	Taumarunui Domain Playground (concrete block/iron roof)	Morero Tce, Taumarunui	Lot 1 Blk X DP 20591 – Rec Res	06024/670.00	Not Done	Not Done	179,200	<u>Unisex</u>	
								1 WC	
7	Cherry Grove / Ngā Huinga Toilets (concrete block/iron roof)	Cherry Grove Rd, Taumarunui	Taumarunui Papakainga 21 22-Cherry Grove Domain	06024/672.00	Not Done	Not Done	79,700	<u>Men's</u>	<u>Women's</u>
								2 WC	2 WC
8	Manunui Domain	Miro St, Manunui	Secs 140 141 144 150 Pt sec 15 Manunui Vill secs 1 2 Blk II Piopotea SD – Manunui Rec Res	06028/002.00	Not Done	Not Done	Part of hall structure	<u>Men's</u>	<u>Women's</u>
								1 WC	1 WC
9	Manunui River Reserve (wooden/iron roof)	Beside Taumarunui Holiday Park, Manunui		06028/002.00	Not Done	Not Done	23,000	<u>Men's</u>	<u>Women's</u>
								1 WC	1 WC
10	National Park Public Toilets (concrete block/iron roof)	Carroll St, National Park Village	Sec 3, Blk III, Waimarino TN	06091/055.00	Not Done	Not Done	127,900	<u>Men's</u>	<u>Women's</u>
								1 WC	1 WC
11	National Park KiwiCamp	Ward Street, National Park Village	Part Section 1 Block XI TN OF Waimarino	06091/190.00	Post 2000 build	Post 2000 build	Not valued 2020	<u>Unisex</u>	
								3 WC	
12	Owhango Public Toilets	State Highway 4, Owhango	Road Reserve	N/A	Post 2000 build	Post 2000 build	206,100	<u>Unisex</u>	
								2 WC	
13	Tangiwai Toilet Block	State Highway 49, Karioi	Sec 1 SO 36503	12700/204.01	Post 2000 build	Post 2000 build	113,000	<u>Unisex Long Drop</u>	
								2 WC	
14	Ohakune Public Toilets (concrete block/iron roof)	Clyde St, Ohakune	Lot 1, DP 14288, Secs 5, 6, Clsd Rd, SO 28453, Blk XVI, Ohakune TN	12763/226.00	Not Done	Not Done	154,416	<u>Men's</u>	<u>Women's</u>
								2 Urinal	4 WC
								2 WC	
15	Ohakune Christie Park Toilets (concrete block/iron roof)	Christie Park, Goldfinch St, Ohakune	Pt sec 11 Blk XI Ohakune TN	12763/088.00	Not Done	Not Done	120,000	<u>Men's</u>	<u>Women's</u>
								1 Urinal	1 WC
								1 WC	
16	Ohakune Railway Station Toilets (wooden/iron roof)	31 Thames St, Ohakune	Lot 3 DP 73843 – Ohakune Railway Station	12761/080.00	Not Done	Not Done	Part of Railway Station structure	<u>Unisex</u>	
								2 WC	

17	Ohakune Carrot Park Toilets	1078 Raetihi Ohakune Road, Ohakune	Section 54 Block VIII Makotuku SD	12763/221.00B	Post 2000 build	Post 2000 build	270,600	<u>Unisex</u>	
								1 WC	
18	Raetihi Parapara Road Toilets (concrete)	Parapara Road, Raetihi	Sec 29 Blk VI Makotuku SD – Rec Res	12780/482.00	Not Done	Not Done	20,000	<u>Unisex</u>	
								2 WC	
19	Raetihi Ameku Road Toilet Block	Ameku Road, Raetihi		12720/141.02	Post 2000 build	Post 2000 build	71,500	<u>Unisex</u>	
								1 WC	
20	Raetihi Seddon Street Toilets (concrete block/iron roof)	Seddon St, Raetihi	Lot 2, DP 44224	12780/075.00	Not Done	Not Done	200,900	<u>Men's</u>	<u>Women's</u>
								1 Urinal	2 WC
								2 WC	
21	Pipiriki Public Toilets and Shelter (wooden/iron roof)	Pipiriki Rd, Pipiriki	Lot 1, DP 30854, Blk VIII, Pipiriki Township (Crown ownership – Concession to RDC)	12700/009.00	Not Done	Not Done	388,500	<u>Men's</u>	<u>Women's</u>
								1 Urinal	2 x WC
								2 x WC	
22	Ruatiti Domain (concrete block/iron roof & wooden)	Ruatiti Rd, Ruatiti	Sec 6 Blk IX Manganui SD Rec Res – GAZ 90/2235	12640/093.00	Not Done	Not Done	80,700	<u>Men's</u>	<u>Women's</u>
								2 WC	2 WC
23	Waiouru Public Toilets (concrete block)	SH 1, Waiouru	Sec 28, Blk II Waiouru TN	12722/113.00	Post 2000 build	Post 2000 build	399,800	<u>Men's</u>	<u>Women's</u>
								5 wall hung Urinal	6 WC
								2 WC	
24	Ruatiti/Mangapurua Road Cycleway Public Toilet	Located at the intersection of Ruatiti and Mangapurua Roads	Road Reserve	N/A	Post 2000 build	Post 2000 build	20,000	<u>Unisex</u> Long Drop	
25	Oio Road Cycleway Public Toilet	Located opposite the monument on Oio Road	Road Reserve	N/A	Post 2000 build	Post 2000 build	20,000	<u>Unisex</u> Long Drop	
							TOTAL	2,927,716	

E.1.8 Local Purpose, Other Reserves and Other Land (Land Only)

Asset	Location	Legal Description	Valuation No	Area (ha)	Total Fair Value (Land)	Purpose	
1	Reserve	66A Taringamotu Road, Taumarunui	Lot 2 DPS 28209--Local Purpose Reserve	06020/049.00	0.0258	4,000	Local Purpose Reserve
2	Reserve	56 Campbell Street, Taumarunui	Pt Lot 2 DPS 5545	06020/341.00	0.0293	5,000	Accessway / Field Drain
3	Reserve	South Street, Taumarunui	Sec 21 Blk IV Rangaroa Vill-Ballast Res	06022/202.00	0.909	35,000	Ballast Reserve
4	Reserve	Onematua Road, Owhango	Lots 4 5 DP 75604 Blk X Hunua SD-Local Purpose Reserve	06080/167.11	3.27	40,000	Local Purpose Reserve

Asset	Location	Legal Description	Valuation No	Area (ha)	Total Fair Value (Land)	Purpose	
5	Reserve	Otapouri Road, Owhango	Lot 2 DP 56950 Blk X Hunua SD-Local Purpose Esplanade Reserve	06080/167.19	0.096	2,000	Esplanade Reserve
6	Reserve	Carroll Street, National Park Village	Sec 3 Blk III Waimarino TN	06091/055.00		135,000	Property Hall and Toilets is located on
7	Reserve	Pukehou Road, Taumarunui	Lot 3 DPS 46072-Local Res	06130/040.03	1.65	13,000	Esplanade Reserve
8	Reserve	State Highway 4, Owhango	Lot 4 DP 66681 Blk IV Kaitieke SD-Rec Res	06080/203.01	0.1391	7,000	Recreation Reserve (Off the straight down to stream)
9	Reserve	Ngakonui/Ongarue Road, Taumarunui	Lots 5-7 DPS 30046 Blk X Tuhua SD-Local Purpose Res	06130/198.00	1.11	10,000	Esplanade Reserve
10	Reserve	Ngakonui/Ongarue Road, Taumarunui	Secs 3-5 Blk X Tuhua SD	06130/199.00	0.7701	6,500	Esplanade Reserve
11	Reserve	Hia Kaitupeka Pa Road, Taumarunui	Lot 5 DPS 43085 Blk XIV Tuhua SD-Local Purpose Res-Esplanade	06130/220.00	0.27	3,500	Esplanade Reserve
12	Reserve	Taumarunui Ngapuke Road, Taumarunui	Sec 5 Blk XIII Tuhua SD	06130/269.00	0.2933	60,000	Land Taringamotu Hall is located on
13	Reserve	State Highway 41, Taumarunui (off Kirton Road)	Lot 9 Pt Lots 4-6 10 DPS 6004 Pt Lot 4 DP 17392 Pt Lot 2 DP 23450 Closed Rd Adj Lots 1 2 DP 20981 PT Pungapunga Stm Bed Blk II Piopotea SD-Pt Esplanade Reserve	06130/556.00	3.0329	60,000	Esplanade Reserve
14	Reserve	State Highway 4, Okahukura	Lots 5-7 DP 14718 Blk II Rangī SD-Esplanade Res	06140/003.02	0.654	6,000	Esplanade Reserve (Opotiki Stream)
15	Reserve	Kururau Road, Otunui	Sec 12 Blk XII Ohura SD	06140/054.00	0.0779	9,000	Land Otunui Hall is located on
16	Reserve	10 Kirikau Valley Road, Kirikau	Sec 36 Blk III Retarunke SD-Public Hall-Gaz 58/1081	06510/051.00	0.4047	13,000	Land Kirikau Hall is located on
17	Reserve	Ngarimu Street, Ohura	Sec 7 Blk VII Ohura TN-Pt General Govt Bdg Res-Memorial Hall	06200/096.00	0.1012	2,500	Land Ohura Hall is located on
18	Reserve	Ngarimu Street, Ohura	Sec 10 Blk IX Ohura TN-Gaz10/981	06200/104.00	0.1012	2,500	Local Purpose Reserve
19	Reserve	Ngarimu Street, Ohura	Sec 11 Blk IX Ohura TN	06200/105.00	0.1621	3,200	Local Purpose Reserve
20	Reserve	Kuku Street, Ohura	Sec 34 Matiere Subs Blk XV Aria SD-Public Pound Res	06220/149.00	0.2023	5,500	Public Pound Reserve
21	Reserve	Ruatiti Road, Ruatiti	Lot 3 DP 81088-Local Purpose Res	12640/094.00	0.24	2,000	Esplanade Reserve
22	Reserve	Ruatiti Road, Ruatiti	Sec 18 Blk IX Manganui SD	12640/095.00	2.0234	24,000	Local Purpose Reserve Leased
23	Reserve	Ruatiti Road, Ruatiti	Secs 24 25 Blk XIII Manganui SD-Bridge Rec Res-Gaz 80/3872	12660/059.00	1.214	24,000	Local Purpose Reserve
24	Reserve	Ruatiti Road, Ruatiti	Sec 14 Blk XIII Manganui SD-Stock Res-Gaz 80/3272	12660/062.00	1.8211	26,000	Stock Reserve
25	Reserve	Hoihenga Road, Raetihi	PtSec 25 Blk X Manganui SD-Metal Pit-Gaz 73/210	12660/122.00	0.3169	2,000	Local Purpose Reserve Metal Pit
26	Reserve	Middle Road, Ohakune	Sec 9 Blk XV Manganui SD-Gravel Pit-Gaz 80/3273	12660/141.00	1.6187	17,000	Local Purpose Reserve Gravel Pit
27	Reserve	Ruatiti Road, Raetihi	Pt Lot 2 of Sec 1 Pt Sec 8 Blk II Makotuku SD-Metal Pit	12660/146.00	0.9234	3,000	Local Purpose Reserve Metal Pit
28	Reserve	Middle Road, Ohakune	Pt Sec 10 Blk II Makotuku SD-Metal Pit	12660/154.01	0.5227	6,000	Local Purpose Reserve Metal Pit
29	Reserve	State Highway 4, Horopito	Lots 11-14 DP 362994 - Local Purpose Reserve - Segregation -	12660/335.09	0.0088	2,000	Segregation Strips
30	Reserve	Golf Course Road, Ohakune	Lot 2 DP 69623-Local Purpose Res	12660/501.01	0.442	4,000	Local Purpose Reserve
31	Reserve	Tohunga Road, Ohakune	Pt Sec 53 Ohakune Subn-Rubbish Dump	12660/714.00	1.9819	25,000	Rubbish Dump
32	Reserve	Tohunga Road, Ohakune	Pt Raetihi 3B2A2B & Accrec Pt Sec 77 with R/W over Pt 3B-Sewage Oxidation Pond-Gaz 72/2019	12660/715.00	7.4044	205,000	Oxidisation Ponds
33	Reserve	Oruakukuru Road, Raetihi	Secs 2 3 SO 36241-Esplanad Res	12700/007.01	0.399	2,000	Esplanade Reserve
34	Reserve	Whangaehu Valley Road, Karioi	Pt Sec 6 Pts Rangiwaea 4F14D2B 4F14D3A 4F14D3A2 Blk XIII Karioi SD-Metal Pit	12700/029.00	17.0249	105,000	Local Purpose Reserve Ross' Pit
35	Reserve	State Highway 49, Karioi	Lots 2 3 DP 52752 Blk X Karioi SD	12700/108.01	0.1176	2,000	Holding Paddock
36	Reserve	Strachans Access, Karioi	Secs 6 7 Blk XI Karioi SD-Res	12700/138.00	1.346	8,500	Local Purpose Reserve
37	Reserve	Hukaroa Road, Raetihi	Sec 28 Blk VI Makotuku SD-For Deposit of Rd Material-Gaz 1899/1311	12720/181.00	0.4047	28,000	For deposit of road material

Asset	Location	Legal Description	Valuation No	Area (ha)	Total Fair Value (Land)	Purpose	
38	Reserve	State Highway 1, Hihitahi	Secs 9 10 Blk VIII Maungakaretu SD-Gaz 30/98	12721/120.00	1.3734	17,000	Local Purpose Reserve
39	Reserve	State Highway 1, Waiouru	Sec 28 Blk II Waiouru TN	12722/113.00	0.0784	70,000	-
40	Reserve	Upper Thames Street, Ohakune	Lot 24 DP 73844-Utility Res	12761/068.00	0.0139	800	Utility Reserve
41	Reserve	Miro Street, Ohakune	Sec 111 SO 34591	12761/272.00	0.1132	145,000	Access Reserve
42	Reserve	Tyne Street, Ohakune	Secs 21 22 Blk XXI OhakuneTN	12761/283.00	0.0641	105,000	Closed Road
43	Reserve	Tyne Street, Ohakune	Sec 27 Blk XX Ohakune TN-Neighbourhood Res-Gaz 80/3327	12761/284.00	0.1018	55,000	Neighbourhood reserve
44	Reserve	Foyle Street, Ohakune	Sec 23 Blk XXI Ohakune TN-Accessway	12761/303.00	0.0095	2,000	Access between Foyle & Utuhia
45	Reserve	Martin Place, Ohakune	Lots 6 9 DP 20379	12761/524.01	0.0122	800	Redundant access
46	Reserve	Mangawhero Terrace Extension, Ohakune	Sec 103 Ohakune Vill Sett- Esplanade Res	12761/748.00	0.0303	1,200	Esplanade Reserve
47	Reserve	Arawa Street, Ohakune	Sec 19 Blk XVIII Ohakune TN-Walkway	12761/819.00	0.0251	5,500	Accessway
48	Reserve	Arawa Street, Ohakune	Lot 3 DP 45796 Lot 1 DP 61651-Esplanade Res	12761/923.00	0.4091	4,000	Esplanade Reserve
49	Reserve	60 Burns Street, Ohakune	Lot 8 DP 71914 Lot 4 DP 84498 -Esplanade Res	12763/232.00	0.0164	800	Esplanade Reserve
50	Reserve	Burns Street, Ohakune	Sec 56 Blk VIII Makotuku SD-Res	12763/302.00	0.0304	2,000	Esplanade Reserve
51	Reserve	Rangataua Road, Ohakune	Lots 23-27 DP 79727-Local Purpose Res (Segregation)	12763/381.01	0.0016	200	Segregation Reserve
52	Reserve	Shannon Street, Ohakune	Lot 16 DP 41912 Lot 2 DP 42995-Esplanade Res	12763/452.00	0.3189	2,000	Esplanade Reserve
53	Reserve	Ruapehu Road, Ohakune	Lots 1 5 DP 79198 Lots 5-7 DP 80213- Esplanade Res	12763/480.03	0.4025	3,000	Esplanade Reserve
54	Reserve	Old Station Road, Ohakune	Lot 4 DP 53922-Esplanade Res	12763/553.00	1.22	20,000	Esplanade Reserve
55	Reserve	Nei Street, Rangataua	Secs 7 9 11 Blk III Rangataua Tn-Rec Res-Gaz 90/4509	12765/156.00	\$98,700	150,000	Recreation Reserve
56	Reserve	40 Seddon Street, Raetihi	Lot 1 Pt Lot 2 DP 4344	12780/143.00	0.0202	30,000	Local Purpose Reserve (bus stop)
			Total			1,522,500	

E.2 – Condition Scores

E.2.1 Administration Buildings

	Components that scored:	Rating 4	Rating 5	Notes
Administration Building (excludes leased property)	59-61 Huia Street, Taumarunui	0	0	-
Storage Depot & Garages	1-7 Huia Street, Taumarunui	22	13	Switchboard room floor (4), walls (4), toilet floor (4), toilet seat (4), toilet pan (4), cistern (4), impound room (upstairs) floor (5), ceiling (5), outside shed area floor (4), walls (4), lights (4), storage area (floor), lights (4), roller door (4), backrooms - not in use floor (5), walls (5), ceiling (5), windows (5), bench (5), sink (5), cupboards (5), toilet (5), toilet seat (5), cistern (5), shower tray (5), Fencing (LHS) (4), RHS (4), Archive shed sheathing (4), roofing (4), windows (4), doors (4), spouting (4), downpipes (4), floor (4), walls (4), windows (4), lights (4)
Administration Building (includes Ohakune library)	Cnr Ayr & Miro Street, Ohakune	0	0	-
Visitor Information Centre	Clyde Street, Ohakune	0	0	-
Administration Building (includes Raetihi library)	Seddon Street, Raetihi	4	0	Downpipes (4), kitchen vinyl (4), kitchen bench (4), hallway office carpet (4),

E.2.2 Social Housing

	Components that scored:	Rating 4	Rating 5	Notes
Ohakune – 11 Moore Street (8)	8 x 1 bedroom	5	0	F3 taps (4), F5 bathroom walls (4), F6 stove (4), driveway (4), front fence (4)
Raetihi – 108, 110 – 116 Seddon Street (16)	4 x bedsits, 12 x 1 bedroom	46	23	F1 lounge curtains (4), bedroom curtains (4), F2 kitchen floor (4), curtain tracks (4), curtains (4), blind (4), oven (4), F3 carpet (4), F10 nets (4), F4 bathroom sliding door (4), F7 curtains (4), shower (5), laundry tub (4), cupboard (4), F8 carpet (4), curtains (4), cupboards (4), bedroom carpet (4), nets (5), bathroom walls (4), vinyl (4), cistern (5), toilet seat (4), laundry cupboard (5), F9 walls (5), ceiling (4), carpet (5), vinyl (4), sliding door (4), windows (4), nets (4), cupboards (4), bedroom walls (5), carpet (4), door (4), window (4), bathroom walls (5), vinyl (4), cupboards (4), toilet seat (5), F10 nets (5), shower wall (4), F11 bathroom ceiling (4), shower lining (4), F12 walls (4), carpet (5), vinyl (5), curtains (4), nets (5), bedroom carpet (4), B1 back door (5), kitchen floor (4), B5 walls (5), carpet (5), windows (4), curtains (5), blind (4), nets (5), B5 walls (5), carpet (5), windows (4), curtain (5), blind (4), nets (5), bathroom wall (4), B6 carpet (5), windows (4), curtain tracks (4), curtain (4), showerhead (5)
Taumarunui - Rangimarie Flats, 140 Taupo Road (20)	10 x bedsits, 10 x 1 bedroom, 4 garages	13	11	F2 Ceiling (5), shower walls (4), shower rose (5), carpet (4), curtains (5), drapes (5), F4 kitchen units (4), shower rose (5), toilet pan (5), toilet cistern (5), net curtains (5), F6 shower rose (5), vinyl (4), mirror (4), drapes (5), F7 shower rose (5), F8 cistern (4), vinyl (4), F11 carpet (4), curtains net (4), F18 wallpaper (4), carpet (4), F19 stove (4), Roof (4),
Taumarunui - Rochfort Flats, 45-47 Taumarunui Street (25)	21 x bedsits, 4 x 1 bedroom	13	0	F5 wallpaper (4), F6 kitchen painting (4), F7 blinds (4), F8 curtains net (4), F10 wallpaper (4), kitchen blinds (4), F11 bathroom mirror (4), F15 vinyl (4), F16 shower walls (4), F17 carpet (4), F19 ceiling (4), F20 curtains net (4), F25 blinds (4),

Taumarunui - 6 Miriama Street (4)	4 x 1 bedroom	2	0	F2 cistern (4), F3 blinds (4)
Taumarunui - Cherry Court, 4 Taumarunui Street (8)	8 x 2 bedroom	2	0	F3 painting (4), F6 shower walls (4)

E.2.3 Rental Housing

Components that scored:		Rating 4	Rating 5	Notes
Raetihi - 11 Islington Street	"Doctor's House"	3	3	Bottom entrance gutters (5), fascia gable end (5), roof (4), steel barges (5), fire flue apron (4), painting (4)

E.2.4 Other Operational Buildings

Components that scored:		Rating 4	Rating 5	Notes
Taumarunui Aerodrome	249 Taringamotu Road, Taumarunui	7	0	bench seats borer (4), cupboards (4), bench top (4), taps (4), toilet (4), cistern (4), sink (4)
Civil Defence Training School	SH4, Taumarunui	0	1	Bridge floor (LHS) (5)
Industrial Storage Building	Ayr Street, Ohakune	6	2	Back wall rusty (5), rotten doors (5), ceiling (4), walls (4), floor (4), lean to gates (4), ceiling (4), walls (4),

E.2.5 Investment Properties

Components that scored:		Rating 4	Rating 5	Notes
Ex-Ohakune Library (leased to Peppatree)	45 Clyde St, Ohakune	0	0	-
Ex-Taumarunui Fire Station (leased to Taumarunui Youth Community Trust)	30 Miriama Street, Taumarunui	1	0	Fencing left back (4)
Ex-Rural Fire Shed Taumarunui	Miro Street, Manunui	1	0	Fencing back (4)
Waimarino/ Ohakune Railway Station	31 Thames Street, Taumarunui	0	0	-

E.2.6 Solid Waste Operational Buildings

Components that scored:		Rating 4	Rating 5	Notes
Taumarunui Landfill solid waste shed	Golf Road, Taumarunui	0	0	-
Waimarino Transfer Station	Old Station Road, Ohakune	3	0	Interior lights (4), shower curtain rail (4), shop floor (4),
National Park Transfer Station	Pehi Road, National Park Village	1	0	Roof tin (4)
Ohura Rubbish Reserve	Taranui Street, Ohura	0	0	-

E.2.7 Waters Operational Buildings

Components that scored:		Rating 4	Rating 5	Notes
Water treatment	Hihi Street West, Ohura	6	0	Cladding (4), roof (4), footbridge (4), interior floor (4), walls (4), safety shower roof (4)
Pumping Station and Reservoir	Echolands Road, Taumarunui	0	0	-
Victory Bridge WWPS	Morero Terrace, Taumarunui	1	1	Barge boards need painting (4), sight rails (5)
Hikumutu Sewage Treatment Plant	Hikumutu Road, Taumarunui	1	0	UV cage frame (4)
Owhango Water Treatment Plant		0	0	-
National Park Water Treatment Plant		0	0	-
Ohakune Water Treatment Plant	Soldiers Road, Ohakune	0	0	-
Ohakune Waste Water Treatment Plant		0	0	-
Raetihi Water Treatment Plant	Makotuku Valley Road, Raetihi	0	0	-

E.2.8 Operational Reserves

Components that scored:		Rating 4	Rating 5	Notes
Ohura Recreation Reserve	Ex-Rugby Pavillion	8	5	Roof (5), Spouting (5), barge boards (5), interior walls ply (4), concrete shower floors (4), kitch walls ply (4), kitchen door (4), stove (5), ktichen bench (4), storeroom door (4), female toilets ceiling (5), walls ply (4), male toilets ceiling (5), walls ply (4)
Taumarunui Domain	Netball Pavillion	4	0	Dripping tap onto weatherboards (4), exterior door (4), exec office carpet (4), hot water cylinder (4)
Tuku Street Pavillion	Taupo Road, Taumarunui	4	6	Galv spouting (5), downpipes (4), fascia (5), lighting (5), drinking fountain (5), ceiling pinex softboard (5), visor fire (5), drapes (4), hotwater cylinder (4), mens toilet ceiling (4),
Owhango Recreation Domain	Domain Pavillion	3	0	Iron roof (4), windows (4), storeroom ceiling (4)

E.2.9 Swimming Pools

Components that scored:		Rating 4	Rating 5	Notes
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Taumarunui Swimming Pool	Turaki Street, Taumarunui	54	5	Fencing (4), Gates (4), bike stand (4), terrace seating (4), gear cubbies (4), footpaths (4), security lighting (4), Office benches (4), floor (4), walls (4), ceiling (4), windows (4), lights (4), fridge (4), Kitchen (floor (4), walls (4), ceiling (4), lights (4), bench (4), cupboards (4), Changing rooms windows (4), F changing rooms ceiling (4), window (4), floor (4), lights (4), F toilet ceiling (4), window (4), floor (5), F shower ceiling (4), floor (4), Chemical store room ceiling (4), floor (4), Store room ceiling (4), floor (4), bench (4), sink (4), M handwash roomwalls (4), floor (4), M toilet window (4), floor (4), M changing ceiling (4), window (4), floor (4), lights (4), M shower ceiling (4), floor (4), Pump shed sheathing (4), spouting (4), floor (4), walls (4), ceiling (5), filter tank (4), filter system (5), Learners pump shed lights (4), large pool paint (4), pool (5), steps (5), Learners pool paint (4), steps (4)
Ohakune Swimming Pool	Ohakune-Raetihi Road, Ohakune	14	15	Gear cubbies (5), footpaths (4), rubbish bins (5), shed doors (4), shed walls floor (5), walls (5), F changing walls (5), floor (4), lights (4), doors (5), F cubicle floors (4), doors (4), (4), toilet pan (5), cistern (4), floor (5), F showers walls (5), ceiling (5), floor (4), shower head (4), M changing walls (5), floor (4), lights (4), dorrs (5), M cubicle doors (5), floor (5), M showers walls (5), floor (4), shower head (4),
Raetihi Swimming Pool	Parapara Road, Raetihi	8	1	Bench seats (4), gear cubbies (4), life guard chair (4), ablution exterior windows (4), office floor carpet (4), Solar room floor (4), walls (4), high diving board (4), low diving board (5)

E.2.10 Community Halls

Components that scored:		Rating 4	Rating 5	Notes
Taumarunui War Memorial Hall	149 Hakiaha Street, Taumarunui	1	2	Galv downpipes rear (4), dressing rooms (4), lower dressing rooms (5), lower storage (5)
Owhango Hall	2157 State Highway 4, Owhango	0	0	-
Miriama Community Centre	10 Miriama Street, Taumarunui	13	0	Curtains (4), fridge (4), mens toilet vinyl floor (4), womens toilet walls (4), cleaning cupboard walls (4), HWC walls (4), ceiling (4), floor vinyl (4), hot water cylinder (4), storeroom behind bard walls (4), ceiling (4), floor wood (4), door wood (4)
Manunui War Memorial Hall	200 Miro Street, Manunui	1	0	Men's Toilet Ceiling Mould (4)
Retaruke Hall	3309 Oio Road, Owhango	8	1	Tin cladding needs paint (4), roof needs paint (4), doors (4), Windows need paint, rotten (4), Spouting (4), downpipes rear missing (5), toilet paint, sign, complying locks (4), kitchen ceiling (4), stove (4), zips (4),
Kaitieke Hall	Kaitieke Road, Kaitieke	1	0	Tin cladding (4)
National Park Hall	Carroll Street, National Park	3	5	Fibrolite cladding holes (5), corrugated iron roof (5), Exterior doors (4), Back Door (5), Balcony (5), Soffit (5), Interior walls paint (4), stage (4)
Taringamotu Hall	Ngapuke Road, Taumarunui	3	0	Tin cladding (4), galv downpipes (4), spouting (4),
Otunui Hall	Kururau Road, Taumarunui	0	0	-
Kirikau Hall	10 Kirikau Valley Road, Taumarunui	0	0	-
Ohura War Memorial Hall	Ngarimu Street, Ohura	5	0	Ceiling tiles main hall (4), ceiling tiles stage (4), interior walls (4), painting back toilet (4), cleaners cupboard ceiling (4),

Waitaanga Hall	State Highway 40, Waitaanga	11	1	Weatherboard cladding (4), tin roof (4), windows (4), doors (4), spouting (4), downpipes (4), fencing (4), lighting (4), steps (4), ceiling (5), stove (4), toilets (4)
Karioi Hall	35 Powells Road, Karioi	0	0	-
Rangataua Hall	Miharo Street, Rangataua	0	0	-
Horopito Hall	State Highway 4, Horopito	0	0	-

E.2.11 Public Toilets

Components that scored:		Rating 4	Rating 5	Notes
Ohura Public Toilets - New Toilet next to hall	Tui Street Ohura	0	0	-
Ohura Public Toilets - Old concrete structure	Tui Street Ohura	0	0	-
Ongarue Public Toilets (converted concrete water tank)	Ongarue St, Ongarue	0	0	-
Taumarunui Public Toilets (concrete block/iron roof)	Hakiaha St, Taumarunui	5	0	Roof (4), floors (4), urinal (4), disabled floor (4), power room window (4),
Taumarunui Domain (concrete block/iron roof)	Morero Tce, Taumarunui	1	0	Cistern burned (4)
Taumarunui Domain Playground (concrete block/iron roof)	Morero Tce, Taumarunui	3	0	Power supply room ceiling (4), walls (4), floor (4)
Cherry Grove / Ngā Huinga Toilets (concrete block/iron roof)	Cherry Grove Rd, Taumarunui	7	0	Mens walls (4), partitions (4), cisterns (4), womens walls (4), partitions (4), cubicle door x 2 (4)
Manunui Domain	Miro St, Manunui	*	*	Condition assessments not completed
Manunui River Reserve (wooden/iron roof)	Beside Taumarunui Holiday Park, Manunui	9	0	Cladding needs clean (4), roof (4), spouting (4), womens ceiling (4), walls (4), toilet door (4), mens toilet ceiling (4), walls (4), toilet door (4)
National Park Public Toilets (concrete block/iron roof)	Carroll St, National Park	0	0	-
National Park Public Toilets (concrete block/iron roof)	Ward St, National Park	0	0	-
Owhango Public Toilets	State Highway 4, Owhango	0	0	-
Tangiwai Toilet Block	State Highway 49, Karioi	0	0	-
Ohakune Public Toilets (concrete block/iron roof)	Clyde St, Ohakune	0	0	-
Ohakune Christie Park Toilets (concrete block/iron roof)	Christie Park, Goldfinch St, Ohakune	0	0	-
Ohakune Railway Station Toilets (wooden/iron roof)	31 Thames St, Ohakune	0	0	-
Ohakune Carrot Park Toilets	1078 Raetihi Ohakune Road, Ohakune	0	0	-
Raetihi Parapara Road Toilets (concrete)	Parapara Road, Raetihi	0	0	-
Raetihi Ameku Road Toilet Block	Ameku Road, Raetihi	0	0	-
Raetihi Seddon Street Toilets (concrete block/iron roof)	Seddon St, Raetihi	2	0	Women's porch overhang (4), mens spouting
Pipiriki Public Toilets and Shelter (wooden/iron roof)	Pipiriki Rd, Pipiriki	2	0	Iron Spouting (4), mushroom (5)
Ruatiti Domain (concrete block/iron roof & wooden)	Ruatiti Rd, Ruatiti	*	*	Condition assessments not completed
Waiouru Public Toilets (concrete block)	SH 1, Waiouru	0	0	-
Ruatiti/Mangapurua Road Cycleway Public Toilet	Located at the intersection of Ruatiti and Mangapurua Roads	0	0	-
Oio Road Cycleway Public Toilet	Located opposite the monument on Oio Road	0	0	-

E.2.12 Parks and Reserves

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Ohura Old Playground Park	Inspected September 2020									
Fence	Wooden	White	1	5		Needs removing	1980	35		500.00
Plants			1	2		Mixture	1990	30	2020	500.00
Ohura Cemetery	Inspected September 2020									
Sign	One way	Blue	1	4	Junction of road				0	
Berm	ANZAC			2		Slight joint displacement	1960	E 100	2060	
Berm	Ashes			1			1960	E 100	2060	
Gate	Metal, standard size		2	2			1990	E 50	2040	500
Gate	Small, metal		1	2			1990	E 50	2040	150
Seat	Metal/wooden slats		1	2			2011	30	2041	
Hedge			1	2	Back of ANZAC					
Flag pole	Metal	White	1	3			1960	E 60	2020	
Memorial plaque	Concrete, copper	White	2	1	By flagpole		1960	E		
Road	Metal			4		In very poor state			0	
Shelter	Metal	Green	1	2	LHS exit road					
Matiere Cemetery	Inspected September 2020									
Flagpole	Metal	White	1	2			1960	60	2020	1,000.00
ANZAC berm	Concrete block with plaster covering	Unpainted		3			1940	100	2040	
Path	Concrete			3			1940	100	2040	5000
Fence	Wire & batten	Unpainted	1	3			1980	E 40	2020	
Fence	Powder coated	Black	1	5			2018	E 40	2058	
Track	Grass			2		Not driveable in wet weather conditions			0	
Gate	Powder coated	Black	2	5			2018	E 50	2068	
Ruatiti Domain	Inspected September 2020									
water tank	concrete	white	2	3	top field		1995	e 50	2045	3000,00
sign	fish and game	white	1	3	entrance to domain		2000	e 20	2020	50
sign	cutting live trees prohibited	yellow/black writing	1	2	entrance to domain		2006	e 20	2026	50
sign	RDC boil water	white	1	2	entrance to domain		2006	e 20	2026	50
sign	changing room only	white/black writing	2	3	on changing room		2006	e 20	2026	50
sign	fire works cause fires	white/red, black writing	2	3	on changing room		2006	e 20	2026	50
sign	please remove rubbish	green & white	1	3	main entrance		2005	e 20	2025	50
sign	no fire arms	white &	1	2	main entrance		2005	e 20	2025	50

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost	
		blue									
sign	no trail biking	white & blue	1	1	main entrance		2005	e	20	2025	50
sign	boil drinking water	black & white	1	2	main entrance		2005	e	20	2025	50
sign	camping area (arrow)	blue/white	1	2	picnic area		2007	e	20	2027	50
sign	picnic area only	blue/white	1	2	picnic area		2007	e	20	2027	50
sign	Watch for children	yellow	1	2							
sign	Liquor ban	white & red	3	2							
sign	Restricated fire area	white & red	4	2							
sign	10kms speed limit	white & red	3	2							
BBQ	metal freestanding fixed	metal	1	5	picnic area		1980	e	35	2015	300
BBQ	metal freestanding fixed	metal	1	5	middle field		1980	e	35	2015	300
BBQ	concrete block	concrete	3	4	middle field		1980	e	35	2015	300
BBQ	metal freestanding fixed	metal	2	5	lower field		1980	e	35	2015	300
BBQ	concrete fire place		1	4	lower field		1980	e	35	2015	300
picnic table	wooden table/separate seats	white	3	3	picnic area		1980	e	35	2015	1,200.00
picnic table	wooden table/separate seats	white	1	3	middle field		2006	e	30	2036	300.00
picnic table	wooden all in one	wood	2	2	lower field		2006	e	30	2036	300.00
picnic table	wooden table/separate seats	white	1	3	lower field		2006	e	30	2036	300.00
picnic table	wooden table/separate seats	white	1	3	glade (block toilet)		2006	e	30	2036	300.00
picnic table	wooden table/separate seats	unpainted	1	3	glade (block toilet)						
taps			1	2	picnic area		2000	e	30	2030	25
taps			2	2	block toilet		2000	e	30	2030	25
taps			1	2	lower field		2000	e	30	2030	25
taps			1	2	upper field		2000	e	30	2030	25
taps			2	2	plantings upper field		2000	e	30	2030	25
changing room	plywood	unpainted	2	3	beside long drops		1980	e	50	2030	1,000.00
shower cubicles	ply and tin	unpainted	2	3	middle field		2005	e		2005	500.00
road	metal			4						0	
toilet	longdrop-plywood	unpainted	2	3	picnic area		1980	e	50	2030	3,000.00
toilet	flush- concrete block	unpainted	2	3	middle field		2000	e	100	2100	8,000.00
toilet	longdrop-plywood	unpainted	2	3	lower field		1980	e	50	2030	3,000.00
main drive is pot holed, metal and grading required											
Cattle stop	Galv		1	1	Top of driveway		2017	e	30	2047	
National Park Memorial	Inspected September 2020										
garden	mixed, bark mulch			3	north of monument					0	
flagpole	metal	silver	2	2	behind monument		1940	e	100	2040	

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost	
fence	concrete posts and chain	white posts	1	3	surrounding monument		1940	e	100	2040	
monument	concrete and river stones	white steps and cross	1	3	beside G.A.S		1940	e	100	2040	
Seat	stone and timber	unpainted	1	1	beside G.A.S		2017	e	20	2037	
National Park Playground	Inspected September 2020										
Sign	Roy Turner	unpainted	1	1	In front entrance		2016	e	20	2036	
Equipment	junior multiplay	unpainted	1	1	1st left		2016	e	25	2041	
Equipment	seesaw, wooden	unpainted	1	1	by junior multiplay		2016	e	25	2041	
Seat	stone and timber	unpainted	1	1	by junior multiplay		2016	e	20	2036	
Picnic table	Wooden with attached seats	unpainted	1	2	by junior multiplay		2016		15	2031	
Equipment	Old junior multiplay	unpainted	1	2	rhs of new junior multiplay		2016		25	2041	
Equipment	junior multiplay	unpainted	1	1	rhs of old junior multiplay		2016		25	2041	
Equipment	basket swing	unpainted	1	1	rhs of second junior multiplay		2016		25	2041	
Equipment	ball throw fence	galv	1	1	rhs of basket swing		2016		25	2041	
Equipment	climbing pyramid	galv	1	1	rhs of p/ground area		2016		25	2041	
Equipment	senior multi climb	wooden/galv	1	1	rhs of climbing pyramid		2016		25	2041	
swings	3 swing bay	galv	1	1	rhs of senior multi climb		2016		25	2041	
Seat	stone and timber	unpainted	1	1	In front entrance		2016		20	2036	
undersurfacing	Pea metal			1	around all equipment		2016				
Edging	timber	unpainted		1	around all equipment		2016		20		
Raurimu Cemetery	Inspected September 2020										
Fence	Plastic Picket	White	1	1	Road front		2015	E	60	2075	14,400
Fence	Totara batten & wire	Unpainted	1	3	Boundary		1970	E	50	2020	
Fence	Treated batten & wire fence	Unpainted	1	3	Internal fences		1980	E	50	2030	
Fence	Board	Unpainted	1	3	Internal fences						
Gate	Plastic picket	White	1	1	Middle entrance		2015	E	60	2075	1,000.00
Gate	Plastic picket	White	2	1	Road front, to graves on left		2015	E	60	2075	1,000.00
Gate	Plastic picket	White	1	1	Entrance to						

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
					graves on left					
Gate	Plastic picket	White	1	3	Entrance to graves on right	Solid, rustic look - lichen	2015	E 60	2075	300
Gate	Galvanised	Unpainted	1	1	Entrance to graves on left		2018	E 60	2076	
Raurimu Massacre Memorial (in front of school grounds)										
Inspected September 2020										
Memorial			1	2						
Fence	Picket		1	2	Around memorial					
Gate	Picket		1	2	Entrance to memorial					
Trees						Trees to be pruned annually				
Raurimu Playground										
Inspected September 2020										
Swing	3 swing bay	Galvanised	1	1	LHS		2014	25	2039	
Picnic table	Wooden with seats attached	Unpainted	1	5	Front of p/ground		2014	5	2019	
Equipment	Slide	Unpainted	1	1	Middle of p/ground		2014	25	2039	
Equipment	Stand on spinner	Galvanised	1	1	RHS		2015	25	2040	
Owhango Cemetery										
Inspected September 2020										
Fence	Picket	White	1	2	Front		1980	E 50	2030	16,500
Fence	Wire and batten	Unpainted	1	3	Boundaries		1980	E 50	2030	2,000
Gate	Picket, small	White	1	2	Front		1980	E 50	2030	300
Gate	Picket, standard size	White	2	2	Front		1980	E 50	2030	800
Gate	Metal	Unpainted	3	1	Into farm paddocks		1980	E 50	2030	750
Steps	Concrete	Concrete	7	2	Front		2000	E 100	2100	
Step handrail	Metal	Metal	1	1	Front		2007	E 50	2057	
Gate & fence	Timber	White	1	2	Sth/east entrance		2010	50	2060	3986
Owhango Assets										
Inspected September 2020										
Fence	Netting	Unpainted	1	2	Tennis court	Hole in corner	1980	E 50	2030	
Gate	Metal	White	1	3	Entrance to domain	Needs removing water blast & re-paint	1970	E 50	2020	1,500
Swings		Multi	2	3	Domain		1990	E 40	2030	1,500
Picnic table	Wooden	Green	2	3	Domain		1980	E 50	2030	600
Picnic table	Wooden	Unpainted	1	4	Tennis court		1960	E 50	2010	300
Picnic table	Wooden	Green	2	2	SH4	Letting go back to natural - do not repaint	1990	E 50	2040	600
Bus shelter	Batten and board	Unpainted	1	2	SH4		1990	E 50	2040	3,000
Gazebo	Wooden lattice	Unpainted	1	2	SH4		2000	E 50	2050	1,500
Knee breaker	Post and wire	Unpainted	1	1	SH4		2019	E 50	2069	
Picnic table	Wooden	Unpainted	1	1	SH4		2019	E 50	2069	

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Picnic table	Wooden	Unpainted	1	2	SH4		2006	50	2056	200
Northern bus shelters										
Inspected September 2020										
Rangaroa Road/Lairdvale Road corner	Corrugated iron, iron, metal and wood		1	5			1990	60	2050	4,000.00
New Road	Corrugated iron, iron, metal and wood		1	5			1990	60	2050	4,000.00
East Street	Black Steel and Perspex with seat		1	1			2016	60	2076	2,500.00
Seath Ave	Black Steel		1	1			2016	60	2076	2,500.00
Taupo Road/ Para Street	Corrugated iron and wood. Holes patched in wood.		1	2			1950	60	2010	4,000.00
Taupo Road/ Tuku Street	Corrugated iron and wood. Holes patched on side wall.		1	5			1950	60	2010	4,000.00
Taupo Road / Reu Street	Black Steel		1	5			2016	60	2076	2,500.00
Hikumutu Road	Corrugated iron and wood. Un-painted. Graffiti inside has been painted out		1	2			1980	60	2040	4,000.00
Mahoe Road	Corrugated iron, iron, metal and wood		1	2			1990	60	2050	4,000.00
Kururau Road	Wood, Long-run roof, Nova roof sides		1	2			2012	60	2072	4,000.00
Whanganui River Walkway										
Inspected September 2020										
Stile	Wood	Unpainted	12	3						
Gate	Metal	Unpainted	1	3						
Fence	Batten & wire	Unpainted	1	3		Rotting in places				
Fence	Wood	White	1	4	1/2 way along Taupo Rd					
Fence	Wood	Unpainted	1	3	Makere St					
Picnic table	Wood	Green	2	5			1985	E 30	2015	2,500.00
Manson's Gardens										
Inspected September 2020										
Memorial plaque	West Family & G Thompson		1	2	By clock and art centre					
Memorial	Great War		1	1	By top hat	3 flag poles behind	2016			
Decorative lighting	Lantern on ornamental pole	Pole green	3	3	Nth end of gardens	10911 10912 10908	1990	E 50	2040	4,500.00
Decorative lighting	Luminaire		2	2		Lanterns cleaning RDC lighting contractor	1990	E 25	2015	1,500.00
Decorative lighting	In ground lights fixture		3	2	Nth end of gardens	L0202, L0201, L0205	2006	E 50	2056	
Decorative lighting	Lantern on ornamental pole - no number	Pole green	2	5	Opposite Rapunzel's under Elm tree	LO126 LO127	1940	E 50	1990	3,000.00
Decorative lighting	Lantern on ornamental pole	Pole green	1	5	Opposite bakery	LO147	1990	E 50	2040	1,500.00
Decorative lighting	Lantern on ornamental pole	Pole green	1	5	Opposite regent theatre	LO148	1990	E 50	2040	1,500.00
Decorative lighting	In ground light fixture	Round	1	5	Opposite regent theatre under rhododendron & Camellia		2000	E 50	2050	1,000.00

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Decorative lighting	Lantern on cast ornamental pole no number	Pole green	1	4	West of central park	LO149	1990	E 50	2040	1,500.00
Decorative lighting	Lantern on ornamental pole no number	Pole green	1	3	Beside central park	LO150	1990	E 50	2040	1,500.00
Sign	Armistice Day	Green	1	1	By top hat		2016			
Sign	No dogs, skateboards, alcohol		7	2					0	
KC Top hat	Barrier fence		1	2	Nth end				0	
Sign	Hakiaha Street heritage		1	1	End of Mansons North					
KC Top hat	Monument	Mixed	1	2					0	
Decorative lighting	Lights		1	1	At top hat				0	
Seat	Park bench new style, metal	Green	8	3		Some paint chipped off	2000	25	2025	20,000
Table and seats	Picnic tables & Seats new set in concrete square		6	2		Paint scratches	2017	25	2025	9,000.00
Table and seats	picnic tables & Seats new set in concrete square		2	1	North of square		2019		0	2,000.00
Table and seats	picnic tables & Seats new set in concrete square		2	1	Opposite Appliance store		2017			
Sculpture	Birds on poles		5	1	LHS new development		2019			
Seat	Old wooden type		1	4	Opposite Lumberjacks					
Sculpture	Moa	Stained black	1	2			2014	E 25	2039	
Lion's Square Plaque	Lions Square		1	2			2008		2008	
Fish pond	Pond/concrete		1	1		New	2019	E 60	2040	
Town clock			1	2	Opp. Chemist		2016		0	
Seat	Wooden fixed square		3	1	At pond		2019	25	2044	
Seat	Wooden sliding square		4	1	Either side of clock		2019	25	2044	
Seat	Wood and steel		2	1	By clock		2019	25	2044	
Table seat combo	Wood and steel		2	1	Sth side of pond		2019	25	2044	
Barrier	Steel pipe square post		1	1	Road side of square		2019	25	2044	
Climbing Wall	Steel		1	1			2019	25	2044	
Tramp	In ground	black	2	1			2019	25	2044	
Seat	Wood and steel		5	1			2019	25	2044	
Seat	Large wooden square lenth		1	1			2019	25	2044	
Mole hill	On ground	green	12	1			2019	25	2044	
Mole hill	On ground joined with timber	green	6	1			2019	25	2044	
Mole hill	Large on ground with through pipe and flat wooden bridges	green	1	1			2019	25	2044	
Bridge	Flat wooden		1	1			2019	25	2044	
Structure	Upright poles		34	1			2019	25	2044	

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Pagoda	Wooden		1	1			2019	25	2044	
Seat	Large L shaped		1	1	Nth end		2019	25	2044	
Structure	Living wall		1	1			2019	25	2044	
Drinking Fountain	Wood and steel		1	1			2019	25	2044	
Structure	Stainless U Pipe		1	1	Bike stand		2019	25	2044	
Manunui Campground	Inspected September 2020									
Sign	20k speed limit		1	2	At entrance				0	
Sign	Picnic area only	White background	1	3	Beside cattle stop				0	
Sign	Male	Blue and white	1	3	Front of toilet				0	
Sign	Female	Blue and white	1	4					0	
Sign	Saw millers memorial		1	2					0	
Sign	Manunui Scenic Reserve	White background	2	4	At entrance & exit to bush walk				0	
Table	Wooden table and seats	Green	2	4	Entrances to bush		1980	E 30	2010	1,500.00
Street light		Unpainted	1	2	Near toilet				0	
Plaque in rock			1	2	By saw miller's sign				0	
Fence	Batten & wire		1	4					0	
Fence	Wooden	Unpainted	1	3	By toilets				0	
Gate	Metal	Unpainted	1	3	Entrance		1980	E 50	2030	250.00
Gate	Wooden small	Unpainted	2	3	Entrance and by toilets				0	
Gate	Wooden	New unpainted	1	1	By toilets				0	
Stile	Wooden	Unpainted	2	4	Between camp ground and river				0	
Tap			1	2	At Waste Dump				0	
Tap			1	3	On pole by toilets					
Sign	Waste dump	White background	1	2	At Waste Dump				0	
Speed hump	On road	Black	2	2	On road	Not wide enough - cars driving beside them	2008		2008	
Sign	15km speed hump	Orange	2	1	By speed humps		2008		2008	
Sign	No overnight camping		1	1	By speed humps		2013			
Sign	Non potable water		1	1	At Waste Dump		2013			
Fence	Post & wire rope	Unpainted	1	1	Between SH4 & entrance		2007		2007	
Manunui Cemetery	Inspected September 2020									
Gate	Galv steel	Unpainted	1	1	Between cem and field		2013	60	2073	

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Gate	Small wooden	White	1	2	Main entrance				0	
Gate	Big wooden	White	2	2	Main entrance				0	
Fence	Picket	White	1	2	Main entrance				0	
Fence	Post and wire strop		1	1	Highway boundary				0	
Fence	Post and wire strop		1	1	Northern boundary					
Wall	Concrete block	Unpainted	1	3	Back, parallel with railway	Cracks in stone			0	
Rock wall	Rocks overlaid blocks		1	2	At rear of RSA memorial		2008	50	2058	
Flagpole	RSA	White	1	2	RSA Section				0	
Plaque	RSA	Copper	1	2	RSA Section				0	
Entrance pergola	Timber/tile roof	White	1	2	Mid front		2007	50	2057	
Seat	Bench	White	2	2	In pergola				0	
Sexton shed	Aluminium	Unpainted, white painted door	1	4	Southern back corner	Hole in glass window	1950	65	2015	2,500.00
Taps			2	1	Main entrance & by metal gate		2019		0	
Drinking fountain			2	1	At main gate & by north post and wire fence		2019			
Ngā Huinga Cherry Grove	Inspected September 2020									
Stile	Double board		2	5	Between rugby & soccer fields, side by side	Both stiles in state of disrepair - suggest removal			0	
Gate	Metal	Unpainted	1	4	In sports field fences		1960	E 60	2020	1,200.00
Gate	Picket	White	1	3	Part of picket entrance		2005	E 40	2045	1,000.00
Gate	Decorative metal	Unpainted	2	2	Entranceway				0	
Fence	Picket		1	3	Entranceway		2005	E 40	2045	1,000.00
Fence	Post & cable		1	2	Road boundary RHS		2018			
Fence	Post & cable		1	1	Round trees opposite DOC		2013			
Fence	Post & cable		1	1	Carpark boundaries		2018			
Fence	Post & cable		1	3	River boundary				0	
Fence	Wooden board	Unpainted	3	5	By toilet and clubrooms				0	
Sign	Keep entrance clear	White	1	3	Gate into soccer				0	

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Sign	No camping	White	1	3	field				0	
Sign	Dog exercise area		1	1	Inside entrance		2013			
Sign	No dogs		3	1	Field boundary		2013			
Sign	No exit	White	1	1	Opposite Eels club rooms		2018			
Entranceway	Brick and metal	Red	2	3	Entrance	Bricks chipped, Metal good condition			0	
Entranceway	Brick posts small		2	3	Entrance	Bricks chipped			0	
Speed humps	Speed humps	Black/white	2	1	On road	Not wide enough	2008		2008	
Speed hump signs	Warning signs	Yellow	4	1	By speed humps	Last sign LHS loose in ground	2008		2008	
McLeish Plaque	Concrete metal		1	3	Inside entrance	Broken concrete around plaque			0	
Picnic table	Wooden	Green	1	3	Under trees		2003	E 30	2033	1,000.00
Picnic table	Wooden	Unpainted	1	1	First LHS		2016	30	2046	1,000.00
Picnic table	Wooden	Unpainted	3	1	In Turn Bay		2016	30	2046	3,000.00
Pagoda	Wooden / iron roof	Unpainted	1	1	RHS of turn bay		2019	30	2049	
BBQ	Electric		1	1	In pagoda		2019	30	2049	
Drinking fountain	Metal		1	1	Outside DOC office		2019	30	2049	
Taumarunui Cemetery (NEW)	Inspected September 2020									
Fence	Deer		1	2	Deer fence from landfill entrance to Porter boundary.				0	
Fence	Deer		1	3	Porters fence is topped up deer fence				0	
Sexton shed	Steel	Green	1	2	Down the back		2005		2005	
Taps			6	2					0	
Seat	Rural Women	Green	2	5 & 2	By Porters & new camellia hedge	Baby seat not to be repainted	2003	30	2033	600.00
Seat	Suicide group	Unpainted	1	2	Near ANZAC		2003	20	2023	
Seat	RSA women	Granite	1	1	Near ANZAC	Memory of Nick Roderick	2012	E 40	2052	
Gate	Metal	Silver	2	2	ANZAC entrance				0	
Flagpole	Metal	White	1	2	ANZAC				0	
Plaque	Copper		1	2	ANZAC	Here lie the mortal remains...			0	
ANZAC steps	Concrete	White	1	2	ANZAC				0	
ANZAC monument, cross with 2 plaques	Concrete	White	1	2	ANZAC				0	
Monument	Granite		1	1	Baby memorial	For all our babies briefly known...				
Signs	Wooden		1	3	Baby memorial		2007		2007	
Signs	RDC notification	White	1	1	At front entrances					

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
					of cemetery					
Fence	Post & chain		2	1	At front entrances of cemetery		2007		2007	
Taumarunui Cemetery (OLD)		Inspected September 2020								
Fence	Wire and batten	Unpainted	1	1	Nth west boundaries		2012	50	2062	
Fence	Wooden	Unpainted	1	1	South west corner		2012	50	2062	
Fence	Netting and concrete posts	Unpainted	2	3	Surrounding war graves				0	
Gate	Netting with metal surround	Unpainted	2	3	In war veteran fences		1960	E 60	2020	400.00
Gate	Vehicle access		1	1	West boundary		2012	60	2072	
Flagpole	Metal	White	1	1	End of war graves					
Picnic Tables and Seats not on Other Inspection Sheets		Inspected September 2020								
River Road	Wood	Green	1	5			1970	E	2010	600.00
River Road	Wood	Unpainted	1	1			2016	E	2015	1,000
Kururau Road Hill seat	Wood	Unpainted	1	3		New top installed 2011	2011		2041	200.00
Taumarunui Domain		Inspected September 2020								
Sign	Steel frame	Brown	1	2	Over play entrance				0	
Sign	No Dogs		1	1	Main entrance					
Gate	Metal		1	2	Main entrance		2000	50	2050	250.00
Fence	Concrete post wooden rail	White	2	3	ANZAC entrance		1960	E 50	2010	3,000.00
Fence	Brick		1	2	ANZAC entrance		1940	E 70	2010	
Wall	Stone		1	3	By bridge		1940	E 80	2020	
Wall	Concrete block		1	1	Main entrance		1974	E 50	2024	
Railing	Wooden	Unpainted	1	1	Beside Morero Terrace path		2019	E 50	2069	
Bridge	Wooden	White	1	3	Morero Terrace path		2000	E 50	2050	
Play equipment	New style	multi	1	1	main entrance	New	2019	e 50	2069	
Play equipment	skate ramp		1	2	right of wooden train		2005	e 50	2055	
Play equipment	Pole mounted		1	1	behind existing multiplay	Climbing system	2018	e 50	2068	
Play equipment	Flying fox		1	1	next to skate ramp		2019	e 50	2069	
Under surfacing	Bark		1	1	under new multi		2019	e 5	2024	
Under surfacing	Bark		1	1	under new climbing system		2018	e 5	2023	
Edging	Timber		1	1	around new multi		2019	e 20	2039	
Edging	Timber		1	1	under new climbing system		2018	e 20	2038	

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Seat	Metal	Light green	1	1	By Skateboard ramp		2007	30	2037	
Seat	Metal		1	1	Under trees by B/ball court					
Monument	Anzac/ concrete & marble		1	2	Corner Morero & Miriama St		1940	E		
Monument	Shelter/brick, timber & tile	Brown	1	3	Corner Morero & Miriama St		1940	E		
Bollard	Cenotaph entrance	Brown	1	2	Corner Morero & Miriama St		2005	50	2055	200.00
Drinking fountain	Metal	Unpainted	1	1	LHS before toilets		2019			
Taumarunui Small Playgrounds	Inspected September 2020									
Bullians Ave										
Slide			1	4			2000	50	2050	2,000.00
Fall area			1	4			2000	20	2020	1,000.00
See saws			1	5			1960	E 50	2010	2,000.00
Fall area			1	4			2005	5	2010	1,000.00
New Road										
Swings	Double swing		1	2			2008	E 50	2058	
Fall area	Rubber matting		1	2		Some slumping	2008	E 20	2028	
East Street										
Swings			1	4		Repainted 2015	1980	E 50	2030	2,000.00
Fall area	Rubber matting		1	3		Some slumping	2008	E 20	2028	
Tuku Street										
Swings			1	2						
Slide	Wooden steps		1	2						
Fall area	Bark		1	2						
Cherry Grove										
Adult swing	Chain/ soft seat		2	2					0	
Child swing	Chain/ soft seat		1	2					0	
Lullaby basket	Basket	Blue/black	1	2				e	0	
Fall area	Bark		1	1					0	
Wooden Poles	Wooden pole cross member		2	2				e	0	
Hakiaha Street Shop Side Bollards	Inspected September 2020									
Bollards	With lights	Green	1	5	Opposite library	Powder coating oxidised	1999	E 40	2039	650.00
Bollards	With lights	Green	1	5	ANZ corner	Powder coating oxidised				650.00
Bollards	With lights	Green	3	5	By TM Peters	Powder coating oxidised				1,950.00
Bollards	No lights	Green	8	5	Outside theatre	Powder coating oxidised				4,000.00
Bollards	No lights	Green	10	5	ANZ corner	Powder coating oxidised				5,000.00
Bollards	No lights	Green	5	5	By TM Peters	Powder coating oxidised				2,500.00

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Bollards	No lights	Green	12	5	Outside Postie	Powder coating oxidised				6,000.00
Other bollards	Inspected September 2020									
Bollards	With lights	Green	2	3	Pedestrian Crossing to Primary School	One replaced 2016	1999	E 40	2039	7,800.00
Te Peka	Inspected September 2020									
Lookout	Wooden shelter/platform	Green	1	3		Dedicated by the Lions	1980		2030	10,000
Picnic table	Wooden	Green	1	3		No concrete pads	1990		2010	400
Picnic table	Wooden	Green	1	3			1990		2010	400
Picnic table	Wooden	Unpainted	1	1	RHS of footpath	With plaque	2016		2036	400
Fence	Wooden post & rail	White	1	3					0	
Fence	Wire		1	3		Left boundary			0	
Water tank	Concrete	White	1	3					0	
Memorial	Concrete/ marble		1	2	Pei Te Hurunui Drive	In memory of Maori tribes dedicated by Mayor Benzigger	1976		1976	
Northern Entrance Reserve	Inspected September 2020									
Picnic tables	wooden	unpainted	4	1			2016	e 30	2046	4,000.00
Fence	post & wire rope		1	3	Front	Needs extending to prevent vehicular access to lower platform	1980	e 50	2030	1,000.00
Fence	post & wire rope	unpainted	1	1	carpark bottom of ramp		2018	e 50	2068	
Sign				2			1980	e 30	2010	2,000.00
Light	King Tāwhiao		1	1	Front	New	2016	e		
Sign	Heritage trail		1	2	Front	stainless steel bars, wooden posts, laminated signage	2012	e		
Construction	Canoe etc	steel	1	1	Front	on old concrete slab	2016			
Boardwalk	wooden		1	1	From end of concrete ramp to platform		2018	e 50	2068	
Platform with built in seats	Wooden		1	1	End of wooden boardwalk		2018	e 50	2068	
Lights	On wooden posts		2	1	End of wooden boardwalk		2019	e 50	2069	
Maata Garden Rose Gardens and Memorial Hall	Inspected September 2020									
Memorial plaque			1	2					0	
Pou	Carved wood	Red	1	5					0	
Fountain	Rocks/pavers		1	3	Mid rose garden				0	
Lights on steel pole		White	5	3					0	
Park seat	Steel	Green	1	3			2003	30	2033	1,500

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Waiouru	Inspected September 2020									
Picnic tables	Refurbished steel top	Green	2	1	In reserve		1980	E 30	2010	1,000.00
Picnic tables	Metal with wood top	Unpainted	4	1	Around toilet		2016	40	2056	
Seats	Metal with wood top	Unpainted	8	1	Around toilet		2016	40	2056	
Seats	Metal with wood top	Unpainted	1	1	Outside Hotel		2016	40	2056	
Fence	Wire netting and battens	Unpainted	1	3	Surrounding park				0	
Sign	Wooden RDC	Green with yellow writing	1	1	Side of SH 49				0	
Bus shelter	Steel, glass, corrugated iron	Green	1	1	SH 49 opp. Park		2018	E 60	2078	
Fence	4 pole and chain	Unpainted	1	1	By toilet		1999	E 50	2049	500
Table	Metal with wood top	Unpainted	2	1	North end of service lane		2002	20	2022	1000
Seats	Metal with wood top	Unpainted	4	1	North end of service lane		2003	15	2018	1000
Rangataua Cemetery	Inspected September 2020									
Gate	Vehicle galvanised steel		1	1	Entrance		2013	50	2063	150
Gate	Pedestrian, galvanised steel		1	1	Entrance		2013	50	2063	300
Seat	Wood slats, metal side/legs	White	1	3	Left rear		2009	E 20	2029	
Fence	Deer		1	3	Boundary with farm				0	
Refuse bin	Galvanised steel		1	3						
Tangiwai	Inspected September 2020									
Memorial	Rock and marble	Black	1	1	Main entrance					
Picnic tables	Timber	Grey	2	2	By shelter		1990	E 30	2020	1,000.00
Picnic tables	Timber				Main entrance		1990	E 30	2020	1,000.00
Information shelter	Timber/iron	Grey	1	2					0	2,000.00
Fence	Post and rail	White	1	2	Top of bank behind shelter		1980	E 50	2030	1,000.00
Fence	Post & wire		1	3	SH4 to Memorial entrance				0	
Bin	Concrete		1	2						
Flagpole	Concrete	Stainless steel	6	1	Main entrance					
Memorial Train	Rock and marble	Black	1	1	By shelter					
Memorial Clock	Rock and marble	Black	1	1	By shelter					
Jubilee Park Walkway	Inspected September 2020									
Bridge			1	3	Holiday park	Refer to Engineers annual report			0	
Bridge			1	2		Refer to Engineers annual report			0	
Bridge			1	2		Refer to Engineers annual			0	

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Sign		Green with yellow writing	3	3	Carrot park, Rochfort park, Jubilee, Burns St	report			0	
Mangawhero Terrace Inspected September 2020										
Picnic table	Half rounds	Green	2	3	Nth end		1980	E 50	2030	400
Picnic table	Joined seats	Green	3	3	Nth end		1980	E 50	2030	2,500.00
Picnic table	Joined seats Steel	Green	1	3	Swing bridge		2008	E 20	2028	2,500.00
Picnic table	Joined seats Wood	Unpainted	1	1	Pump track Old Station Road		2015	20	2035	2,500.00
Ohakune Cemetery Inspected September 2020										
Pillar monument	Concrete	White	1	2	In front paddock beside Rd					
Sign	Road sign	Yellow with black writing	1	2	Main Rd and entrance to cemetery				0	
Sign	Handmade	Green/white	1	3	Driveway entrance				0	
Fence	Wire rope		1	2	Front of graveyard				0	
Fence	Picket	White	1	2	Encloses RSA section				0	
Fence	Batten and wire		1	4	External perimeter and between old and new cemetery		2005	50	2055	1,000.00
Gate	Turn around	White	1	3	Between old and new cemetery				0	
Seat	Park bench	Wooden	1	2			2000	30	2030	1,000.00
Shelter		Unpainted	1	2	To right of entrance gate		2000	50	2050	1,500.00
Tap			1	1	Beside shelter	Roof water supply			0	
Flagpole	Metal	Grey	1	2	In front of RSA section				0	
Ohakune Main Street Inspected September 2020										
Bollards	Wooden	Unpainted	132	3	CBD	Some are linked, others separate	2000	50	2050	
Chain	Metal with plastic coating	Blue	1	3	CBD, linking bollards together	Blue coating is wearing off. 10 gaps missing chains	2000	20	2020	
Seats	Ohakune 2000 style metal & timber	Blue and natural	16	3	CBD	Plus 2 stored at Raetihi depot	2000	30	2030	27,000.00
Seat	Wooden seat with metal surround	Unpainted	2	2	Jubilee park		2000	30	2030	2,000.00
Seat	Bench	White	2	4	Moore St bus stop		1980	E 30	2010	500.00
Plaque	Metal	Bronze and	1	2	Boardwalk				0	

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
		black								
Boardwalk	Wood	Unpainted	1	2	Between i-SITE and toilets					
Picnic table	Joined heavy wood	Unpainted	2	3	Between i-SITE and toilets					
Play equipment	Double adult old swings, double kiddies new swing, slide		1	3	Next to i-SITE					
Fall area	Rubber	Black	1	3	Next to i-SITE					
Info stands	Metal	Unpainted	2	4	Boardwalk				0	
Sign	Welcome to Ohakune	Red, white & blue	1	1	North end Main Street		2005	20	2025	
Carrot Park	Inspected September 2020									
Sign	Ohakune where adventures begin	multi	1	2	entrance		1990	e 30	2020	500
Carrot	sculpture	orange	1	2	entrance garden				0	
Decking	wood	unpainted	1	3	around carrot		1980	e 50	2030	2,000.00
Picnic table	alloy seat and table joined	green	2	1	middle of park		2016	e 30	2046	
Picnic table	alloy seat and table joined	green	2	1	Under shelter		2016	e 30	2046	
Picnic table	wood seat and table joined	orange	2	1	Under shelter		2017	e 30	2047	
Seat	alloy	unpainted	2	1	Under shelter		2017	30	2047	
Seat	alloy/wood	unpainted	2	1	next to carrot			30	30	
swings	double	orange	1	1	next to carrot	junior, kiddie and basket	2016	30	2046	
fall area	bark		1	1	next to carrot		2016	30	2046	
surround	wood		1	1	next to carrot		2016	30	2046	
fountain	s/steel		1	1	next to carrot		2016	30	2046	
swings	double	orange	1	1	middle of park	adult	2016	30	2046	
fall area	bark		1	1	middle of park		2016	30	2046	
surround	wood		1	1	middle of park		2016	30	2046	
seesaw	steel	orange	1	1	middle of park		2016	30	2046	
fall area	bark		1	1	middle of park		2016	30	2046	
surround	wood		1	1	middle of park		2016	30	2046	
sculpture	Carrot	orange	1	1	middle of park		2017	30	2047	
sculpture	Carrot car	orange	1	2	middle of park		2017	30	2047	
sculpture	Brussel sprout	green	1	1	middle of park		2017	30	2047	
sculpture	Pear	Beige	1	1	middle of park		2017	30	2047	
sculpture	Turnip	Cream	1	1	middle of park		2017	30	2047	
sculpture	Swede	Cream	1	1	middle of park			30	30	
Sign	Chinese growers	red	1	1	Under shelter		2017	30	2047	
Picnic table	wood seat and table joined	orange	1	1	by river		2017	e 30	2047	
Picnic table	wood seat and table joined	orange	2	1	by log		2017	e 30	2047	
Picnic table	wood seat and table joined	orange	1	1	by turnip		2017	e 30	2047	
Activity	Poles	Green/orange	1	1	rear of park		2017			

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Slide	double	orange	1	1	rear of park		2017	30	2047	
fall area	Rubber tiles		1	1	rear of park		2016	30	2046	
Activity	exercise	orange	1	1	rear of park		2017	30	2047	
Activity	Small truck on spring	Green/orange	1	1	next to carrot					
Activity	Hopscotch		1	1	by river					
Seat	Wooden	unpainted	1	1	by hopscotch			30	30	
Shelter	exercise/Steel	orange	1	1	rear of park		2017	30	2047	
Picnic table	Wooden seat and table joined	unpainted	1	1	rear of park		2017	30	2047	
Seat	Wooden	unpainted	1	1	by river		2017	30	2047	
Seat	Wooden	unpainted	1	1	rear of park		2017	30	2047	
Activity	Basket ball	steel	1	1	by seesaw		2017	30	2047	
Shelter	concrete floor, steel poles,corrogated roof	orange	1	4			2016	e 40	2056	
Log of wood	log on top of concrete	unpainted	1	3	middle of lawn area					0
Shelter	concrete floor, wood poles,corrogated roof		1	1	Picnic area			e 40	40	
Shelter	concrete floor, wood poles,corrogated roof		1	1	Picnic area			e 40	40	
Seat	Wooden	unpainted	5	1	Picnic area			30	30	
BBQ	steel		2	1	Picnic area			30	30	
Activity	Kiddie swing	orange	1	1	middle of lawn area					
Activity	Kiddie lullaby	orange	1	1	middle of lawn area					
Activity	Climbing frame Ropped		1	2	middle of lawn area					
Activity	Assault course				rear of park	Under construction				
Raetihi Main Street	Inspected September 2020									
Seat	Wooden		1	3	Hotel		2002	30	2032	1,500
Seat	Wooden		1	3	Hospital		2002	30	2032	1,500
Seat	Wooden		2	3	Theatre		2002	30	2032	3,000
Seat	Wooden		2	3	4 square corner		2002	30	2032	3,000
Seat	Wooden		1	3	Angel Louise		2002	30	2032	1,500
Seat	Wooden		2	3	Coach café		2002	30	2032	3,000
Seat	Wooden		1	3	4 square shop		2002	30	2032	1,500
Seat	Wooden		2	3	Opposite 4 square		2002	30	2032	3,000
Seat	Metal	Green	1	3	Seddon St Garden					
Hitching rail	Wooden		1	3	Rural farm supplies		2002	30	2032	300
Hitching rail	Wooden		1	3	Outside Peak FM		2002	30	2032	300
Ornamental lights			13	3	Duncan St to SH4		2002	50	2052	18,000

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost	
Drinking fountain	Steel		1	1	Behind bus shelter		2018				
Bus shelter	Wood, perspex	Brown	1	1	4 square corner		2019				
Raetihi Assets	Inspected September 2020										
Sign	Maori carved	Brown with white writing	1	3	Police station				0		
Sign	Wood carved	Unpainted	1	1	South picnic area						
Picnic table	Wooden	Green	2	4	Mid, nth picnic areas		1980	E	30	2010	1,800.00
Implements		Blue, yellow, red, green	6	4	Rest areas					0	
Fence	Wooden boards	Brown	2	3	South picnic area		1970	E	50	2020	300.00
Barrier fence	Timber post & rail	White	1	4	Corner Seddon & Ameku Rd		1980	E	50	2030	1,000.00
Barrier fence	Timber post & rail	White	1	4	Opposite Caltex		1980	E	50	2030	500.00
Raetihi Playground	Inspected September 2020										
Picnic table	wood/metal		2	1			2016	e	35	2051	
playground equip		multi		3			1990	e	50	2040	15,000.00
Seesaw	steel	galv	1	1			2017		50	2067	
Seat	wooden		1	1			2017		50	2067	
Sunshade	Canvas	yellow	1	1							
Sunshade	Canvas	purple	1	1							
Picnic table	wood		3	1	Under sunshade			e	35	35	
BBQ	steel		1	1	Under sunshade			e	35	35	
Table	wood		1	1	Under sunshade			e	35	35	
B/Ball court			1	1				e	35	35	
wild rider	steel	blue/red	1	3			2008		50	2058	
wild rider fall area	rubber	orange	1	2			2008		20	2028	
comet	steel	blue/red	1	1			2008		50	2058	
comet fall area	rubber	orange	1	1			2008		20	2028	
Gate	self locking	black	1	2			2015	e	50	2065	
swings	Steel	twinsset	1	1			2013	e	50	2063	
concrete wall	concrete	grey	1	3						0	
fence	powder coated	black	1	3			2016	e	50	2066	
fence	post and wire rope		1	3	down both sides		2015	e	50	2065	
Raetihi Cemetery	Inspected September 2020										
Gate	Metal vehicle	Galvanised	1	1	South end		2016	E	50	2066	
Gate	Metal vehicle	Galvanised	1	3	Middle		2016	E	50	2066	
Gate	Iron	White	4	2	Nth end		1950	E	100	2050	
Gate	Iron pedestrian	White	1	1	By rest area		2012		60	2072	

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Gate pillars	Stone	Natural	1	1	By rest area		2012	60	2072	
Archway	Stone	Natural	1	2					0	
Flagpole	Timber	White	1	3	RSA section				0	
Wall	Concrete	Unpainted	1	1					0	
Fence	Custom iron	Galvanised	1	1	By rest area	26 panels each 384.45	2012	60	2072	9,995.70
Fence	Timber	Unpainted	1	1	Rear of Cemetery		1970	E 50	2020	2,500.00
Fence	Customer iron	Galvanised	1	1	Front of Cemetery		2016		2066	
Fence	Wire netting/concrete posts	White	1	2	South end		1970	E 100	2070	
Sign	Close gate	White	2	2	Mid & south gate				0	
Sign	Council rules	White	1	2	Mid gate				0	
Seats	Timber on concrete base	Green	2	3	South end		2003	30	2033	1,200.00
Taumarunui Refuse Bins	Inspected September 2020									
Manson's Gardens								20	2020	300.00
Rubbish bin	plastic	green	1	4	Next to Tree Carving		2000	20	2020	300.00
Rubbish bin	plastic	green	2	3	Railway platform Sth end		2000	20	2020	300.00
Rubbish bin	plastic	green	1	3	Opp Appliance Spot		2000	20	2020	300
Rubbish bin	metal with lids	green	1	2	Opp 4 Square		2000	20	2020	1,000
Rubbish bin	metal with lids	green	1	2	Opp The Bakehouse Café		2000	20	2020	1,000
Rubbish bin	metal with lids	green	1	2	Nth end Railway Station		2000	20	2020	1,000
Rubbish bin	metal with lids	green	1	2	Sth end Railway Station		2000	20	2020	1,000
Rubbish bin	metal with lids	green	1	2	Opp Hikaia St		2000	20	2020	1,000
Rubbish bin	metal with lids	green	1	2	Opp PDC Barn		2000	20	2020	1,000
Rubbish bin	metal without lids	green	1	3	Opp The Training Café		2000	20	2020	1,000
Rubbish bin	metal without lids	green	1	3	Opp West end dairy		2000			1,000
Love NZ	Recycling	metal	1	2	Oppsite West end dairy			20	2020	1,000
Rubbish bin	metal without lids	green	1	3	Opp Marae st		2000	20	2020	1,000
Rubbish bin	metal without lids	green	1	3	Opp Harcourts		2000	20	2020	1,000
Rubbish bin	metal without lids	green	1	3	Opp TMN bakery		2000	20	2020	1,000
Rubbish bin	metal without lids	green	1	3	Opp Variety Store		2000			1,000
Love NZ	Recycling	metal	1	2	Opp Variety Store			20	2020	1,000

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Rubbish bin	metal without lids	green	1	4	Opp Regent theatre		2000	20	2039	1,000
Rubbish bin	Two pack	black	1	1	Sth end of pond		2019	20	2039	1,000
Rubbish bin	Two pack	black	1	1	Sth end of clock		2019	20	2039	1,000
Rubbish bin	Two pack	black	1	1	Nth end of square		2019	20	2020	1,000
Manunui Camping Ground	Inspected September 2020									
Rubbish bin	Plastic	Green	1	4	CKC saw millers grove		2000	20	2020	300.00
Rubbish bin	Plastic	Green	1	5	River bank opposite entrance		2000	20	2020	300.00
Manunui Cemetery	Inspected September 2020									
Rubbish bin	Plastic	Green	1	3	Main entrance		2000	20	2020	250.00
Rubbish bin	Plastic	Green	1	2	Southern front corner		2000	20	2020	300.00
Cherry Grove	Inspected September 2020									
Love NZ	Recycling	Green	1	2	Outside DOC office		2016	20	2036	1000
Solar bin	Metal	Green	1	1	Outside DOC office		2020	20	2040	9000
Rubbish bin	Three way large	Green	1	1	LHS by 1 st table		2020	20	2040	1000
Taumarunui New cemetery	Inspected September 2020									
Rubbish bin	Plastic	Grey	1	3	Top cemetery south end		2005	20	2025	300.00
Rubbish bin	Plastic	Grey	1	2	Top cemetery middle		2005	20	2025	300.00
Rubbish bin	Plastic	Grey	1	2	Top cemetery north end		2005	20	2025	300.00
Rubbish bin	Plastic	Grey	1	2	Under redwood		2005	20	2025	300.00
Rubbish bin	Plastic	Grey	1	2	Under redwood		2005	20	2025	300.00
Rubbish bin	Plastic	Grey	1	3	Bottom cemetery north end		2007	20	2027	300.00
Rubbish bin	Plastic	Grey	1	2	Bottom cemetery middle		2011	20	2031	300.00
Rubbish bin	Small drum	White	1	2	RSA section entrance		2007	20	2027	100.00
Taumarunui Domain	Inspected September 2020									
Rubbish bin	Plastic	Green	1	2	By clubroom entrance		2000	20	2020	300.00
Rubbish bin	Plastic	Green	1	2	In front of grandstand		2000	20	2020	300.00
Main Street shop side	Inspected September 2020									
Refuse bins	Stainless/Recycling	silver	1	2	O/S West end dairy		2017	20	2037	
Refuse bins	Stainless/Recycling	silver	1	2	O/S Property brokers		2018	20	2038	

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Refuse bins	Stainless/Recycling	silver	1	2	Cnr Marae st Nth		2018	20	2038	
Refuse bins	Stainless/Recycling	silver	1	2	Cnr Marae st Sth		2018	20	2038	
Refuse bins	Stainless/Recycling	silver	1	1	O/S Gills Gym		2017	20	2037	
Refuse bins	Stainless/Recycling	silver	1	3	O/S Tmn bakery		2017	20	2037	
Refuse bins	Stainless/Recycling	silver	1	1	O/S Paper plus		2017	20	2037	
Refuse bins	Stainless/Recycling	silver	1	1	O/S TMP fashions		2017	20	2037	
Refuse bins	Stainless/Recycling	silver	1	2	O/S Variety Store		2017	20	2037	
Refuse bins	Stainless/Recycling	silver	1	3	O/S Bake house café Nth		2017	20	2037	
Refuse bins	Stainless/Recycling	silver	1	1	O/S REAP		2017	20	2037	
Refuse bins	Stainless/Recycling	silver	1	2	O/S Mini india		2017	20	2037	
Te Peka Reserve										
Refuse bin	Plastic	Green	1	3			2007	20	2027	300
Northern Entrance Reserve	Inspected September 2020									
Love NZ Bin	Recycling	Metal	1	2			2020	20	2040	1000
Solar bin	Metal	Black	1	1			2020	20	2040	9000
Memorial Hall	Inspected September 2020									
Rubbish bin	Plastic	Green	1	3	In car park		2000	20	2020	300.00
Rubbish bin	Plastic	Green	1	2	In front		2000	20	2020	300.00
All Others	Inspected September 2020									
Rubbish bin	Plastic	Green	1	3	O/s Jubilee dairy		2000	20	2020	300.00
Rubbish bin	Plastic	Green	1	2	Hayes lane		1996	20	2016	300.00
Rubbish bin	Plastic	Green	1	2	Memory bank		1996	20	2016	300.00
Rubbish bin	Plastic	Green	1	2	Miriama St o/s work & income		1996	20	2016	300.00
Rubbish bin	Plastic	Green	1	2	Miriama St o/s Taumarunui Hotel		1996	20	2016	300.00
Rubbish bin	Plastic	Green	1	2	Miriama St o/s post office		2011	20	2031	300.00
Rubbish bin	Plastic	Green	1	3	Miriama St o/s court house		1996	20	2016	300.00
Rubbish bin	Plastic	Green	1	2	Manuaute St Balance accountants		1996	20	2016	300.00
Rubbish bin	Plastic	Green	1	2	Marae St kiwi takeaways		1996	20	2016	300.00
Rubbish bin	Plastic	Green	1	2	Marae St o/s Taumarunui Hotel		1996	20	2016	300.00
Rubbish bin	Plastic	Green	1	2	Marae St o/s work & income		1996	20	2016	300.00
Rubbish bin	Plastic	Green	1	2	Katarina St o/s Cossie Club		1996	20	2016	300.00

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Rubbish bin	Plastic	Green	1	2	River road opposite Pizza shop		1996	20	2016	300.00
Rubbish bin	Plastic	Green	1	2	River road opposite Kelly's motel		2011	20	2031	300.00
Rubbish bin	Plastic	Green	1	3	Golf road dairy		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	3	New Rd bus shelter		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	2	Caltex Manunui		2005	20	2025	300.00
Rubbish bin	Plastic	Green	1	3	Manunui hall at front		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	2	BMX track		2012	20	2032	300.00
Rubbish bin	Plastic	Green	1	1	Domain playground		2020	12	2032	300.00
Rubbish bin	Plastic	Green	1	2	Fanthorpe entrance		2020	12	2032	300.00
National Park	Inspected September 2020									
Rubbish bin	plastic	green	1	3	Basekamp Toilet end		2000	20	2020	300.00
Rubbish bin	plastic	green	1	3	Basekamp Hwy end		2000	20	2020	300.00
Recycling bin	Love NZ Stainless Steel	Metal	1	1	Behind GAS station		2012	20	2032	1000
Rubbish bin	Solar compactor	Black	1	1	Behind GAS station		2020	20	2040	9000
Recycling bin	Love NZ Stainless Steel	Metal	1	1	Park and Ride		2020	20	2040	1000
Rubbish bin	Solar compactor	Black	1	1	Park and Ride		2020	20	2040	9000
Rubbish bin	3 way large		1	1	Park and Ride		2020	20	2040	1000
Ohura										
Rubbish bin	plastic	green	1	3	Cemetery		2000	20	2020	300.00
Rubbish bin	plastic	green	1	3	Front of School		2000	20	2020	300.00
Rubbish bin	plastic	green	1	3	Outside Janet's		2000	20	2020	300.00
Rubbish bin	plastic	green	1	3	Outside Hall		2000	20	2020	300.00
Rubbish bin	plastic	green	1	3	Opposite Hall		2000	20	2020	300.00
Owhango	Inspected September 2020									
Rubbish bin	plastic	green	1	1	Cemetery		2000	20	2020	300.00
Rubbish bin	plastic	green	1	2	Front of school		2000	20	2020	300.00
Rubbish bin	plastic	green	1	2	Bus stop lawn side		2011	20	2031	300.00
Rubbish bin	plastic	green	1	2	Bus stop road side		2000	20	2020	300.00
Rubbish bin	Solar compactor	Black	1	1	Opposite Hall		2020	20	2040	9000
Rubbish bin	plastic	green	1	2	Owhango Rd Mail boxes		2000	20	2020	300.00
Rubbish bin	plastic	green	1	2	Domain		2000	20	2020	300.00

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Rubbish bin	plastic	grey	1	1	Memorial Hall		2013	20	2033	300
Recycling bin	Love NZ Stainless Steel	Metal	1	1	SH4		2012	50	2062	1000
Ohakune Refuse Bins		Inspected September 2020								
Rubbish bin	Plastic	Blue	1	2	Bus stop Moore St		2004	15	2019	300.00
Rubbish bin	Metal slat	Unpainted	1	3	Ohakune Pharmacy		1990	20	2010	300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	Between Wanganui Motors & Nations	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	Nations	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	The Clyde Bistro	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	Country Takeaways	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	Sewell & Wilson	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Solar compactor	Black	1	1	Between i-SITE & Toilets		2020	20	2040	9000
Rubbish bin	Love NZ Recycling	Metal	1	2	Between i-SITE & Toilets		2020	20	2040	1000
Rubbish bin	Ohakune 2000 style, metal	Blue	1	3	By Gents Toilets	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	Helloworld	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	Strange Dog Print	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	Clyde & Finch Clyde St side	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	Clyde & Finch Goldfinch St side	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	Realty	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	Movie Theatre Clyde St side	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	3	Movie Theatre Ayr St side	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	Corner Ayr & Goldfinch St Pharmacy side	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Solar compactor	Black	1	2	Corner Ayr & Goldfinch St New World side		2020	20	2040	9000

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Rubbish bin	Love NZ Recycling	Metal	1	2	Corner Ayr & Goldfinch St New World side		2020	20	2040	1000
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	TCB	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	Westpac	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	New World car park entrance	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	3	The Mountain Rocks	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	The Bearing Point	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	Osteria	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Ohakune 2000 style, metal	Blue	1	2	Opposite Nations	Paint oxidised, poorly mounted on pavers	2000	20	2020	1,300.00
Rubbish bin	Plastic	Green	1	2	Behind i-SITE		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	2	The Bearing Point		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	3	Jubilee Park Skateboard bowl		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	2	Ohakune Pharmacy		1998	20	2018	300.00
Rubbish bin	Plastic	Green	2	2	SLR		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	2	Indian Affairs Goldfinch St		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	3	BNZ		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	3	Jubilee Park ex-halfpipe		1998	20	2018	300.00
Rubbish bin	Metal slat	Unpainted	1	2	SH49 rest area Nth end		1998	20	2018	300.00
Rubbish bin	Metal slat	Unpainted	1	2	SH49 rest area South end		1998	20	2018	300.00
Rubbish bin	plastic	blue	1	2	Carrot Park		1998	20	2018	300.00
Rubbish bin	plastic	orange	2	1	Carrot Park		2016	20	2036	300.00
Rubbish bin	plastic	green	2	1	Carrot Park			20		300.00
Rubbish bin	Plastic	Green	1	2	Mangawhero Ext Town entrance		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	2	Mangawhero Ext mountain entrance		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	3	Mangawhero Terrace by swing bridge		1998	20	2018	300.00

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Rubbish bin	Solar compactor	Black	1	1	Mangawhero Terrace opp Powderhorn		2020	20	2040	9000
Rubbish bin	Love NZ Recycling	Metal	1	2	Mangawhero Terrace opp Powderhorn		2020	20	2040	1000
Rubbish bin	Plastic	Green	1	4	Thames St Turoa ski lodge		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	3	22 Thames St Turoa ski lodge side		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	3	22 Thames St Turoa ski lodge Junction ski & board side		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	4	Thames St Junction ski & board		1998	20	2018	300.00
Rubbish bin	Concrete	Unpainted	1	2	Thames St Crater bar		1998	20	2018	500.00
Rubbish bin	Plastic	Green	1	3	Rimu St Junction ski & board side		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	2	Rimu & Tyne St		1998	20	2018	300.00
Rubbish bin	Plastic	Blue	1	1	Conway St Toilets Miro St side		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	3	Rata St O/S Courthouse		1998	20	2018	300.00
Rubbish bin	Plastic	Grey	1	2	Cemetery		2005	20	2025	300.00
Rubbish bin	Plastic	Green	1	2	Old Station Rd top of walkway		2000	20	2020	300.00
Rubbish bin	Plastic	Green	1	3	Swimming pool		1998	20	2018	300.00
Rubbish bin	Steel	White	1	2	Info centre		2007	20	2027	300.00
Rubbish bin	Plastic	Green	1	2	Clyde/Moore St		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	3	Mangawhero Terrace behind club		2011	20	2031	300.00
Rubbish bin	Steel	Brown	1	1	Rail Platform Nth end		2009	20	2029	300.00
Rubbish bin	Steel	Brown	1	1	Rail Platform South end		2009	20	2029	300.00
Rubbish bin	Steel	White	1	1	Front of iSITE		2006	20	2018	300.00
Rubbish bin	Plastic	Blue	1	1	Pump track Old Station Rd		2015	20	2035	300.00

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Rubbish bin	Plastic	Green	2	1	Entrance to Railway Station			20		300.00
Waiouru	Inspected September 2020									
Rubbish bin	Plastic	Green	1	3	Angkor Wat bakery		1995	20	2015	300.00
Recycling bin	Stainless Steel Love NZ	Metal	1	1	Toilet block		2013	40	2053	1000
Rubbish bin	Solar compacting	Black	1	2	Toilet block		2016			9000
Rubbish bin	Stainless Steel	Metal	1	1	Fast Lane Takeaways		2016	20	2036	
Rubbish bin	Stainless Steel	Metal	1	1	Café Bar		2016	20	2036	
Rubbish bin	Stainless Steel	Metal	1	2	Café Express		2016	20	2036	
Rubbish bin	Plastic	Green	1	3	Twinstacks Diner		1995	E 20	2015	300.00
Rubbish bin	Stainless Steel	Metal	1	1	Blueduck Internet		2016	20	2036	
Rubbish bin	Stainless Steel	Metal	1	1	Oasis Motel / Sugar n Spice		2016	20	2036	
Rubbish bin	Plastic	Green	1	2	Shell Service Station		1995	E 20	2015	300.00
Rubbish bin	Stainless Steel	Metal	1	1	North end of service lane		2016	20	2036	
Raetihi Refuse Bins	Inspected September 2017									
Rubbish bin	60lt steel new type	Green	1	2	One Stop chicken shop highway end		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	3	One Stop chicken shop Town end		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	2	Health centre		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	3	Doctors		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	4	Ward St corner bus stop Ward St side		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	4	Ward St corner bus stop Town side		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	3	Location 44		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	3	Keekeez Café		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	3	4 square Highway end		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	3	4 square Middle		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	3	4 square Town end		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	3	Photo shop		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	3	Ruapehu Farm Supplies		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	2	Vet clinic		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	2	Toilets		2006	20	2026	1,000.00
Rubbish bin	60lt steel new type	Green	1	3	RDC		2003	20	2023	1,000.00

Asset	Description	Colour	No	Condition	Location	Notes	Install Date	Est Life	Replace	Cost
Rubbish bin	Plastic	Green	1	4	Post boxes Duncan St		1998	20	2018	300.00
Rubbish bin	60lt steel new type	Green	1	3	Peak FM		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	2	Between Peak FM & Coach café		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	2	Coach café Highway end		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	2	Coach café Town end		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	3	Ski hire		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	3	Theatre royale		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	2	Mother Hubbards		2003	20	2023	1,000.00
Rubbish bin	60lt steel new type	Green	1	2	Hotel		2003	20	2023	1,000.00
Rubbish bin	3 Way		1	1	Playground		2020	20	2040	1000
Rubbish bin	Plastic	Green	1	5	Sports field Pitt St side		2001	20	2021	300.00
Rubbish bin	Plastic	Green	1	5	Sports field by Hall		2001	20	2021	300.00
Rubbish bin	Plastic	Green	1	3	Sports field Opposite School		2001	20	2021	300.00
Rubbish bin	Plastic	Green	1	3	Cemetery		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	3	South rest area South end		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	1	Camping ground toilets		2011	20	2031	300.00
Rubbish bin	Plastic	Green	1	2	Swimming pool		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	2	Middle rest area Nth end		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	3	Middle rest area South end		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	3	Opposite Caltex Nth end		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	3	Corner Queen St and SH4		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	3	Nth rest area Nth end		1998	20	2018	300.00
Rubbish bin	Plastic	Green	1	2	Nth rest area South end		1998	20	2018	300.00
Rangataua										
Rubbish bin	Metal slat galvanised	Unpainted	1	3	Cemetery		1990	30	2020	350.00
Tangiwai										
Rubbish bin	Solar compacting	Black	1	1	Memorial		2020	20	2040	9000
Recycling bin	Love NZ	Silver	1	1	Memorial		2020	20	2040	1000

Appendix F – ‘Putting a focus on housing’ – Draft Ruapehu 5 Year Housing Strategy and Plan of Action

‘Putting a focus on housing’- Our Draft Ruapehu 5 Year Housing Strategy and Plan of Action on a Page - November 2020

Our Vision: Supportive and thriving communities where there is a diversity of warm, dry, safe homes that residents and workers across the District can afford.

Our Mission: Working with others to increase the overall supply of homes and enable and facilitate the delivery of more emergency, social and affordable homes and papakāinga to meet the diversity of whanau, family and individual needs

Our Target Groups: Local iwi, low income households & families, older persons, key workers, those seeking to improve their living environments e.g. those with transitional housing needs

Our 4 Key Initiatives:

