

Te Kaunihera-ā-Rohe Ruapehu
Ruapehu District Council



Community Property, Recreation & Facilities

Asset Management Plan

2024-2034



Quality Information

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Date	26/06/2024
Prepared by	Morrison Low
Reviewed by	Margaret Hawthorne
Approved by	Vini Dutra and Pauline Welch

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Name	Name	Name
Signature	Signature	Signature

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Name	Name	Name
Signature	Signature	Signature

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Name	Name	Name
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Executive Summary

Plan overview

Ruapehu District Council (RDC / Council) is responsible for providing infrastructure services to the district which includes the community and recreation facilities activity. The community and recreation facilities activity covers two portfolios:

- Recreation and Community Facilities.
- Community Property.

This activity provides a range of recreation facilities and property within each community that is readily accessible and enjoyed by the community. Council regards this activity as an essential service for the public good.

The solid waste assets are part of the Community Property portfolio. Key aspects of the solid waste activity are included in this plan with details and strategic guidance provided in the 2024 Waste Management and Minimisation Plan (WMMP). The solid waste activity manages the collection and disposal of rubbish and recycling in the district.

Strategic challenges

The key issues in managing the community and recreation facilities activity are summarised in the table below.

Table 1 Key issues

Asset class / category	Key issues
People capacity 	Inadequate internal resourcing for the activity.
Management – trade-offs 	Overarching activity tension between aging assets such as halls and pools, community expectations, and town centre revitalisation.
Administration Buildings 	There is only external funding secured for the design works for the proposed Tātai Tāngata ki Raetihi (Raetihi Hub) to date.
Parks and reserves 	Public land is subject to cultural redress. Various land parcels have been identified as part of the Crown settlement process.
Solid waste 	Council needs to align its solid waste activity to the New Zealand Waste Strategy with ambitious 2030 targets to move to a low emission, low waste society by 2050.
	Council's waste team have the building blocks in place but need to drive higher use of the services Council provides.

Current state

The current state of the community and recreation facilities assets is assessed in terms of asset condition and performance.

Asset condition - Defect surveys are currently used to understand the current state of the buildings. Three yearly condition assessments of the portfolios are recommended to gain a better understanding of current state. This would help identify trends and ensure the poor performing assets are scheduled for renewal.

- Community halls - Most halls are past their economic life and have a backlog of deferred maintenance.
- Pools - All pools are currently in reasonable / average condition although the main Raetihi pool has a leak, the source of which has not accurately been identified despite a number of attempts to find it.
- Public toilets – Most toilets are in reasonable condition.
- Administration Buildings – Most buildings are currently in reasonable / average condition with some lower use or refigured areas in good condition.

Asset performance:

- Community halls - There are seismic issues in some halls and Building Code requirements that need to be met.
- Cemeteries - Our cemeteries overall are currently sitting at about 86% capacity, with variances at individual sites. The Raetihi Cemetery needs more capacity with some urgency i.e. within 2 to 3 years.
- Social housing units – All units are in the process of meeting the Healthy Homes Standards (with the handover of the Waimarino Flats).

The current state of the solid waste activity is assessed in terms of the closed landfill performance.

Asset performance – The six consented closed landfills are monitored and reported to Horizons Regional Council (Horizons) against the consents relating to discharge to watercourses, groundwater, land and air.

Future direction

The future direction for the community and recreation facilities activity is:

- **About people and community** – We wish our local communities to thrive and provide a liveable built environment. We are achieving this through town centre revitalisations journey.
- **Relationships** - Strategic partnerships between Council, iwi, central and regional government and other agencies and community organisations are critical to improving wellbeing in our communities. This will be an area of focus for us in the next 3 to 5 years, particularly with housing agencies and Māori iwi and hapu
- **Inclusive community** – Council works alongside iwi in its decision making. Māori wards were established in 2022 after deciding that it was best way to improve Māori participation in Council decision making.
- **Community affordability** – Ruapehu District has a static resident population and small ratepayer base coupled with cost-of-living pressures so demonstrating value for money is important.
- **Walkways for community wellbeing** – Extension of the accessible Whanganui, Makatuku and Mangawhero River walkways and ramps for community wellbeing.

The future direction for the solid waste activity is:

- **Environmental sustainability** – Promoting waste minimisation and encourage a circular economy in the district.
- **Environmental compliance** - Meeting legislative compliance for the consented closed landfills.

Financial summary

The total amount of expenditure for operations, maintenance, and capital for the community and recreation facilities activity over the next ten years is \$171 million, as shown in the table and figure below. Of the ten-year forecast, operating costs make up 87%. Recreation and community facilities has the largest capital programme at 68% of the \$23 million total, followed by solid waste at 26%.

Figure 1 10 year financial summary (uninflated)

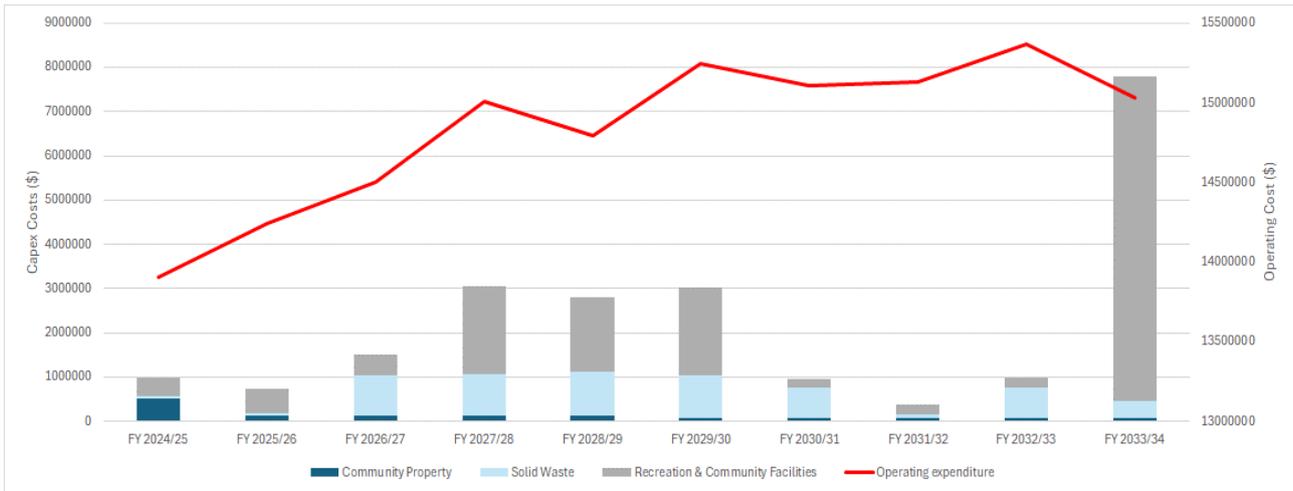


Table 2 Ten year financial summary

Description	Projected Expenditure				
	2024/25	2025/26	2026/27	2027-34	
Operational expenditure	13,797,805	14,142,846	14,421,687	104,944,213	\$ 147,306,551
Capital expenditure:					
Recreation & Community Facilities	\$ 423,000	\$ 545,000	\$ 480,000	\$ 13,589,999	\$ 15,037,999
Community Property	\$ 527,000	\$ 137,000	\$ 137,000	\$ 634,000	\$ 1,435,000
Solid Waste	\$ 41,461	\$ 41,768	\$ 898,797	\$ 4,738,610	\$ 5,720,636
Total	14,789,266	14,866,614	15,937,484	123,906,822	169,500,186

Source: RDC's LTP 24-34 budget (June 2024 uninflated)

Key improvement actions

The key high priority actions for improving the AM practices in the next three years are summarised in the following table.

Table 3 High priority actions

AM element	Proposed actions	Activity / portfolio
Lifecycle Management	Undertake 3 yearly condition assessment of the portfolio.	Recreation and Community Facilities
Level of Service	Start measuring the new performance measures identified in this AMP.	All
AMIS systems	Use of a dedicated Asset Management Information System (AMIS) to hold and maintain asset data.	Recreation and Community Facilities

Risk	Register of seismic assessments (currently 5 Flats, 5 Admin buildings, 1 Hall, 2 Miscellaneous Buildings) – ensure all building have been assessed	Community Property
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1. Introduction

1.1. Overview of activities

Ruapehu District Council (RDC / Council) is responsible for providing infrastructure services to the district which includes the community and recreation facilities assets and services. The community and recreation facilities activity covers two portfolios:

- Recreation and Community Facilities.
- Community Property.

This activity provides a range of recreation facilities and property within each community that is readily accessible and enjoyed by the community. Council regards this activity as an essential service for the public good.

Through the Recreation and Community Facilities portfolio, Council aims to:

- 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.
- Ensure urban streetscapes are clean, attractive and accessible to both able and disabled residents and visitors.
- 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.

The Community Property portfolio supports Council to:

- Deliver governance, administration and operations for all of its activities from its main office in Taumarunui and service centres in Ohakune and Raetihi.
- Act as a steward for property that is of social, cultural, environmental or economic benefit to the community.
- Provide Emergency Operation Centres (EOC).
- Provide facilities for other Council activities, i.e. libraries, i-SITE visitor information centres, solid waste transfer stations. It excludes water services treatment plant buildings and land.

The solid waste assets are part of Community Property portfolio. Key aspects of the solid waste activity are included in this plan with details and strategic guidance provided in the 2024 Waste Management and Minimisation Plan (WMMP) so information is not repeated unnecessarily. The solid waste activity manages the collection and disposal of rubbish and recycling in the district. The assets for this activity include the District Transfer Station in Taumarunui, six other transfer stations and six consented closed landfills.

1.2. Purpose of this plan

The Community and Recreation Facilities Asset Management Plan (AMP) details how Council will manage these assets now and into the future. The AMP is a tactical, infrastructural plan that gives effect to a range of other Council strategies and tactical planning documents. It provides a means through which Council can demonstrate responsible management of its community property, recreation and community facilities and solid waste assets.

The plan covers a period from 1 July 2024 to 30 June 2034, with a particular focus on the work programmes planned for the next three to five years. It reflects Council's focus on achieving an optimal balance between the key elements of asset management (AM), which are service levels, cost, and risk.

This Community and Recreation 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.

This AMP is written in accordance with good AM planning and practice as set out in:

- Āpōpō / International Infrastructure Management Manual (IIMM).
- ISO 55000 (international standard covering management of physical assets).
- Office of the Auditor General industry notes and reports.
- LGA 2002 Schedule 10 and amendments.

1.3. Assets at a glance

The community and recreation facilities activity has a wide range of assets that serve the various services of our communities throughout the district. A snapshot of these assets including solid waste is listed below:

Table 4 Snapshot of assets

Portfolio	Asset Class	
Community Property	Administration Buildings 	<ul style="list-style-type: none"> • 3x (Taumarunui, Raetihi and Ohakune) • 1x Visitor Information Centre
	Social Housing 	<ul style="list-style-type: none"> • 93x units (57x Taumarunui, 14x Ohakune, 22x Raetihi)
	Aerodrome 	<ul style="list-style-type: none"> • Taumarunui Aerodrome
	Solid waste 	<ul style="list-style-type: none"> • 6 consented closed landfills including District Landfill (Taumarunui) and closed landfill at Ohakune (not consented) • Resource Recovery Centres at Taumarunui and Ohakune and includes transfer stations within these facilities • 7 transfer stations including 2 above and at National Park, Ohura, Owhango and Ongarue
	Property 	<ul style="list-style-type: none"> • Transfer stations • Civil Defence Training School • Storage buildings and yards • Railway Stations – Ohakune (owned) and Taumarunui (leased) • 3x Libraries • 1x Animal shelter
Recreation & Community Facilities	Parks & Reserves 	<ul style="list-style-type: none"> • 13x walking/biking trails / routes (21km) • 12 playgrounds, 3x campgrounds, parks, reserves • Various sports facilities including netball courts and sports fields. • 210 public litter bins • Various structures
	Cemeteries 	<ul style="list-style-type: none"> • 10x lawn cemeteries in total • 4x urban cemeteries (Taumarunui New, Ohakune, Raetihi and Manunu) • 6x rural cemeteries (Rangataua, Ohura, Matiere, Raurimu, Owhango and Taumarunui Old)
	Swimming Pools 	<ul style="list-style-type: none"> • 3x pools (Ohakune, Raetihi and Taumarunui)
	Community Halls 	<ul style="list-style-type: none"> • 14x halls, 1x Community Centre
	Public Toilets 	<ul style="list-style-type: none"> • 24x toilet blocks throughout the district

1.4. Strategic context:

1.4.1. Strategic overview

The community and recreation facilities activity supports Council's vision and Community Outcomes as set out in parts 1 and 2 of this AMP. The four Community Outcomes are Council's true north for planning and decision making. The activities contribute to the following Community Outcomes as defined in the LTP:

Table 5 Alignment to Community Outcomes

Portfolio	Community Outcomes
Community Property	Our businesses are prosperous and connected to their community
	Our natural and built environment is healthy strong, and safe
	Our infrastructure assets and services are resilient and fit for purpose
Recreation and Community Facilities	Our local communities are thriving and enabled to pursue their aspirations
	Our infrastructure assets and services are resilient and fit for purpose
	Our natural and built environment is healthy strong, and safe
Solid Waste	Excellent standards of safety and welfare are promoted and respected
	Core infrastructure endeavours to keep pace with changing demand
	Reduce the volume of waste to the landfill
	Our natural and built environment is healthy strong, and safe

1.4.2. Contribution to well beings

Council has developed a Wellbeing Framework to guide its decision making. It aligns Council's values, purpose, vision, Community Outcomes (external facing) with its organisational outcomes, goals and roles (internal facing). Te Tiriti o Waitangi is the pou in the framework and is at the heart of everything Council does, as shown conceptually below.

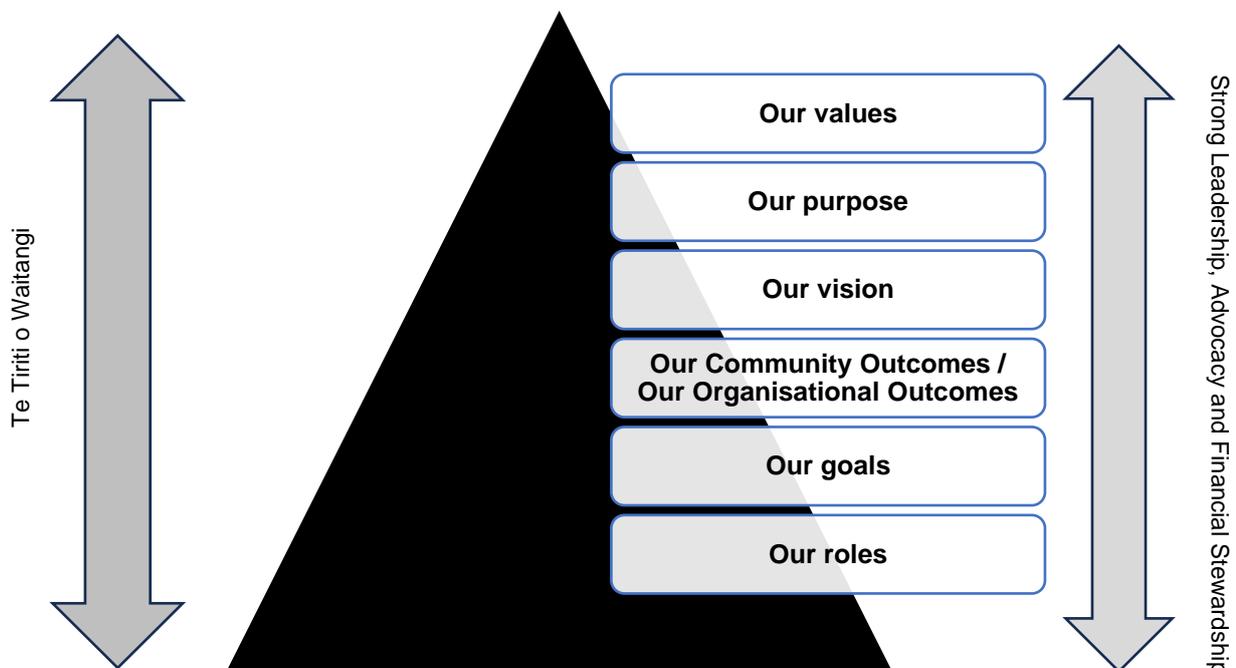


Figure 2 Wellbeing framework relationship

The community and recreation facilities activity influences the wellbeing by:

- Providing fit for purpose infrastructure.
- Assisting local communities to thrive.
- Practicing continuous improvement.
- Having an attitude of serving the communities

Specifically, housing supports the district's economic growth, development and community wellbeing. A key element for realizing wellbeing is to regenerate Council's public (social) housing within the district, as set out in the adopted Public and Affordable Housing Asset and Tenancy Management Strategy. Council also wishes to encourage an increase in fit for purpose public housing through partnering including iwi and central government where possible.

1.4.3. Key planning documents

The key planning documents that drive the community and recreation facilities activity and informs this AMP are outlined below. In particular, the 2024 WMMP contains demand information and justification for the waste activity funding. To ensure the AMP is a streamlined document, information in these other key planning documents will be referenced in the AMP and not replicated here.

- **Public and Affordable Housing Asset and Tenancy Management Strategy (2020)** – The strategy is to regenerate Council's public (social) housing portfolio, partner with iwi and Crown where possible, and to update tenancy management practices to best practice.
- **WMMP (2024)** - The guiding document which identifies Council's vision, goals, objectives, targets and methods for achieving effective and efficient waste management and minimisation. Under the Waste Minimisation Act 2008, councils are required to prepare and the review their WMMPs every six years. It also provides information on how Council intends to fund the activity. It is being reviewed in 2023 (on a six-year cycle) ready for adoption in 2024. A Waste Assessment was completed in 2023.

1.4.4. Strategic direction for Community and Recreation Facilities activity

Aligning with the Wellbeing Framework, the future direction for the community and recreation facilities activity is:

- **About people and community** – We wish our local communities to thrive and provide a liveable built environment. We are achieving this through town centre revitalisations journey.
- **Relationships** - Strategic partnerships between Council, iwi, central and regional government and other agencies and community organisations are critical to improving wellbeing in our communities. This will be an area of focus for us in the next 3 to 5 years, particularly with housing agencies and Māori iwi and hapu.
- **Inclusive community** – Council works alongside iwi in its decision making. Māori wards were established in 2022 after deciding that it was best way to improve Māori participation in Council decision making.
- **Community affordability** – Ruapehu District has a static resident population and small ratepayer base coupled with cost-of-living pressures so demonstrating value for money is important.
- **Walkways for community wellbeing** – Extension of the accessible Whanganui River walkways and ramps for community wellbeing.

1.5. Key achievements

There have been a number of key achievements for the community and recreation facilities activity since the 2021 LTP. These are:

Table 6 Summary of key achievements

Asset class	Key achievements since 2021
Social housing 	<ul style="list-style-type: none"> • Development of 6 social housing units at 11 Moore Street through partnership arrangement (now tenanted). • Raetihi social housing units previously leased out to a Charitable Trust successfully handed back on 1 July 2023. Tenancy agreements signed, bond transfers completed. • Healthy Homes upgrades underway.
Administration Buildings 	Received external funding for community infrastructure including: <ul style="list-style-type: none"> • Design work for the proposed Tātai Tāngata ki Raetihi (Raetihi Hub). • New retaining wall at Raetihi Cemetery to allow for the plot extension.
Parks and reserves 	<ul style="list-style-type: none"> • Recreational Services started as Council's new open space contractor on 1 July 2022. • Asset improvements include Whanganui River walkway upgrades, ramps, fencing, accessible paths.
Waste 	<ul style="list-style-type: none"> • A Waste Assessment was completed in 2023 to inform the 2024 WMMP. • Taumarunui Resource Recovery Centre established. • Waimarino Transfer Station moved to the Resource Recovery Centre to provide dual functions. • District operational landfill at Taumarunui closed in 2020.

1.6. Key issues

The key issues in managing the community and recreation facilities activity are summarised in the table below.

Table 7 Summary of key issues

Asset class / category	Key issues	Implications	Refer to AMP section
People capacity 	Inadequate internal resourcing for the activity.	AM planning is not undertaken or is ad hoc resulting in assets managed reactively.	Section 8.5 Improvement Plan
Management – trade-offs 	Overarching activity tension between aging assets such as halls and pools, community expectations, and town centre revitalisation.	Community cannot afford to undertake all the requirements to adequately manage existing assets as well as supporting people to thrive in the district.	Sections 4.4 Recreation and 4.5 Community Property Lifecycle Management Plans
Administration Buildings 	There is only external funding secured for the design works for the proposed Tātai Tāngata ki Raetihi (Raetihi Hub) to date.	Construction of the proposed Tātai Tāngata ki Raetihi (Raetihi Hub) is delayed until external funding can be secured. There is limited ratepayer funding available but will not cover total construction costs. Existing assets at the Raetihi facility may need to be replaced before the new build can be approved and constructed.	Section 4.5 Community Property Lifecycle Management Plan and Section 7 Financial Summary
Parks and reserves 	Public land is subject to cultural redress. Various land parcels have been identified as part of the Crown settlement process.	The land status remains the same but the title is transferred. It is unknown how these reserves will be managed in future.	Section 4.4 Recreation Lifecycle Management Plan
Solid waste 	Council needs to align its solid waste activity to the New Zealand Waste Strategy with ambitious 2030 targets to move to a low emission, low waste society by 2050.	Council needs to play an active role to meet the ambitious targets. There is an extensive action plan that may not be fully achievable.	Section 4.5 Community Property Lifecycle Management Plan and WWMP
	Council's waste team have the building blocks in place but need to drive higher use of the services Council provides.	Community waste minimisation behaviour / efforts will not make step change without further drive from Council's waste team.	
	The existing facilities do not have capacity for more services to drive waste minimisation changes by the community.	Areas need to be extended to future proof the facilities for waste minimisation programmes.	

1.7. Potential Effects

While community and recreation facilities assets generally contribute significantly to the wellbeing of residents and visitors to the district, some negative effects can arise and need to be carefully managed or mitigated. These negative effects are managed through a variety of processes, summarised in the table below and in Section 4 Lifecycle Management Plan and Section 5 Risk Management.

Table 8 Summary of effects

Activity	Wellbeing	Positive	Negative	Mitigation
Community Property	Social	Provide affordable, quality and safe social housing units to older persons in the district.	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.	The Public and Affordable Housing Asset and Tenancy Management Strategy 2020 provides the framework for providing fit for purpose social housing in the district.
	Economic	Provides good value for money for ratepayers.	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 its AM approach and meeting legislative requirements. Levels of service have been set with consideration to community affordability and efficiencies are sought on an ongoing basis.
	Cultural	Create positive partnerships through shared management agreements such as the social housing portfolio.	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 as being of high cultural importance or significance to them during Waitangi Tribunal Hearings.	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.
	Environmental	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.	Buildings have significant environmental footprints with high power and water usages.	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. Council intends to monitor the actual environmental footprint in future.

Activity	Wellbeing	Positive	Negative	Mitigation
Recreation and Community Facilities	Social	Community built assets create a feeling of ownership and pride, which can increase usage and satisfaction.	Development of new assets or facilities by communities under the expectation that Council will continue to maintain these at the cost of the ratepayer.	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.
	Economic	Greater community buy in for facilities in their localised area can create a higher level of service than Council can afford across the wider district.	The cost of investment and maintenance of Recreation and Community Facilities that are used by a relatively low number of people.	Most communities have accepted responsibility for the maintenance of their community halls. Introduction of “adopt-a-reserve” type programmes would assist in providing acceptable levels of service for users and local community at a lower cost to Council.
	Cultural	Parks and reserves are available for community events such as festivals and sports activities.	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.
	Environmental	Facilities are attractive open spaces well planted with trees and shrubs, which helps create green corridors for native birds and fodder for bees.	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. Work with Horizons Regional Council to launch weed management / pest control programmes including schools.
		Cemeteries are attractive open spaces well planted with trees and shrubs, which helps create green corridors for native birds and fodder for bees	Leachate to ground water from burial grounds may adversely impact the ground water.	Design and implement appropriate measures to prevent leachate entering the ground water. Set back from freshwater to prevent leachate contamination.
Solid waste (part of Community Property)	Social	A suite of waste minimisation education / initiatives and programmes are in place to change behaviour.		Council will continue to aim to reduce the quantity of waste going to landfill through proven minimisation strategies and programmes for waste streams that Council can control / influence.

Activity	Wellbeing	Positive	Negative	Mitigation
	Economic	<p>Ability to provide cost effective diversion services.</p> <p>Council has own sites so can control the waste minimisation programmes.</p>	<p>Private companies also provide waste services, and this can impact on the Council's ability to minimise waste.</p>	<p>The implementation of the 2018 WMMP mitigates the impact of this effect such as providing cost effective alternatives to landfill disposal. Through the WMMP, Council has set out its strategies and goals to divert from the waste stream. The diversion results are disclosed in the Annual Reports.</p>
	Cultural	<p>Opportunities to work with iwi and hapu on maraes with waste minimisation programmes.</p>	<p>Waste minimisation workshops may not be attractive for iwi.</p> <p>Capital costs to expand the facilities to provide services aligned to Government's mandates difficult with Council's debt ceiling.</p>	<p>The 2024 WWMP needs to consider how to make the waste minimisation programmes relevant for iwi in particular the maraes.</p>
	Environmental	<p>The accumulation of waste in one area at the out of district Hampton Downs. Landfill concentrates the effects that this refuse may have on its immediate environment.</p>	<p>Landfills impact the environment of the immediate area including water contamination from the leachate, air pollution with landfill gases (methane and carbon dioxide), odour and vermin nuisances.</p> <p>Greater community expectations to remediate historical closed landfills coupled with cultural requirements to mitigate impacts on the environment.</p>	<p>A single landfill limits the area of possible contamination to one location. It allows resources to be concentrated on reducing and managing the environmental impact of contamination.</p> <p>The Hampton Downs Landfill incorporates best practice into its management of leachate with a modern conversion plant which creates power for the national grid.</p> <p>Council will continue to ensure compliance with resource consents and undertake regular monitoring of the facilities.</p>

2. The services we provide

2.1. Customers and stakeholders

There is a wide range of customers and stakeholders with an interest in how the community and recreation facilities, and solid waste activities are managed. This includes the resident community, visitors, iwi and specific interest groups including volunteer groups and regional and central government agencies. Good knowledge of stakeholder values and drivers is essential for providing effective, efficient and safe assets and services. The table below shows the key customers and main stakeholders involved in the activities and their specific areas of interest.

Table 9 Customers and stakeholders

Segment	Activity / Asset portfolio	Area of interest
Customers		
The community and users	Community and Recreation Facilities	Interested in safe and accessible open and built spaces in their community. Interested in facilities provided in right location that meet demand / needs, and litter collection in public places.
	Solid Waste	Interested in reliable, safe and affordable collection services, transfer stations and resource recovery facilities.
Tourists and visitors to the district	Community and Recreation Facilities	Interested in attractive facilities provided in right location that meet demand / needs.
	Solid Waste	Expect high quality waste services as part of New Zealand's green image.
License / lease and concession holders	Recreation Facilities - parks	Safe and functional facilities in good order at least cost.
	Solid Waste	Council has Refuse Transfer Stations located on Department of Conservation land so effectively is a concession holder.
Local schools and community groups	Solid Waste	Participate in waste education programmes.
External stakeholders		
Post-settlement Governance Entities (PSGEs)	Community and Recreation Facilities	Interested in outcome achievements. New governance models and participating in decision making process. Public land settlement with cultural redress.
Government agencies including Department of Conservation, Audit New Zealand, Ministry for the Environment, Ministry of Civil Defence and Emergency Management	Community and Recreation Facilities, Solid Waste	Interested in the prudent management of the activities and compliance. Interested in coordinating essential services in emergency situations, including waste collection and disposal, and providing Emergency Operations Centres.
Ministry for the Environment	Solid Waste	Interested in providing a sustainable service that does not negatively impact on the environment, promotes waste minimisation, and meets legislative requirements.
Te Whatu Ora	Solid Waste	Te Whatu Ora has statutory responsibility for public health issues in New Zealand, including health-related aspects of waste management services. It is a requirement for Council to consult with the Medical Officer of Health over their Waste Assessment (which informs the WMMP).

Segment	Activity / Asset portfolio	Area of interest
Environmental groups including Royal Forest and Bird Association	Community and Recreation Facilities, Solid Waste	Interested in protection of the natural environment and waste minimisation.
Sports New Zealand	Recreation Facilities	Coordinating with RDC on sports programmes and available facilities.
Internal stakeholders		
Elected members	Community and Recreation Facilities, Solid Waste	Strategic outcomes. Rates impact. Customer satisfaction. Fit for purpose facilities. Working with iwi and community groups.
Three waters and land transport	Community and Recreation Facilities	Strong coordination with work programmes, planning and budgets. Managing roads and pipes on parks and reserves.
Corporate, Finance and Planning Team	Community and Recreation Facilities, Solid Waste	Ensuring the assets are meeting the expectations and the agreed levels of service. Activities are managed financially sustainably.

2.2. Legislative framework

The key legislation affecting the levels of service provided by the community and recreation facilities activity are summarised in the following table. Council's involvement in the ownership and associated activity for waste is driven by legislation including the Waste Minimisation Act 2008 and Climate Change Response (Zero Carbon) Amendment Act 2020. Refer to the 2024 WMMP for the list of key legislation.

Table 10 Key legislative requirements

Legislation	Portfolio	Description
The Treaty of Waitangi / Te Tiriti o Waitangi	All	The Treaty of Waitangi / Te Tiriti o Waitangi is New Zealand's foundational document. It outlines the relationship between the New Zealand government and Māori and influences how local government engages with and manage assets that are significant to Māori.
Local Government Act 2002 (LGA) and amendments	All	Requires local authorities to: <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 Long Term Plan at least every three years. 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. Asset Management Plans (AMPs) are the main method of demonstrating requirements.
Building Act 2004	Buildings, community halls, public toilets, swimming pools	The Building Act sets minimum standards for buildings and facilities. The Building Act 2004 introduced some significant changes to the way the building industry in New Zealand is regulated, with the intent of providing greater assurance to consumers. A Building Warrant of Fitness (BWOFF) 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-	Buildings, community	The Building (Earthquake-Prone Buildings) Amendment Act 2016 is the new system for managing earthquake-prone buildings (EPB) and came into effect on 1

Legislation	Portfolio	Description
prone Buildings) Amendment Act 2016	halls, public toilets, swimming pools	<p>July 2017. This new legislation addresses recommendations from the Canterbury Earthquakes Royal Commission and the findings of a comprehensive review by the Government.</p> <p>It standardises the rules and processes that apply to earthquake-prone buildings nationally, considering 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.</p>
Reserves Act 1977	Parks and reserves	The purpose of this Act is to provide the regulatory framework for the management of parks and reserves. It requires us to classify the different types of reserves and to specify their purpose. In addition, the Act specifies the statutory procedures for managing each reserve as well as the preparation and development of management plans for each reserve subject to the Minister's approval.
Residential Tenancies Act Amendment Act 2020	Social housing	The Residential Tenancies Amendment Act 2020 (Amendment Act) modernises the laws governing tenancies in New Zealand, striking a balance between protecting a landlord's interest in their property, and making sure tenants get fair rights for the rent they pay.
Residential Tenancies (Healthy Homes Standards) Regulations 2019	Social housing	The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties.
Climate Change Response (Zero Carbon) Amendment Act	All	<p>Climate Change Response (Zero Carbon) Amendment Act includes a target of reducing methane emissions by 24 to 74% below 2017 levels by 2050, and an interim target of 10% by 2030. It also has a target of reducing net emissions of all other greenhouse gases to zero by 2050.</p> <p>The Government's first National Adaptation Plan to build resilient infrastructure was released in 2022 and focuses on getting the foundations right.</p>
Health and Safety at Work Act 2015	All	<p>The Health and Safety at Work Act 2015 (HSWA) is New Zealand's workplace health and safety law. The Act sets out the principles, duties and rights in relation to workplace health and safety.</p> <p>Under HSWA, a person conducting 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'.</p>
Burial and Cremation Act 1964	Cemeteries	The Act's primary purpose is to ensure provision is made for the burial of the dead in a controlled and respectful manner which meets public expectations. The Act also contains the legal provisions governing death certification.
Civil Aviation Act 2023	Aerodrome	The Civil Aviation Regulations 1988 and the Civil Aviation Safety Regulations 1998, made under authority of the Civil Aviation Act, provide for general regulatory controls for the safety of air navigation.

2.3. Policies, standards and guidelines

The primary documents that guide service standards for the community and recreation facilities activity are summarised in the table below. Refer to the 2024 WMMP for the list of key strategies, policies and guidelines for the solid waste activity.

Table 11 Key policy, standards and guidelines

Policy, standards, guidelines	Asset portfolio / group	Description
Public and Affordable Housing Asset and Tenancy Management Strategy (2020)	Social housing	<p>The aim of this strategy is to:</p> <ul style="list-style-type: none"> Regenerate RDC 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. Collaborate with Iwi, the Crown, or Crown controlled entities such as Kāinga Ora, accredited Community Housing Providers and local businesses or investors, so that a greater supply of land suitable for new public and affordable housing can be enabled and built on. Some of these homes can, with new ownership models, enable families to become homeowners. Update tenancy management practices to “best practice” which includes extending eligibility criteria and developing pathways to home ownership and independence.
AM Policy (2024)	All	<p>This policy defines the principles and responsibilities that Council applies when managing the infrastructure assets that Council is responsible for. It sets the strategic objectives for the management of assets and outlines the Council’s commitment to continually improve the way it manages its infrastructure assets.</p> <p>The policy covers land transport, three waters, community facilities, community property, and solid waste.</p>
Trees on Council Property (Maintenance and Removal) Policy 2023	Parks and reserves	This policy supports Council with consistent and thoughtful decision-making regarding the management of trees and whether they are to be retained, maintained, and/or removed.
Freedom Camping Policy 2022	Parks and reserves, campgrounds	This policy sets out Council’s requirements of parties who are freedom camping in self-contained vehicles to protect and minimise littering and dumping of toilet waste. Some restrictions are required to allow for safe and environmentally responsible freedom camping within the Ruapehu District.
Ruapehu Bylaw (2022)	Parks and reserves, cemeteries	<p>Ruapehu Bylaw consolidates three old bylaws:</p> <ul style="list-style-type: none"> The Public Places Bylaw The Public Health and Safety Bylaw The Animal Control Bylaw <p>The objective of the new Ruapehu Bylaw is to have a bylaw document that is easier to read and use. However, the 2022 Ruapehu Bylaw does not cover solid waste. It is intended to develop a separate waste bylaw ready with the Government changes.</p>
NZS 4241:1999 – Public Toilets	Public toilets	This is the key performance standard for public conveniences and covers design information and advice on the numbers, location, type and quality including features and fittings for public toilets in any location, as well as accessibility. This standard assesses against different fit for purpose criteria to assess functionality. This standard is recognised as the minimum standards for service levels for councils.
NZS 5828:2015 - Playgrounds Equipment and Surfacing	Playgrounds	Specifies general requirements for playground equipment and surfacing for New Zealand. Use of this standard promotes and encourages playgrounds that are well designed, well-constructed, well maintained, innovative, and challenging.

2.4. LOS linkages to well beings

The iterative process to set service levels, engage with the community and linkages to the Wellbeing Framework is shown below.

The Living Ruapehu Portal Pūwhenua ki Ruapehu is a powerful new online portal designed to help local government lift community wellbeing. It brings together hard data with unique insights into people's actual lived experience through narrative.

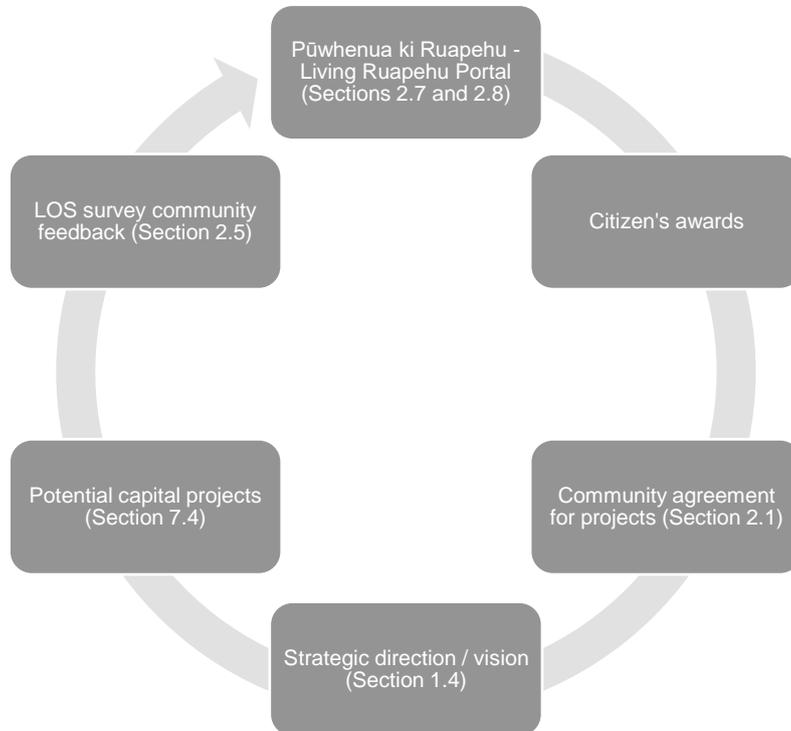


Figure 3 LOS linkages to well beings

2.5. Community engagement

2.5.1. Community engagement approach

In developing levels of service for the community and recreation facilities activity, Council has used the following main consultation initiatives (refer to the 2024 WMMP for the solid waste activity):

- Annual resident satisfaction surveys:
 - For the Recreation and Community Facilities portfolio, only covers parks and reserves, cemeteries and community halls. Swimming pools are excluded as provided by Taumarunui High School with Council grant.
 - This is not undertaken for the Community Property portfolio as too subjective except for social housing tenants.
- LTP and Annual Plan consultation processes:
 - Localised community meetings help identify issues and provide valuable input into the development of the AMPs and LTP documents.
 - Refer to parts 1 and 2 of this AMP for detail.
- Social housing tenants' annual satisfaction survey:
 - This is undertaken on annual basis and ensures the comfort and safety of the tenants' units.

- Customer service requests:
 - Identify faults for specific assets such as electrical or graffiti removal.
 - This is monitored through Request for Service (RFS).

The results and discussion on trends for the resident satisfaction surveys, social housing tenant’s surveys and customer data faults are provided in the following sections.

2.5.2. Resident survey results

Recreation and community facilities - Council has been monitoring resident satisfaction with recreation and community facilities services since 2001. The figure below shows that residents are generally satisfied with the safety, quality and quantity of parks and reserves, mostly over 80% for last five years. The presentation of cemeteries is slightly lower with 69% average for last five years. Key themes with the comments were:

- Great well maintained public areas.
- Mowing is not to a high level.
- An increase in safety measures is needed around playgrounds regarding security and speed.
- River walkways need improvement and maintenance.
- More dog friendly parks.
- Parks needed for small areas such as Ohakune Junction, Rangataua.

The availability and standard of community halls scored relatively low at 41% average for last five years. Requesting more investment in community halls was a key theme with the comments.

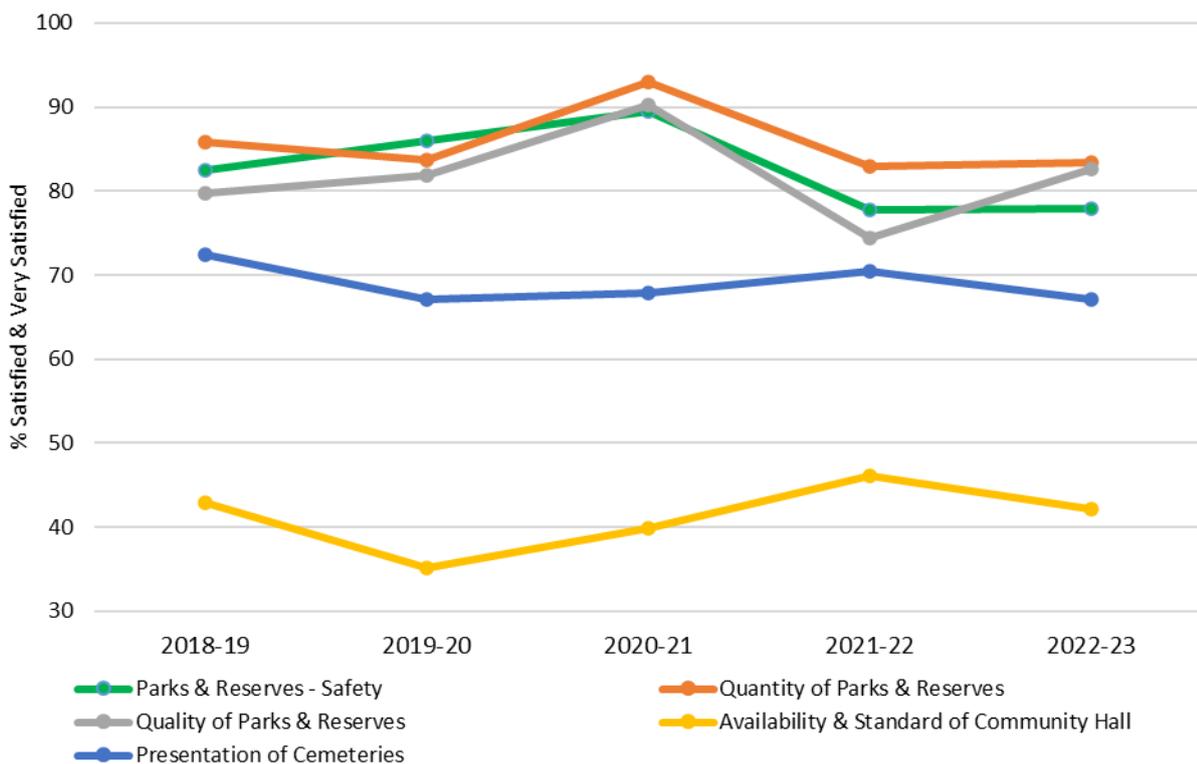


Figure 4 Resident survey results (September 2023) – recreation and community facilities

Solid waste – Resident satisfaction with refuse collection, transfer stations and recycling services has been tracking below the 75% target for the last five years. Positive responses were centered on the great service provided. Negative responses were centered on small bins sizes.

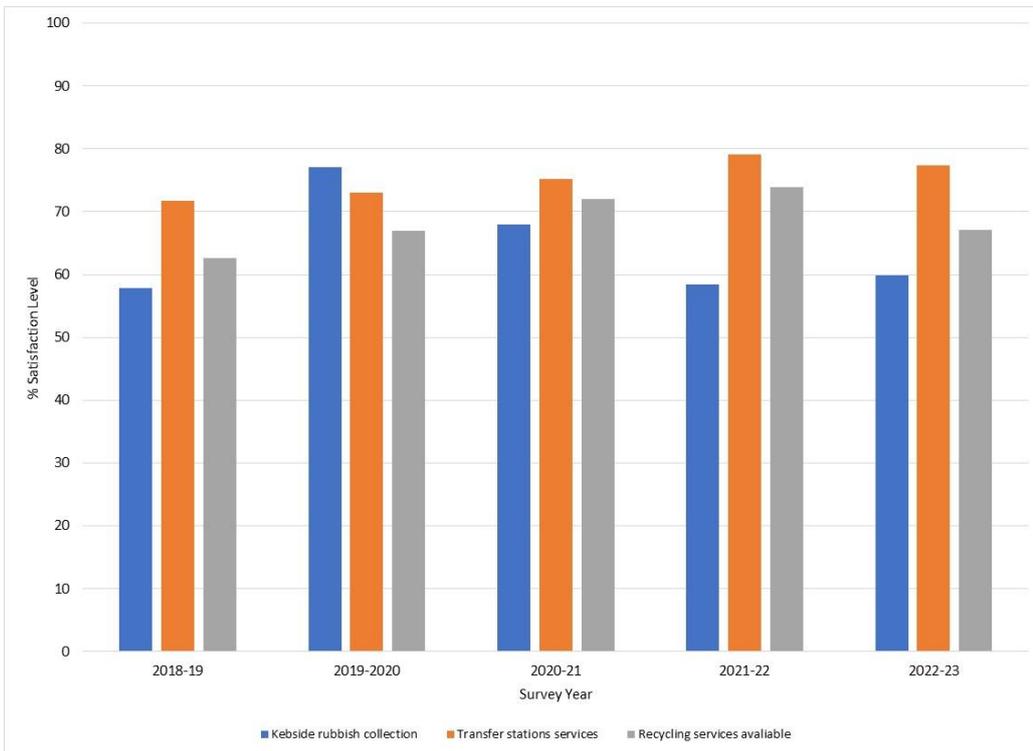


Figure 5 Resident survey results (September 2023) – recreation and community facilities

2.5.3. Social housing tenants' results

Tenant satisfaction with the social housing units is measured annually with the last three years shown in the figure below. Generally, there is high tenant satisfaction above the 90% target except in 2020/21. This was mainly due to parking and security complaints at the Rangimarie flats.

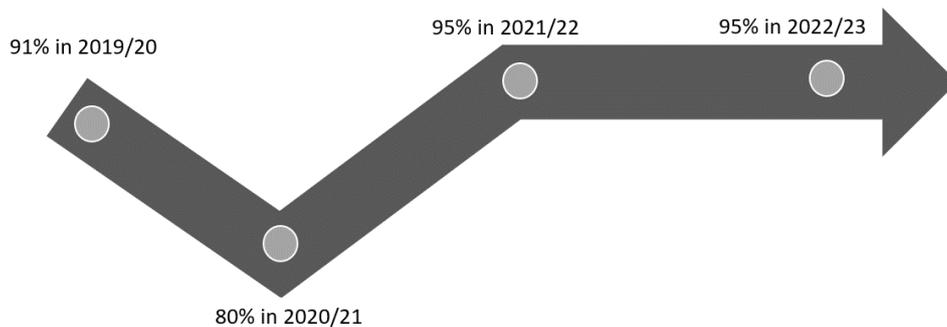


Figure 6 Tenants satisfaction ratings

2.5.4. Customer requests for service (RFS)

Council has been monitoring and analysing customer service data since 2001. The number of RFS for Community and Recreation Facilities services for the last five years are shown in the following graphs. There are about 1,000 property related RFS per annum, with the most for plumbing maintenance and other service areas as shown below. The other service area is for the Property Team to investigate as not simple request.

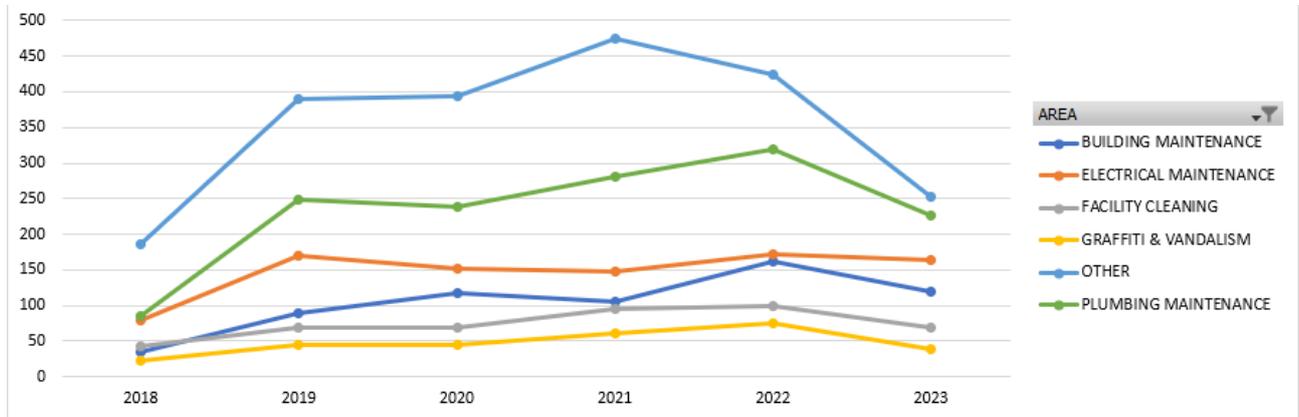


Figure 7 Community Property service calls (September 2023)

There are about 300 to 400 facilities related RFS per annum, with the most for garden maintenance and footpaths / walkways as shown in figure below.

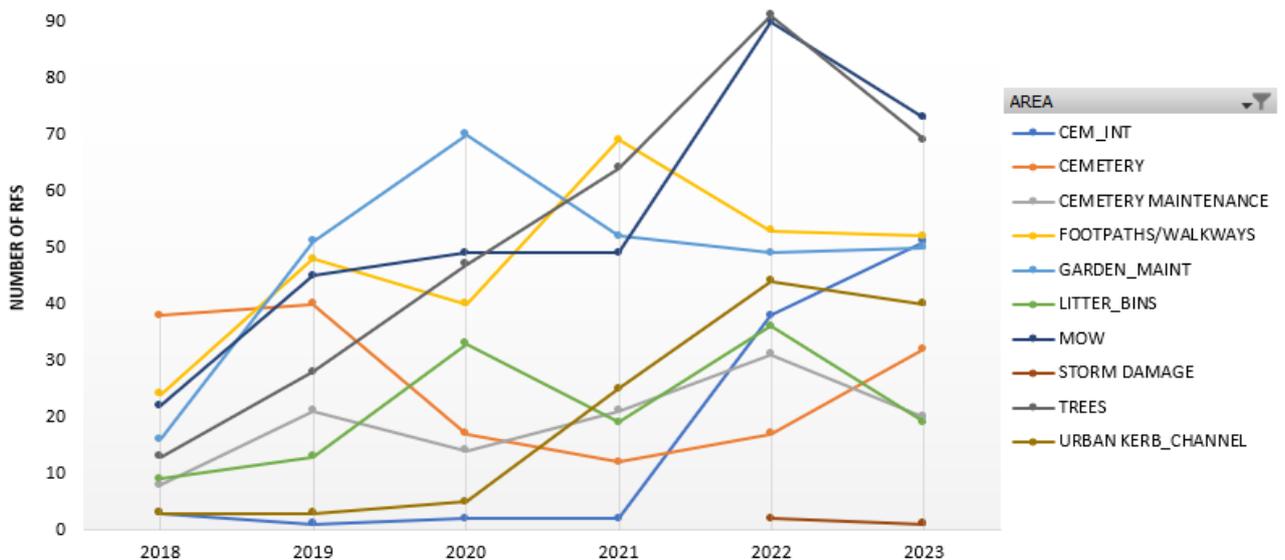


Figure 8 Recreation Facilities service calls (September 2023)

2.6. Service level summary

Council aims to manage its assets to agreed levels of service in a sustainable manner for the whole of life of the assets. This section defines the levels of service that Council intends to deliver and the measures used for monitoring its performance. The adopted levels of service align with the Community Outcomes and are detailed in the tables below for community and recreation facilities, and solid waste activities.

Key:

No data, new measure	Improvement/Achieved	Needs attention	Not achieved
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Table 12 Service level summary for Community Property portfolio

Community Well Being Outcomes	Key service attribute	Levels of Service Statement	How we will measure our performance	Reported in	Asset group	Current performance 2022/23	Current Year 2023/24 Target	2024/25 Target (year 1)
<p>Our infrastructure assets and services are resilient and fit for purpose</p>  <p>Our communities are thriving and enabled to pursue their aspirations</p> 	Safety	To provide Council buildings that are compliant with legislative requirements	Council public buildings have the required building compliance in place	LTP	Buildings (administration libraries and information centres)	100%	100%	100%
			Full compliance with legislative requirements when undertaking repairs, refurbishing or demolition of buildings including asbestos material	LTP	Buildings	100%	100%	100%
			Safety defect requests attended and made safe at building within 4 hours	LTP	Buildings	70%	>90%	>90%
			Safety defects are rectified (issue fully resolved) within 3 days	LTP	Buildings	75%	>85%	>85%
		Taumarunui Airfield that is safe for authorised aircraft	% compliance of the Taumarunui Aerodrome with Civil Aviation Authority (CAA) safety requirements	LTP	Aerodrome	100%	100%	100%
		Social housing units are maintained to a satisfactory standard and provide a safe environment for tenants	% of residents who feel safe in their homes	LTP	Social housing	93%	95%	95%
			All social housing units are proactively inspected annually to ensure safe for tenants	LTP	Social housing	100%	100%	100%

Community Well Being Outcomes	Key service attribute	Levels of Service Statement	How we will measure our performance	Reported in	Asset group	Current performance 2022/23	Current Year 2023/24 Target	2024/25 Target (year 1)
		To provide animal shelters that are safe to use	Secure designated kennel blocks are provided to hold dangerous dogs	AMP	Animal Shelter	NA – as new measure	NA	Meets minimum standard
	Quality	Libraries, public meeting venues, administration buildings will be retained and well maintained	% of Council buildings in satisfactory condition (grades 1, 2 or 3, based on asset value not quantity)	LTP	Buildings	97%	>95%	>95%
Visitor information and service centre users are satisfied or highly satisfied with buildings (annual Survey Monkey)			LTP	I Sites, service centre	56.43%	75%	75%	
% of residents who are satisfied or very satisfied with LOS			LTP	Social housing	95%	90%	90%	
% of social housing units in satisfactory condition (grades 1, 2 or 3 based on asset value not quantity)			LTP	Social housing	95%	95%	95%	
% of library users who are satisfied or highly satisfied with public library facility			LTP	Library buildings	61%	75%	75%	
To provide Animal Management facilities that are fit for purpose and well maintained		AMP	Animal shelter	NA – as new measure	NA	100%		
Responsiveness	Provide prompt responses for service	% of requests responded to within 3 days (excluding safety defects)	Annual Report	Buildings, social housing	72%	80%	80%	
Availability	To provide social housing units that are fit for purpose	% utilisation rates of social housing units available to use	LTP	Social housing	91%	90%	90%	

Community Well Being Outcomes	Key service attribute	Levels of Service Statement	How we will measure our performance	Reported in	Asset group	Current performance 2022/23	Current Year 2023/24 Target	2024/25 Target (year 1)
<p>Our communities are thriving and enabled to pursue their aspirations</p> 		Council buildings are convenient and accessible	Council buildings are available for use in the District every day as per notified hours on Council's website	AMP	Buildings	NA – as new measure	NA	98% available for use
<p>Our natural and built environment is healthy strong and safe</p> 	Environmentally Sustainable	Effects on the natural environment are minimised	Percentage of buildings that have a sustainability measure introduced as part of annual renewal or maintenance activities e.g. solar lighting, insulation, tree planting	AMP	Buildings	NA – as new measure	NA	5% to be set

Table 13 Service level summary for Recreation and Community Facilities portfolio

Community Well Being Outcomes	Key service attribute	Levels of Service Statement	How we will measure our performance	Reported in	Asset group	Current performance 2022/23	Current Year 2023/24 Target	2024/25 Target (year 1)
<p>Our infrastructure assets and services are resilient and fit for purpose</p>  <p>Our communities are thriving and enabled to pursue their aspirations</p> 	Safety	To provide Council buildings that are compliant with legislative requirements	Full compliance with legislative requirements when undertaking repairs, refurbishing or demolition of buildings including asbestos material	LTP	Halls, pools and public toilets	100%	100%	100%
			Safety defect requests attended and made safe at building within 4 hours	LTP		90%	100%	>90%
			Safety defects are rectified (issue fully resolved) within 3 days	LTP		100%	100%	>85%
			Council managed community halls have the required building compliance and emergency evacuations procedures in place	Annual Report	Halls	100%	100%	100%
		Amenities and facilities are provided that meet the needs and safety of the community	Users feel safe when using actively used domains and reserves	LTP	Parks	88%	85%	85%
		To provide well operated and safe pools	Achieve NZ Water Pool standards for all pools (Council owned pools)	LTP	Pools	100%	100%	100%
		To provide public toilets that are safe to use and in accessible locations	Any new public toilets provide safe environment for users	LTP	Public toilets	100%	>95%	100%
		To provide public toilets that are well maintained	% of public toilets inspected and cleaned daily in all areas	LTP	Public toilets	85%	>85%	>85%

Community Well Being Outcomes	Key service attribute	Levels of Service Statement	How we will measure our performance	Reported in	Asset group	Current performance 2022/23	Current Year 2023/24 Target	2024/25 Target (year 1)
		Provide safe parks and reserves	% of playground assets complying with NZ Standards (annual audit)	LTP	Playgrounds	100%	100%	100%
	Quality	To provide assets that are well maintained	Number of customer complaints received	LTP	Public toilets	1	< 20 per annum	< 20 per annum
			Number of customer complaints on the maintenance of the actively used domains and reserves	LTP	Parks	3	< 10 per annum	< 10 per annum
			Number of customer complaints received	AMP	Pools	NA	NA – as new measure	< 10 per annum
			% of parks assets in satisfactory condition (grades 1, 2 or 3, based on asset value not quantity)	LTP	Parks	85%	>95%	>90%
			Number of customer complaints on the maintenance of the district cemeteries	LTP	Cemeteries	1	< 10 per annum	< 10 per annum
			% of cemetery assets in satisfactory condition (grades 1, 2 or 3 based on asset value not quantity)	LTP	Cemeteries	90%	>95%	>90%
			% of hall building and public toilet assets in satisfactory condition (condition grades 1,2 or 3, based on asset value not quantity)	AMP	Halls, Public toilets	90%	>95%	>95%
	Responsiveness	Provide prompt responses for service	% of public toilet related emergency requests for service responded to within 24 hours	LTP	Public toilets	100%	95%	90%
			% of public toilet related urgent requests for service responded to within 48 hours	LTP	Public toilets	100%	85%	85%
			% of cemetery interment requests responded to within 24 hours	LTP	Cemeteries	100%	100%	100%
			Percentage of playground related customer urgent enquiries resolved within 24 hours	AMP	Playgrounds	NA – as new measure	NA	>90%

Community Well Being Outcomes	Key service attribute	Levels of Service Statement	How we will measure our performance	Reported in	Asset group	Current performance 2022/23	Current Year 2023/24 Target	2024/25 Target (year 1)
			Percentage of parks and reserves related customer urgent enquiries resolved within 48 hours	AMP	Parks	NA – as new measure	NA	>85%
			Percentage of halls related customer urgent enquiries resolved within 48 hours (excluding safety defects)	AMP	Halls	NA – as new measure	NA	>85%
			Percentage of pools related customer urgent enquiries resolved within 48 hours (excluding safety defects)	AMP	Pools	NA – as new measure	NA	>85%
Our communities are thriving and enabled to pursue their aspirations 	Availability	Recreational facilities are convenient and accessible	Council owned pools will be open in the District every day as per notified hours on Council’s website	AMP	Pools	NA – as new measure	NA	95% open on scheduled days
			Council owned and managed community halls are available for use in the District every day as per notified hours on Council’s website	AMP	Halls	NA – as new measure	NA	98% available to book
Our natural and built environment is healthy strong and safe 	Environmentally Sustainable	Effects on the natural environment are minimised	Percentage of facilities or open space that have a sustainability measure introduced as part of annual renewal or maintenance activities e.g. solar lighting, insulation, tree planting	AMP	Halls, public toilets, pools	NA – as new measure	NA	5% to be set

The progressive targets for the meeting the long term waste reduction goals is detailed in the full LOS (refer to Part 4).

Table 14 Service level summary for solid waste activity

Community Well Being Outcomes	Key service attribute	Levels of Service Statement	How we will measure our performance	Reported in	Current performance 2022/23	Current Year 2023/24 Target	2024/25 Target (year 1)
Our infrastructure assets and services are resilient and fit for purpose 	Safety	Safe waste services are provided	Number of serious harm incidents with waste collection services or transfer station operations	AMP	NA – as new measure	NA	Zero serious harm incidents
	Reliability	Community is satisfied with the overall level of service for waste management and minimisation	Percentage of community satisfied with the overall LOS	LTP	68%	75%	75%
			Number of requests for service that indicate poor service provision is less than 52 per year (approx. 1 per week)	LTP	21	<52	<52
	Availability	Waste minimisation and a circular economy are encouraged through our available sites	Transfer stations are available at specified times (as shown on Council's website).	AMP	NA – as new measure	NA	95% open on scheduled days
Our natural and built environment is healthy strong and safe 	Environmentally Sustainable	Legislative compliance with Waste Minimisation Act and NZ Waste Strategy	The portion of waste recycled increases by 0.5% each year	LTP	+0.5% overall	NA (as replaced)	NA
			Putrescible content in kerbside refused bags is less than 50% measured biannually measured by SWAP analysis (note progressive targets in future years)	LTP	NA – as new measure	NA	Quarterly reporting of kerbside food waste collected
			Quarterly reporting on waste and diversion values from kerbside collection and transfer stations through Online Waste Levy System (note progressive targets in future years)	LTP (amended)	NA – as new measure	NA	Quarterly reports to track progress to 2030 targets
		Waste minimisation and a circular economy are encouraged through education	Percentage of schools visited annually that participate in a waste minimisation education programme	LTP	92%	75%	75%

Community Well Being Outcomes	Key service attribute	Levels of Service Statement	How we will measure our performance	Reported in	Current performance 2022/23	Current Year 2023/24 Target	2024/25 Target (year 1)
		Legislative compliance with Horizons Regional Council Consents	Horizon's compliance ranking system will issue zero significant non compliances and only 2 moderate non-compliances per year across all closed landfill sites	LTP	<i>Not assessed by HRC (report provided)</i>	Zero significant non compliances and only 4 moderate non-compliances per year	Zero significant non compliances and only 4 moderate non-compliances per year

Note – the following metrics have been deleted as they are internal KPIs rather than performance measures:

- A comprehensive waste audit is conducted every LTP cycle to inform any change to WMMP.
- Waste minimisation initiatives promoted District wide through multimedia communications.

2.7. Service gaps

Most LTP performance measures were achieved for 2022/23 with service gaps and actions to address these summarised in the following table. Note that performance measures and targets for the solid waste activity are being set through the WWMP process so the 2022/23 results have limited use in addressing future service provision.

Table 15 Summary of identified service gaps

Asset portfolio	Service gap	Actions to address these
Community Property	Not meeting response times for safety defect requests attended and rectified for buildings.	Working with our service provider to improve response times.
	Social housing residents not feeling safe in their homes.	Actual result of 93% was slightly below target of 95%. Council will monitor this as resident safety is very important.
	Not meeting response times for requests for buildings and social housing units (excluding safety defects).	Working with our service provider to improve response times.
Recreation and Community Facilities	Not meeting response times for safety defect requests attended and rectified for halls, pools and public toilets.	Working with our service provider to improve response times.
	The proportion of parks, cemetery, halls and public toilet assets in satisfactory condition is not within acceptable level.	Reviewing target to ensure consistent with industry good practice as it may be set too high.
Solid Waste	Community satisfaction was below target (68% actual versus 75% target).	Council is introducing new services and programmes so may take time for community to change. Continue with waste minimisation programmes and communication with community.

2.8. What does this tell us?

Measuring the level of service performance against the well beings for informing our community is described in the table below.

Table 16 Describing service and well beings

Asset portfolio	Levels of Service Statement	Link between the service and wellbeing
Community Property	Council will provide an airfield that is safe for authorised aircraft.	Council has an airfield available that is safe for authorised aircraft.
	Council will maintain and provide access to Council managed community halls (Manunui, Miriama, Memorial).	Regular inspections will ensure we are complying with legislation and that our Council managed halls are fit for purpose.
	Council will provide Council buildings that are compliant with legislative requirements.	Regular inspections will ensure we are complying with legislation and that our council buildings are fit for purpose.
		Council managed halls comply with legislative requirements are fit for purpose.
	Council will provide prompt responses to requests for service (halls).	Responding to non-urgent service requests within 7 days shows we are responding to requests in an acceptable timeframe and that we are meeting levels of service (maintaining and providing our community with access to Council managed halls).
	To provide social housing units that are fit for purpose.	Annual inspections will ensure we are complying with legislation and that our social housing assets are fit for purpose.
		Through our social housing survey, we will check with our tenants that our social housing assets are maintained to a satisfactory standard and provide a safe environment for tenants.
Housing units are maintained to a satisfactory standard and provide a safe environment for tenants.	Tenancy inspections will ensure we are regularly checking the condition of the social housing assets and ensuring they are fit for purpose.	
Council will provide prompt responses to requests for service (social housing units).	Responding to non-urgent service requests within 7 days shows we are responding to requests in an acceptable timeframe and that we are meeting levels of service (providing social housing units that are fit for purpose)	
Recreation and Community Facilities	Council will maintain and provide access to cemeteries.	The number of complaints gives us an indication of the quality of service we are providing.
		The percentage of cemetery assets in satisfactory condition gives us an indication of the quality of our amenities.

Asset portfolio	Levels of Service Statement	Link between the service and wellbeing
	Council will provide prompt responses to requests for service (cemeteries).	The percentage of internment requests responded to within 24 hours gives us an indication of the quality of service we are providing.
	Council will maintain and provide access to amenities (pools).	This measure shows that Council will maintain and provide access to Council-Owned swimming pools that will meet the NZ Water Pool standards.
	Council will maintain and provide access to public greenspace and amenities.	The number of complaints gives us an indication of the quality of service we are providing.
	Amenities and facilities are provided that meet the needs and safety of the community.	The percentage of users who feel safe when using actively used domains and reserves gives us an indication of the quality of service we are providing.
		This measure shows that Council regularly inspects our amenities and facilities to ensure they are fit for purpose.
	Council will maintain and provide access to playgrounds.	It is important to Council that our playgrounds are safe for everyone to use.
	Council will provide public toilets that are well maintained.	The percentage of satisfied people gives us an indication of the quality of our maintenance and cleaning regimes.
	Council will provide prompt responses to requests for service (public toilets).	Responding to emergency requests for service within 24 hours shows we are responding to requests in a prompt timeframe.
		Responding to urgent requests for service within 48 hours shows we are responding to requests in an acceptable timeframe.
Council will provide public toilets that are safe to use and in acceptable locations.	Council care about the safety of the public when using our public toilet facilities.	
Solid Waste	Community is satisfied with the overall level of service for waste management and minimisation	Through community engagement as events or programmes, the sustainability opportunities are explained to you.
	Waste minimisation and a circular economy are encouraged through our available sites	This provides accountability for the service and provides for rangatiratanga ensuring the sites are available to you to undertake waste minimisation and participate in the circular economy through the transfer stations.
	Legislative compliance with Waste Minimisation Act and NZ Waste Strategy	Reporting against the National Waste Data Framework provides accountability and whanaungatanga (upholding relationships) of Ruapehu District against the New Zealand Waste Strategy targets.

Asset portfolio	Levels of Service Statement	Link between the service and wellbeing
		Using this nationally consistent framework we can track our efforts on Ruapehu waste to landfill and diversion through recycling and reuse. Our aim is to move 7kg per person per year of waste from landfills to recycling, reuse shops, food-waste collection.
		As environmental stewards we need to be accountable for the volume of organic (food waste/green wate) volumes sent to landfills. Reducing organic matter in our waste streams will reduce methane generation from New Zealand landfills. Methane is a major greenhouse gas polluter and contributes to climate events such as storms and droughts.
	Waste minimisation and a circular economy are encouraged through education	Education through the schools provides and understanding of what effects the environment and empowers better choices for the next generation, who also influence the current generations.
	Legislative compliance with Horizons Regional Council Consents	Our values of Kaitiakitanga (guardianship), environmental stewardship require closed landfills to be monitored assess for legacy impacts and remedial take action to ensure environment and associated awa remain healthy.

3. Managing Growth and Demand

3.1. Growth and demand overview

This section describes how the Ruapehu district is developing, and the approach Council will take to manage the effects of demand and growth for the community and recreation facilities activity and the impacts on the asset portfolios. This section also presents the demand factors that impact on the community and recreation facilities activity and how we will plan for changes in demand.

It has been assumed that the current demand across the two asset portfolios will remain relatively constant for this 10-year period as demonstrated in the following sections.

Further information on district growth and demographic factors is provided in Parts 1 and 2 of this AMP. Waste demand trends and projections are detailed in the WMMP.

3.2. District growth at a glance

A snapshot of Ruapehu's current population and demographics is shown below.

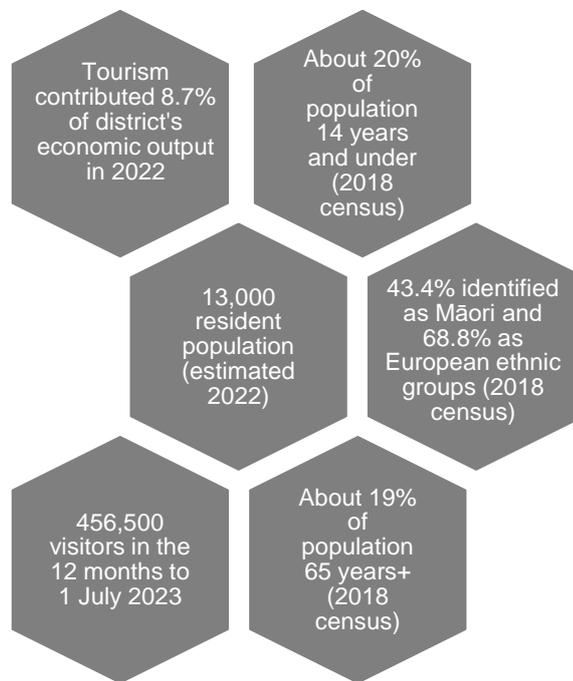


Figure 9 Snapshot of Ruapehu's population profile

3.3. Changes in demographics

The general demographic and other factors affecting the community and recreation facilities activity are summarised in the table below.

Table 17 Demographic factors affecting community assets

Asset portfolio / class	Demographic factors	Description
All	Peak population patterns	Ruapehu District's population increases dramatically with visitor numbers as a popular place all year round for tourists. There is a seasonal peak with the winter ski season, but the National Park is also popular for domestic and international tourists particularly in the summer season with the Tongariro

Asset portfolio / class	Demographic factors	Description
		<p>Great Walks. There is higher demand from the domestic than international visitors as shown in the figure below.</p> <p>Peak population is the fundamental tool used to plan for the usage of key infrastructure and assets within the district. Peak demands have a direct impact on the parks and reserves, and public toilets with higher usage.</p> <p>Council's growth planning analysis for the 2024 LTP has assumed that peak population will decrease in most identified communities within the district. The total district peak population is set to decrease by up to -2.66% between 2024 to 2034.</p>
All	General population growth	<p>Ruapehu District's resident population has been relatively constant at about 13,000 people. It is only projected to increase to 13,800 by 2048 (based on 2018 census) under the high growth scenario and decline under the medium and low scenarios. This impacts the community asset portfolios as there is a limited ratepayer base to share the financial load to contribute to these activities.</p> <p>Council's growth planning analysis for the 2024 LTP has assumed that all identified communities within the district will experience an increase in usually resident population over the next 10 years, experiencing a mixture of low, medium, and high growth levels. The total District usually resident population is expected to increase by up to 3.5% between 2024 to 2034.</p>
<p>Social housing and swimming pools</p> 	Aging population	<p>The proportion of older people aged 65+ in Ruapehu District is projected to increase to 26% by 2033 and 28% by 2043. The increase in elderly population will increase the demand for housing and recreational assets such as swimming pools within the district.</p>
<p>Playgrounds, parks and reserves, swimming pools</p> 	Youth (0 to 14 years)	<p>The proportion of youth in Ruapehu District is a mirror image of the older people and is projected to slowly decrease to 17% by 2033 and 16% by 2043. This trend in declining youth population needs to be considered with any upgrades or building new assets / facilities. It is still important to keep good recreational assets for youth.</p>
	High social deprivation	<p>Ruapehu District continues to experience higher levels of deprivation compared to other parts of the country when using the New Zealand Deprivation Index. On a scale of one to ten (least to most deprived scores), Ruapehu District is assessed individually as having a score of 9 (June 2023). Ruapehu District ranks 7 out of 68 local authorities nationally with highest deprivation.</p> <p>Our community puts a high value on open spaces, play equipment and more communal spaces for their wellbeing. There is demand for expansion into the rural areas and not just main towns as travel time/distance can be a social barrier.</p>
<p>Social housing</p> 	Internal migration	<p>There has been a trend for people to leave the metropolitan cities to provincial areas where housing is more affordable. There is also an emphasis on regional migration in work visa rules. Flexible working arrangements (work from home) and a spike in the number of New Zealanders returning from overseas is further fuelling migration into the district. This increases the demand for quality housing including low-cost rentals.</p>
<p>Cemeteries</p> 	Demand for choices	<p>There is greater demand for choices for modern funerals such as natural burials. Ethnicity and religious practices also need to be considered with cemetery services. For example, we respect the burial practices of our Māori population in the district.</p> <p>There are currently no natural burial areas available at the cemeteries. There has not been demand for this historically, but this may change in future. Natural burials use no preservatives, plots are hand dug, and bodies are buried close</p>

Asset portfolio / class	Demographic factors	Description
		to or within the active soil layer. Typically, a native tree is planted at the head or base of the plot. Ash berms are available to all cemeteries. Council is investigating extending Ohakune and Taumarunui cemeteries to allow for natural burial areas.
Administration Buildings 	Flexible working	Similar to many workplaces, Council has adopted a flexible work environment for its staff. This means some staff are not in the office 5 days a week, working some days from home, dependent on the role and where people live. This means there is less demand for workspaces but demand for meeting rooms has increased to allow for video conferencing.

Population estimates in Visit Ruapehu by type of visitor



Source: MBIE. Last updated on 2023-09-07 11:00:00.
From <https://teic.mbie.govt.nz/teiccategories/datareleases/murpe/>

Figure 10 Visitor numbers to Ruapehu District by type
Source: Monthly unique local and visitor populations, MBIE (September 2023)

3.3.1. Current social housing demand

There is strong demand for social housing mainly driven by high deprivation in the community and the number of residents over 65 continuing to increase. There is a long waiting list with 189 as at September 2023 for 93 units. The occupancy rate for social housing is over 90% as shown in the figure below (when excluding refurbishments between change in tenancies).

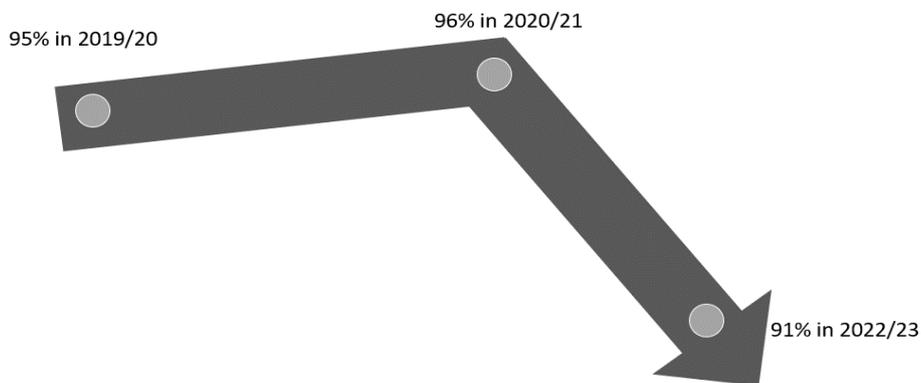


Figure 11 Occupancy rate of social housing units

3.3.2. Current cemetery demand

We manage our cemetery plot on Cemetery Maps, and this is the source of truth for RDC when make cemetery decisions. We also have parcels of land at our Matiere, Owango, Raetihi and Raurimu cemeteries that are currently being grazed. The land parcel a Ohura Cemetery is quite contouring and could proved difficult for burials.

A high number of the plots have been pre-purchased (reserved) so that whānau can be buried adjacent to relatives in the same cemetery when the time comes.

Other improvements that are going to be funded out of maintenance in the coming years include, improved signage, ashes berms, and cemetery investigations at Taumarunui and Raetihi.

3.3.3. Current Administration Building demand

The current demand for the Council Administration Buildings was measured by the staff numbers as shown in the table 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). Overall, this shows that the Council Administration Buildings have adequate capacity for the current utilisation. However, the Ohakune Service Centre is at capacity unless an alteration is considered.

Table 18 Summary of demand for Administration Buildings

Building	Actual staff numbers (as at December 2020)	Maximum number of occupants
Taumarunui Administration Building and Library	60	326 (including chambers)
Raetihi Service Centre and Library	3	NA
Ohakune Service Centre and Library	8	85 (including chambers)
Ohakune i-SITE	5	40
Taumarunui i-SITE	4	NA

Source: RDC (September 2023)

3.3.4. Current hall demand

Hall usage has changed since 2018 with demand increasing as shown in the figure below. The increase in demand varies depending on the hall. The booking system currently combines the halls together, so we are unable to understand demand by location. Categorising the bookings by the specific hall has been identified as an improvement action.

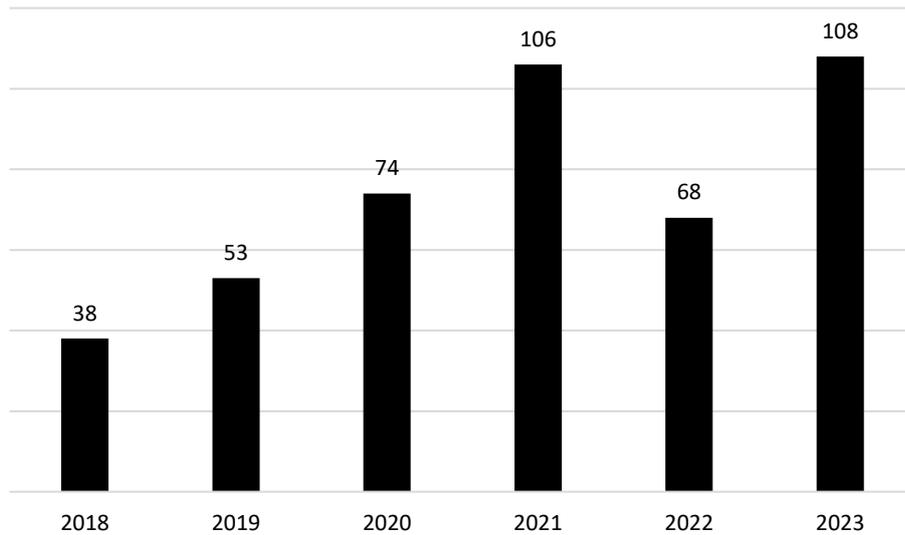


Figure 12 Hall usage trends
Source: RDC Hall booking data (September 2023)

3.3.5. Community sports demand

There is high usage of Council’s hard surface courts which are utilised by a variety of community groups as summarised in the table below.

Table 19 Community sport usage

Community group	RDC asset utilised	Community sports
Taumarunui Netball Centre	Outdoor netball courts (leased)	<ul style="list-style-type: none"> During netball season: <ul style="list-style-type: none"> Approximately 15 Adult Teams and 25 Junior Teams in competition. Each team would have around 10 people. About 50 individual children partaking in very junior fun ferns activities. Out of season, Twilight Netball has around 20 teams.
Taumarunui Youth and Community Trust	Outdoor netball courts	Run a variety of Twilight sports including Netball, Football (Soccer), occasionally Bowls
	Morero Domain and Ngahuinga / Cherry Grove fields	<ul style="list-style-type: none"> Manage the school athletics on these fields. Co-ordinate the usage of these fields via an online calendar.
St Pat’s School	Tennis court at Rangataua	<ul style="list-style-type: none"> Use an old Tennis Court adjacent to the School in Rangataua for school students.

3.3.6. Current pool demand

There is high demand for the three outdoor pools in the summer season when these are open (RDC has no indoor pools). They can be at capacity due to the lifeguard to patrol ratios that must be met – limit of 50 people per lifeguard. The following figure shows the pool demand by month and facility. This shows that Taumarunui Pool has the highest demand overall followed by Raetihi. The trends show a declining usage in children using the pools except for the Taumarunui Pool which is showing an increasing trend. Adult use has generally remained constant, with Ohakune showing a decline.

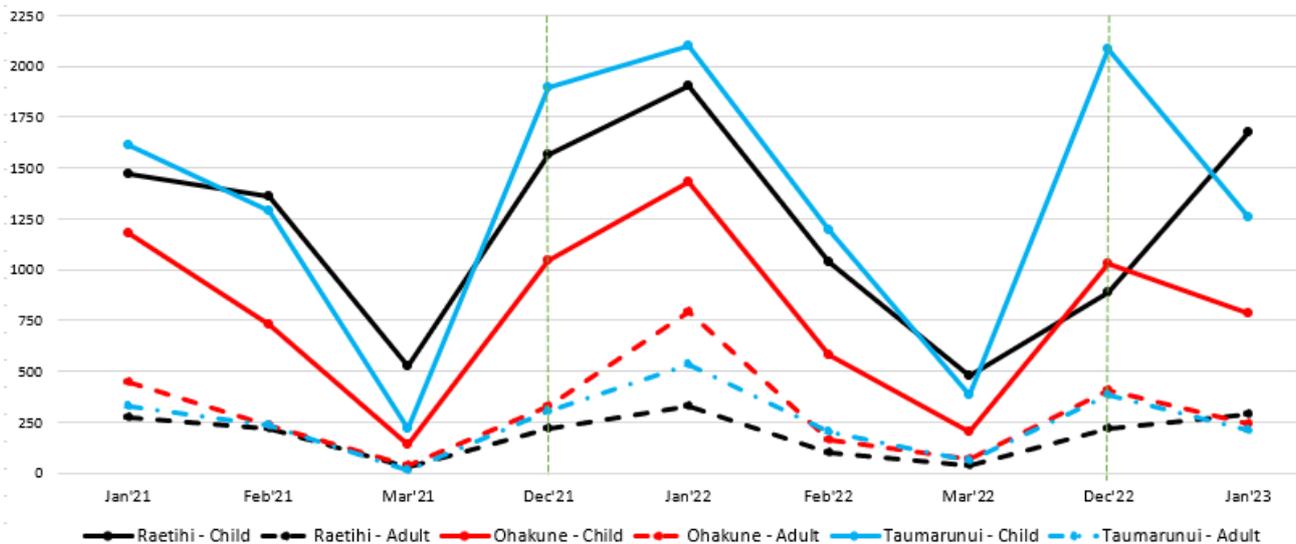


Figure 13 Pool usage trends by site
Source: RDC Pool booking data (September 2023)

3.4. Provision of facilities

The following table summarises the provision of community and recreation facilities assets to meet future demand where appropriate.

Table 20 Asset provision

Asset class	Description on provision
Administration Buildings 	The proposed Tātai Tāngata ki Raetihi (Raetihi Hub) is a shared office in partnership with Uenuku to be located in Raetihi. It includes building joint meeting rooms, youth centre, community rooms and library. A business case has been prepared and design phase is underway. Council is seeking additional Crown funding for the construction phase.
Cemeteries 	With remaining lots allocated, the Raetihi Cemetery is currently at capacity but there is approved budget to extend it and increase the number of berms as part of the town centre revitalisation. It is estimated that there are 722 sites available with most at Raetihi, Ohakune and the new Taumarunui cemeteries.
Public Toilets 	The overall provision of public toilets throughout the district is considered sufficient. However, there are two public toilets in flood prone areas (adjacent to rivers) that may need to be relocated at a future stage.
Sports facilities 	There are five Council owned hard court venues under various lease agreements with different AM responsibilities. The current provision of sports facilities has been based on historical demand and Council ownership. It is recognised this needs to be reviewed / reset including partnership model with schools, iwi, central government agencies, community groups.
Swimming Pools 	<p>Council meets demand with three outdoor pools at Taumarunui, Ohakune and Raetihi although constrained at peak demand by the number of lifeguards. There are no plans to decommission these three pools in this 10-year period.</p> <p>Demand for pool facilities is also met through use of the indoor pool at Taumarunui High School, funded through an annual \$50,000 grant to the Waikato Trust from RDC. Taumarunui High School and Community Trust operate the 25 metre indoor pool in Taumarunui which is open all year round. This is a more pragmatic solution than Council building and managing their own indoor pool.</p>

Asset class	Description on provision
Community Halls 	Council is considering options for the future management of its halls. Options include to continue with status quo, upgrade to meet seismic performance requirements, transfer to iwi to manage.
Public litter bins 	The provision of public litter bins in parks and reserves needs to be consistent with Council's waste minimisation initiatives and support strong tourism brand. It is important that there are separate rubbish and recycling bins in parks and reserves.

3.5. Demand management programme

Managing demand for community assets and services is not only about managing increasing future needs and expectations but is also about changes in behaviours and philosophy. Council's current demand management programme is summarised in the table below.

Table 21 Current demand management programmes

Asset group	Programme	Description
All	Strategic planning	Long term planning is instrumental to managing growth and demand requirements. Various strategies have been completed to guide decisions including the Public and Affordable Housing Asset and Tenancy Management Strategy (2020), Future Ohakune Plan, Taumarunui revitalisation, the Raetihi Hub and National Park Village Plan.
Swimming pools 	Information to promote facilities	Information on the 3 outdoor swimming pools is provided on Council's website, including operating hours, season and the facilities provided. A booking system is provided online. An indoor pool is provided through a grant to Waikato Trust for the indoor pool at Taumarunui High School. It is available for school use and the wider community.
Social housing 	Information	Information on Council's social housing units is provided on Council's website including application forms and what is provided in the different unit types (i.e. garages, washing machines).
Playgrounds 	Planning framework	A playground strategy is under development to guide decisions. This will provide guidelines on the accessibility, look and feel of the facility and what works for small rural communities versus townships. A mobile playground on a trailer is being trialled.
Community halls 	Booking system	A booking system is used to manage the various requests and manage demand for the Community Halls. Council uses Ozone for the booking system.
Cemeteries 	Promotional information	Information on the cemetery services is provided on Council's website, including the location of cemeteries, online cemetery GIS map layer, and fees and charges. Other requests are dealt with through the Royal New Zealand Returned Services' Association. There is also an online cemetery database that provides information regarding burial locations in all ten cemeteries. This allows families to undertake genealogy research.

3.6. Growth and demand assumptions

The key growth and demand assumptions are as follows:

- Population forecasts based on Statistics New Zealand 2018 census data.
- Council's growth planning analysis for the 2024 LTP has assumed that:
 - The total district peak population is set to decrease by up to -2.66% between 2024 to 2034.
 - The total District usually resident population is expected to increase by up to 3.5% between 2024 to 2034.
- Burials will continue based on the current demand and this will increase in line with population growth.
- Demand for sports facilities will continue based on the current demand and this will increase in line with population growth.
- Demand for social housing will continue and increase in line with forecast population aged 65 years+.

4. Lifecycle management

4.1. Lifecycle management overview

Council is committed to providing good quality properties and facilities that serve the needs of the community and are managed effectively throughout their lifecycle.

4.1.1. Lifecycle management approach

The various assets within the community and recreation facilities, and solid waste activities requires a whole of life approach to their management. This includes Planning, Acquisition, Operation, Maintenance and Disposal as shown in the figure below.

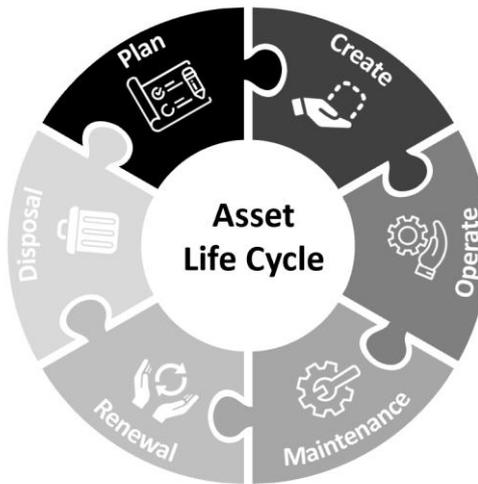


Figure 14 Lifecycle management

4.1.2. Section structure

This section has been structured with common sections up front followed by separate lifecycle management plans for each asset portfolio:

- Common information:
 - Section 4.2 – Asset summary
 - Section 4.3 – Critical assets
- Separate lifecycle management plans:
 - Section 4.4 Recreation & Community Facilities lifecycle management plan
 - Section 4.5 Community Property lifecycle management plan including waste facilities (transfer stations and closed landfills).

4.1.3. Service delivery arrangements

Council maintains overall ownership and responsibility for managing the community and recreation facilities activity 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 except for 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.

Maintenance and minor renewal work is carried out using building, plumbing, electrical and Independent Qualified Person (IQP) contracts let in accordance with Council's Procurement Strategy and Policy 2020 on a performance basis, wherever possible. The contract documents specify technical standards required and defines response times and cyclic inspection periods.

Council has procured a number of maintenance and renewal contracts geographically to deliver all major works. They are currently being tendered except the reserve and garden maintenance. A preferred supplier panel is being set up with preference for small local contractors.

4.2. Asset summary

The asset groups of the Recreation and Community Facilities, and Community Property portfolios are listed in the table below. Solid waste assets are covered under the Community Property portfolio.

Table 22 Asset groups by portfolio

Recreation and Community Facilities	Community Property
Community halls	Social housing
Swimming pools	Aerodrome
Public toilets	Transfer stations and recovery centres
Parks and reserves	Closed landfills
Cemeteries	Admin buildings
	Miscellaneous property

Council has the location of a large portion of their assets loaded into their GIS mapping software which is available via their website for people to access. An example of Council's GIS map of the community halls and public toilets is shown below.

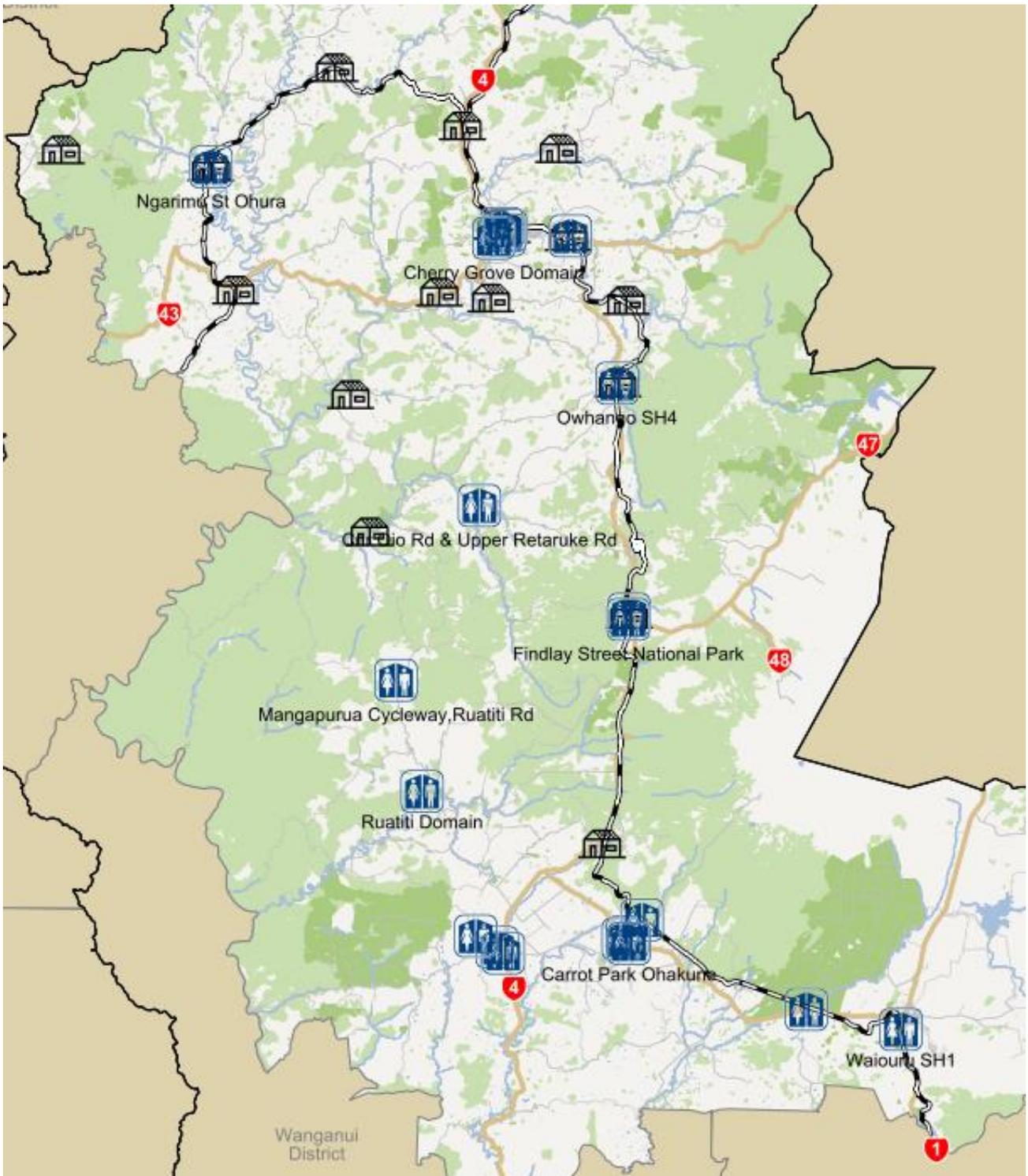


Figure 15 Council GIS map of community halls and public toilets

4.3. Critical assets

Critical assets are defined as those assets that are not allowed to fail as they deliver / support a critical service. The critical assets identified for the community and recreation facilities, and solid waste activities are summarised in the table below.

Table 23 Critical assets

Critical assets	Consequence of failure	Impact
Social housing	Elderly and vulnerable people have no safe and secure place to live.	Reputational damage to council.
Resource Recovery Centres and Transfer Stations	Waste and rubbish cannot be collected and disposed of leading to unsanitary buildups and increased pest activity.	Reputational damage to council. Regulatory requirements. Environmental impacts.
Civil Defence Centres / EOC x2 - Ary Street (Ohakune) and Huia Street (Taumarunui)	The facilities are a designated place for our community to go during an emergency	Reduced capability to provide help, resources and response and recovery from an event / disaster.
Cemeteries	Lack of capacity would result in burials having to take place away from the area in which the family resides.	Reputational damage to council. Emotional harm to community not being close to buried loved ones.
Animal shelter	Animals harmed by unsafe building. No alternative place to house the animals.	Reputational damage to council. Failure to meet Animal Welfare Act 1999.

4.4. Recreation Facilities lifecycle management plan

The purpose of the Recreation and Community Facilities portfolio 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.

4.4.1. Community Halls



Figure 16 Taumarunui War Memorial Hall

Elements	Description
Description	There 14 Community Halls and 1 Community Centre located throughout the district. They are for social, recreational, cultural, or educational purposes, or for the physical or intellectual wellbeing and enjoyment of the residents of the district.

Elements	Description
	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 by community organisations for intermittent sports, occasional functions and, where situated near to a school, utilised for indoor sporting events in inclement conditions.
Ownership	Council owns the halls but the management varies. Council manages some halls (x3) and the others by the community in which they are situated.
Condition	Most halls are past their economic life and have a backlog of deferred maintenance due to lack of available funding from both Council and the community. There are also seismic issues and Building Code requirements that need to be met. Defect survey was undertaken in 2022.
Performance & capacity	<p>Demand and utilisation of the halls is increasing but data is not currently available at site level to help shape the future direction of the halls. The booking system currently combines the halls together, so we are unable to understand demand by location.</p> <p>The halls do raise some emotional attachment, especially where communities have had the halls built.</p> <p>The latest satisfaction survey results were 42% satisfaction and believe the halls do not meet modern requirements and need upgrading / improving. The hall satisfaction results are the lowest of all the areas surveys and have consistently scored below 50% for the last 5 years.</p>
Operational strategies	<p>Maintenance is currently carried out on the asset as funds become available either from management committee fundraising efforts, or from Council budgets.</p> <p>All facilities have the following functions funded and administered by Council:</p> <ul style="list-style-type: none"> (a) Insurance premiums. (b) Rates and charges struck against the property (if any). (c) Water by meter (where applicable). <p>Septic tank cleaning at four-year intervals, or earlier if necessary, is funded and administered by Council.</p>
Renewals	<p>Components are identified for renewal through inspections. However, there is no allocated budget for renewing items for community halls.</p> <p>During the term of this Plan, the major development works planned is:</p> <ul style="list-style-type: none"> • Tātai Tāngata ki Raetihi (Raetihi Community Hub) (Y4-6) \$4.2m
Disposal strategies	<p>Most of the 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.</p> <p>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.</p> <p>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.</p>

4.4.2. Swimming Pools



Figure 17 Taumarunui main swimming pool

Elements	Description
Description	The three swimming pools are provided to encourage swimming within the district as a safe and affordable leisure activity. They are in Taumarunui, Ohakune and Raetihi.
Ownership	Council owns the outdoor swimming pool complexes. The pools are operated through a contract with Community Leisure Management. The Taumarunui High School indoor pool is owned and managed by MOE.
Condition	All pools are currently in reasonable / average condition. Defect survey was undertaken in 2022.
Performance & capacity	<p>The pools only operate for 4 months of the year (December, January, February and March) in the summer period. The capacity is restricted through availability of lifeguards, there is a limited 50:1 ratio of users per lifeguard.</p> <p>Usage trends are showing a general decline in children utilising the pools, except at the Taumarunui pool (refer to Section 3.3.6). Adult usage has generally remained steady but at a much lower number. Children make up 80% of the pool usage.</p> <p>The following key issues have been identified for the swimming pools:</p> <ul style="list-style-type: none"> • All facilities are past economic life expectancy. • Facilities are only open four months of the year. • Only a small percentage of the community use the pools. • In Ohakune and Raetihi, the Council pool is the only public swimming facility available for local schools. • Requirements of NZS 4121: Disabled Access are not being met as there are no ramps or cradle at Ohakune and Raetihi pools.
Operational strategies	<p>The contract with Community Leisure Management requires them to undertake:</p> <ul style="list-style-type: none"> • Periodic assessment of asset condition. • Daily water treatment and quality monitoring reporting. • Pool vacuuming and cleaning. • Pre-season commission. • Staffing. • End of season decommission and reporting.
Renewals	<p>During the term of this Plan. the major renewal works planned are:</p> <ul style="list-style-type: none"> • Ohakune Pool changing rooms (Y4) \$390k • Raetihi Pool (Y10) \$6m • Taumarunui Pool and plant renewal (Y6) 400k
Disposal strategies	There are no plans to decommission these three pools in this 10-year period.

4.4.3. Public Toilets



Figure 18 Public toilets by Ohakune Carrot

Elements	Description																																																								
Description	The purpose of these assets is to provide safe and hygienic public toilet facilities within townships in the district. We currently provide a total of 24 toilet facilities located around the district (refer to map on website).																																																								
Ownership	Council owns the toilet blocks, except in Pipiriki which is owned by DoC (Department of Conservation) and leased to Council.																																																								
Condition	<p>The following information has been based on the defects identified in the inspections.</p> <table border="1"> <caption>Source: Toilet defect scores 2022</caption> <thead> <tr> <th>Location</th> <th>Score</th> </tr> </thead> <tbody> <tr><td>Ohakune</td><td></td></tr> <tr><td> Oyler st</td><td>3.0</td></tr> <tr><td> goldfinch st</td><td>2.9</td></tr> <tr><td> mountain rd</td><td>3.7</td></tr> <tr><td> rangitapu rd</td><td>2.0</td></tr> <tr><td> upper thames st</td><td>2.5</td></tr> <tr><td> parapara rd</td><td>2.0</td></tr> <tr><td> seddon street</td><td>3.1</td></tr> <tr><td> Cherry Grove RD</td><td>2.4</td></tr> <tr><td> Esplanade</td><td>2.8</td></tr> <tr><td> Hakaraa st</td><td>1.6</td></tr> <tr><td> milo st</td><td>3.8</td></tr> <tr><td> Turakī ST/10th</td><td>5.0</td></tr> <tr><td>Taumarunui</td><td></td></tr> <tr><td> state highway 1</td><td>2.0</td></tr> <tr><td> state highway 4B</td><td>2.0</td></tr> <tr><td> state highway 4</td><td>2.0</td></tr> <tr><td>National Park</td><td></td></tr> <tr><td> findlay st</td><td>2.0</td></tr> <tr><td> findlay st</td><td>2.0</td></tr> <tr><td>Owhango</td><td></td></tr> <tr><td> main st highway</td><td>2.0</td></tr> <tr><td> till st</td><td>2.0</td></tr> <tr><td>Ohura</td><td></td></tr> <tr><td> Ongarue</td><td>3.3</td></tr> <tr><td> Ohura / Matiere</td><td>3.9</td></tr> <tr><td> Mangaparua Rd</td><td>2.3</td></tr> </tbody> </table> <p>Source: Toilet defect scores 2022</p> <p>Consideration should be given to undertaking a 3 yearly formal asset condition assessment to inform renewals.</p>	Location	Score	Ohakune		Oyler st	3.0	goldfinch st	2.9	mountain rd	3.7	rangitapu rd	2.0	upper thames st	2.5	parapara rd	2.0	seddon street	3.1	Cherry Grove RD	2.4	Esplanade	2.8	Hakaraa st	1.6	milo st	3.8	Turakī ST/10th	5.0	Taumarunui		state highway 1	2.0	state highway 4B	2.0	state highway 4	2.0	National Park		findlay st	2.0	findlay st	2.0	Owhango		main st highway	2.0	till st	2.0	Ohura		Ongarue	3.3	Ohura / Matiere	3.9	Mangaparua Rd	2.3
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Ohura / Matiere	3.9																																																								
Mangaparua Rd	2.3																																																								
Performance & capacity	<p>RDC does not currently include public toilets in its customer satisfaction survey, however it has been included as an improvement action.</p> <p>The public toilet function is subject to provisions contained in the following legislation:</p> <ul style="list-style-type: none"> (a) 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. (b) 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. 																																																								

Elements	Description
	<p>(c) 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.</p> <p>(d) 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.</p> <p>(e) 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.</p> <p>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.</p>
Operational strategies	Cleaning contracts are geographically based and perform the bulk of the work. The Ongarue community looks after the Ongarue toilets due to its remoteness and low use.
Renewals	<p>During the term of this Plan, the major renewal works planned are:</p> <ul style="list-style-type: none"> • Kakahi toilets (Y3) \$150k • Christie Park toilet (Y1) \$120k
Disposal strategies	No public toilet disposals are planned for the next ten-year period. There are two public toilets in flood prone areas (adjacent to rivers) that may need to be relocated at a future stage.

4.4.4. Parks & Reserves



Figure 19 Playground at Taumarunui Domain

Elements	Description
Description	<p>The purpose of the parks and reserves assets is to:</p> <ul style="list-style-type: none"> • Provide space for people to pursue active and passive recreational activities for their social, spiritual, mental and physical wellbeing. • Provide the landscape setting for towns. • 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. • Ensure the environments essential to the existence of plant and animal species (including humans) are maintained. • Protect public access to significant landscape features and recreation areas. <p>The assets included in this group are:</p> <ol style="list-style-type: none"> (i) Sports fields (ii) Hard court venues (iii) Some structures (e.g., Taumarunui Grandstand). (iv) Shrubs and trees

Elements	Description
	<ul style="list-style-type: none"> (v) Furniture (e.g., picnic tables, seats, rubbish bins) (vi) Urban street verges (vii) Playgrounds (viii) Car parks (ix) Walkways (x) Walkway lighting (xi) Decorative lighting (xii) Pedestrian bridges (xiii) Camping grounds (xiv) Drinking fountains (xv) Decorative fountains.
Ownership	Council owns the parks and reserves assets. The current provision of sports facilities has been based on historical demand and Council ownership. This needs to be reviewed / reset including partnership model with schools, iwi, central government agencies, community groups.
Condition	Varies - Defect survey was undertaken in 2022.
Performance & capacity	<p>The maintenance contractor undertakes daily checks of playground to identify defects. There are also independent audits undertaken to ensure compliant with the NZ Standards.</p> <p>A playground specific lifecycle management plan needs to be developed in collaboration with the maintenance contractor to ensure the equipment / facilities are fit for purpose and meeting the specifications.</p>
Operational strategies	<p>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 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.</p> <p>The planned maintenance component consists mainly of:</p> <ul style="list-style-type: none"> (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 located in parks. (l) Emergency work procedures.
Renewals	<p>During the term of this Plan, the major renewal works planned are:</p> <ul style="list-style-type: none"> • New Bridleway - Ohakune to Rangataua (Y10) \$680k • National Park Footpaths (Y10) \$495k • Ohakune Christie Park development (Y4-6) \$400k • District Wide Accessible Walkways (Y3-10) \$1m • Morero Stream Revitalisation (Y1-2) \$140k
Disposal strategies	Asset disposal is undertaken in accordance with the Reserves Act 1977. There are no planned parks and reserves identified for disposal in the period of this plan.

4.4.5. Cemeteries



Figure 20 Ohakune

Elements	Description
Description	The purpose of the cemeteries service is to provide administration, record, enquiry and burial services for the interment of deceased persons at cemeteries within the district. There are a total of 10 cemetery reserves, 2 of which are full and no longer capable of providing further burial plots.
Ownership	Council owns the public cemeteries in the district. There are also urupā in the district which are not owned or managed by RDC.
Condition	Customer satisfaction of our cemeteries sits around 70% (refer to Section 2.4 Community engagement).
Capacity	Our cemeteries overall are currently sitting at about 86% capacity, with variances at individual sites (refer to Section 3.3.2 Current cemetery demand).
Operational strategies	<p>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.</p> <p>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.</p> <p>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.</p> <p>Operating and maintaining the cemeteries in the district include the following activities:</p> <ul style="list-style-type: none"> • 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.
Renewals	During the term of this Plan, no renewal works are planned. This will need to be monitored to ensure the existing levels of service are not being impacted and assets are being managed sustainably long term.
Disposal strategies	There are no planned cemeteries identified for disposal in the period of this plan.

4.5. Community Property lifecycle management plan

The purpose of the Community Property portfolio management is to ensure that the property that is held by Council for the social, cultural or environmental wellbeing of the community is managed in a sustainable and responsible manner.

4.5.1. Social Housing



Figure 21 Cherry Grove Court Flats, Taumarunui

Elements	Description
Description	We currently provide a total of 93 units for social housing at 8 sites spread out over Taumarunui, Raetihi and Ohakune.
Ownership	Council owns and manages these properties. RDC wishes to increase its social housing portfolio and has used different mechanisms to achieve this including: <ul style="list-style-type: none"> • Waimarino Flats were handed back to RDC on 1 July 2023 (after being leased out). • Development of 6 social housing units at 11 Moore Street through partnership arrangement.
Condition	These properties are inspected on an annual basis and at the conclusion of a tenancy. There is accurate knowledge about the condition of the asset. Defect data is currently held in spreadsheets which are updated after each inspection. Consideration should be given to undertake a formal 3 yearly condition assessments of the portfolio. This would help identify trends and give Condition Grade Index (CGI) scores and ensure the poor performing assets are scheduled for renewal. Defect survey was undertaken in 2022.
Performance & capacity	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. There is a 100% occupancy rate of the two-bedroom units with a waiting list, high occupancy rate of single bedroom units and a lower occupancy rate of existing bedsit units (refer to Section 3.3.1 Current social housing demand). 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.
Operational strategies	Tenants are aware to contact Council staff 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).

Elements	Description
	<p>The planned maintenance component consists of:</p> <ul style="list-style-type: none"> (a) Internal decoration. (b) Exterior painting. (c) Vegetation control and lawn mowing. (d) Water blasting/moss removal.
Renewals	<p>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 based on:</p> <ul style="list-style-type: none"> (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. <p>During the term of this Plan, the major renewal works planned are:</p> <ul style="list-style-type: none"> • Waimarino Flats upgrade (Y1) \$390k • Social Housing Shower upgrades – Taumarunui (Y1-5) \$325k
Disposal strategies	<p>There are no planned social housing units identified for disposal in the period of this plan. RDC wishes to increase its social housing portfolio as noted above and has no plans for divestment.</p>

4.5.2. Aerodrome

Elements	Description
Description	<p>The Taumarunui Aerodrome is located off Taringamotu Road. The aerodrome consists of a 1.25km grassed runway and several outbuildings. The aerodrome has never been developed into a domestic aerodrome and its use is generally recreational privately owned aircraft, topdressing and commercial helicopter movements.</p> <p>Within the aerodrome, the other structures are:</p> <ul style="list-style-type: none"> • Terminal – RDC responsibility • Clubhouse – not RDC responsibility • Deep Bore Pump House – RDC responsibility • Fertiliser Bin – RDC responsibility • Agricultural Fuelling Pad – not RDC responsibility • Helicopter Service Area – not RDC responsibility • Hangers (Aero Club & Private) – not RDC responsibility
Ownership	<p>Council owns the Taumarunui Aerodrome assets with management responsibility allocated as shown above. However, there are some historic land acquisition issues currently unresolved.</p>
Condition	<p>Reasonable condition 3.14. This was based off the defect data from Nov 2022.</p> <p>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. The water supply is sourced from a bore so needs to meet Taumata Arowai's requirements for providing safe drinking water. Council is investigating the status of the source water and options to meet its obligations of providing safe drinking water.</p>
Performance & capacity	<p>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.</p>

Elements	Description
	<p>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).</p> <p>The availability of the aerodrome 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.</p>
Operational strategies	<p>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 limited to between sunrise and sunset. 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.</p> <p>To ensure buildings are maintained to the required standard, Council staff inspect the buildings annually.</p> <p>Maintenance consists of:</p> <ul style="list-style-type: none"> (a) Fertiliser and spreading. (b) General maintenance, minor repairs to fencing, etc. (c) Vandal damage repairs. (d) Windssock replacement. (e) Vegetation clearance (obstacle limitation surfaces). (f) Soil testing. (g) Vegetation spraying. (h) First Aid Kit upkeep. (i) Fire extinguisher certification. (j) Minor repairs to buildings.
Renewals	<p>During the term of this Plan, no renewal works are planned. This will need to be monitored to ensure the existing levels of service are not being impacted and assets are being managed sustainably long term.</p>
Disposal strategies	<p>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.</p> <p>The air strip is located on old urupā. The long term vision is to relocate the airstrip and options are being explored. The land is not in the deed of settlement with iwi.</p>

4.5.3. Solid Waste Transfer Stations



Figure 22 Taumarunui Refuse Facility

Elements	Description
Description	<p>There are 2 Resource Recovery Centres at Taumarunui and Waimarino (Ohakune). There are 7 transfer stations in total including the 2 at the Resource Recovery Centres and at National Park, Ohura, Owango and Ongarue (refer to map below).</p> <p>The key assets with the solid waste facilities are:</p> <ul style="list-style-type: none"> • Front loading waste bins. • Buildings. • CCTV cameras at the 2 Resource Recovery Centres. • 1 weighbridge at Taumarunui. • Hardstanding areas.
Ownership	<p>Council owns the Resource Recovery Centres and transfer stations, and public litter bins.</p> <p>The recycling and food waste (organics) bins are owned by the kerbside collection contractor. Refuse is collected in pink bags.</p>
Age	<p>The Taumarunui Resource Recovery Centre opened in June 2021.</p> <p>The remaining years for the transfer station assets is summarised in the table below. Assets which have reached the end of their useful life are mostly site (e.g. fencing) and plant (e.g. the screen at the hot composting unit in Taumarunui) assets. These assets will require replacement.</p> <p>A large quantity of signage assets is listed as near end of useful life but are likely to not require replacement, although these assets are also low value. Assets with useful life of one to ten years, in terms of value, is mostly bins (54%), with the value for building (27%) and site (17%) assets. Assets with useful life of 10 or more years are, in terms of value, are mostly site (60%), building (31%) and bin (9%) assets.</p>
Condition	<p>The total value of solid waste assets at the RTS facilities \$4.3m, with most of the assets concentrated at the Taumarunui and Waimarino RTS facilities. In terms of total asset value, 35% is in good or very good condition, 54% in average condition and 11% is in poor, very poor or unknown condition, as shown in the figure below. There is a minor amount of assets with unknown condition are subject to further assessment as this asset register is maintained over time.</p>
Performance & capacity	<p>Weighbridges are important for measuring the actual waste tonnage disposed at and diverted from landfills. This provides valuable demand data to track Council's achievement towards its waste minimisation targets.</p>

Elements	Description
	<p>Council is investigating an innovative approach for measuring waste without installing the traditional and costly weighbridges. A forklift with measuring scales is being tested at the Ohakune Transfer Station. This will provide flexibility as can be moved around different sites.</p> <p>Both Resource Recovery Centres have existing constraints. Waimarino is a tight site and needs improvements to meet future requirements. The Taumarunui Resource Recovery Centre is new but only has one building and limited hardstanding areas.</p>
Operational strategies	<p>Council provides residential kerbside collections for refuse, recycling and food waste. The refuse collection service is user-pays through the sale of pink rubbish bags. Residential weekly kerbside collections in Taumarunui, Ohakune, Raetihi, Waiōuru (NZDF) Raetihi, Rangataua, Mahoe, Piriaka, Kakahi and Manunui. The collection services include:</p> <ul style="list-style-type: none"> • Refuse (35/60L pink bags). • Recycling crate (45L blue bin) for plastics and glass, paper and cardboard adjacent. • Food waste (23L bin). <p>Organics from kerbside food waste collections in Taumarunui, Waimarino and Waiōuru are processed at the composting facility at Taumarunui.</p> <p>Council provided facilities and services is summarised in the 2023 Waste Assessment.</p> <p>There are three main waste services contracts:</p> <ul style="list-style-type: none"> • EnviroNZ was awarded the kerbside and transfer station collections, and disposal contracts (2 contracts in total). EnviroNZ is contracted for haulage and disposal of waste to landfill, recyclables to further processing or end markets and to operate Taumarunui Refuse Transfer Station and composting unit. The Taumarunui Resource Recovery Centres and composting unit operated by EnviroNZ under contract. The Reuse Shop is operated by Council staff. • The Waimarino Resource Recovery Centres and Reuse Shop are operated by Ethical Waste Ltd under contract. <p>Litter bin services are currently contracted to Recreational Services (part of Recreation Facilities portfolio).</p>
Renewals	<p>During the term of this Plan, the major renewal work s planned are:</p> <ul style="list-style-type: none"> • Solid Waste LOS Projects (Y1-10) \$4,8m • Solid Waste Renewal Projects (Y3-10) \$930k
Disposal strategies	<p>There are no waste facilities identified for disposal in the next ten years.</p>

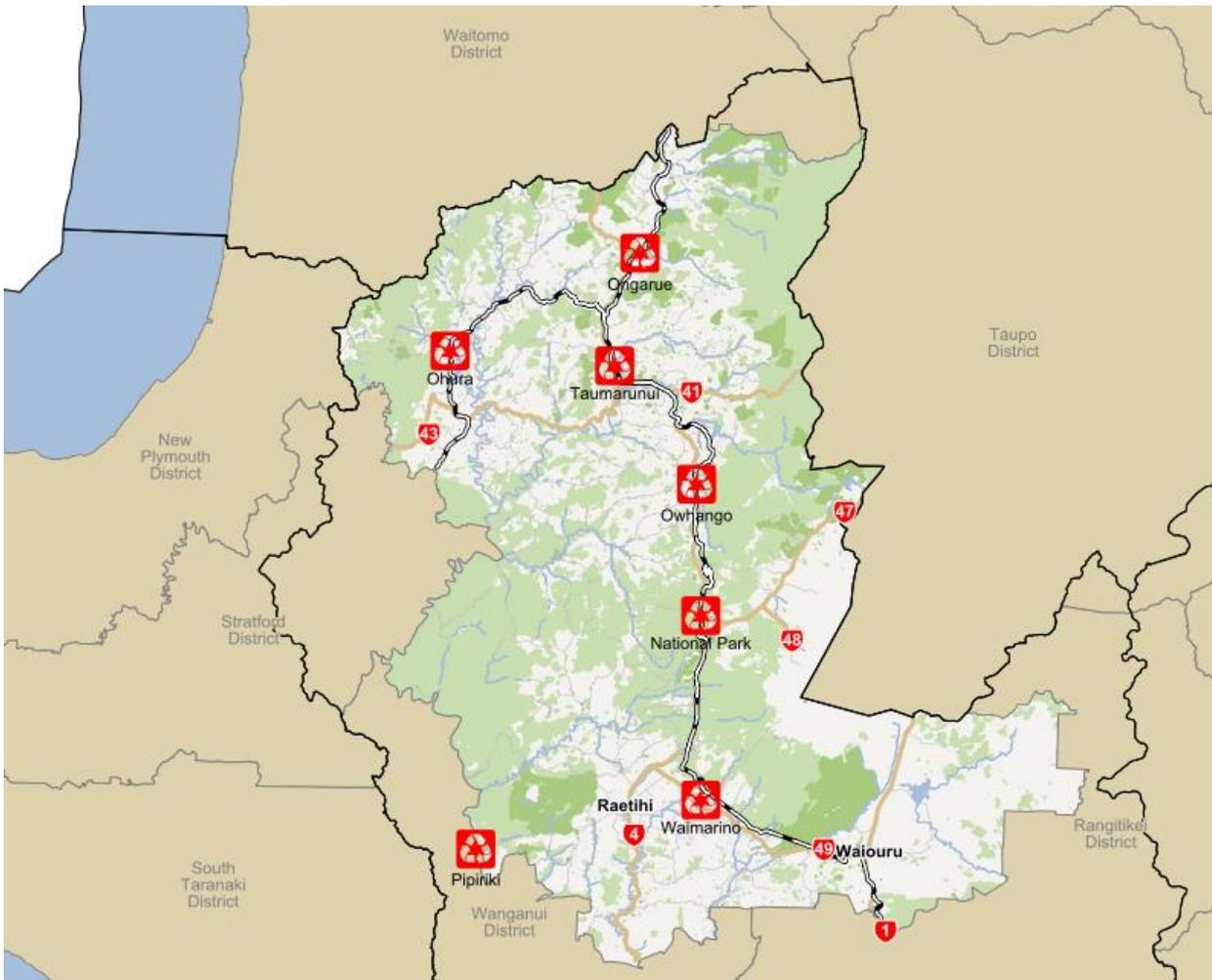


Figure 23 Refuse transfer stations in Ruapehu

Table 24 Summary of asset remaining useful life – transfer stations

Remaining Useful Life	Asset Quantity	Asset Value (\$)
<1 year	67	1,077,994
1-10 years	104	1,241,266
11-20 years	17	374,441
21-30 years	24	1,310,972
>30 years	14	227,633
Unknown	4	69,500
Total	230	4,301,807

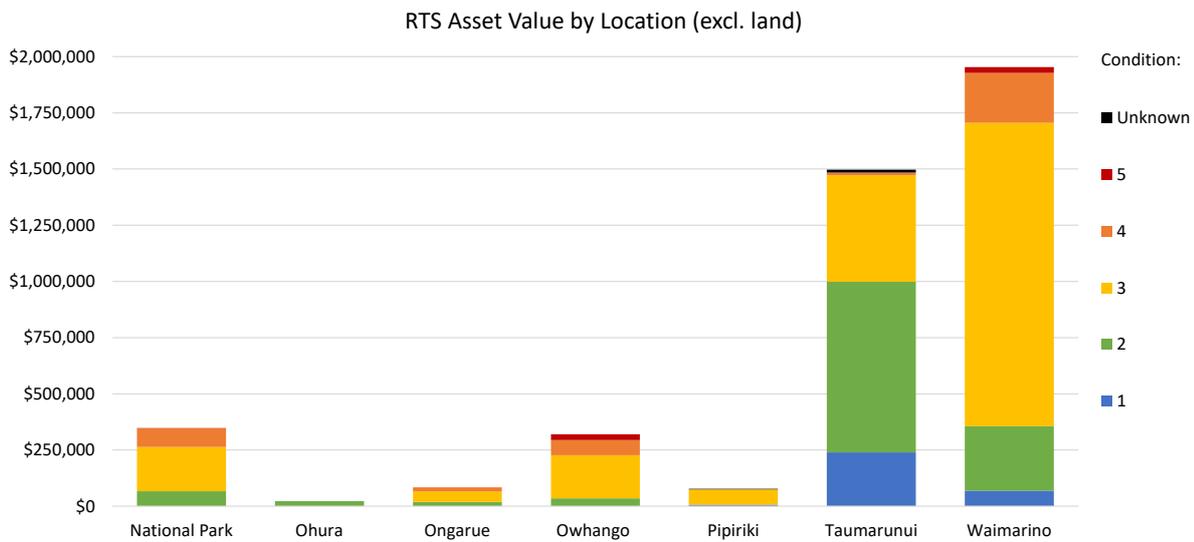


Figure 24 RTS asset condition by value and location

4.5.4. Closed Landfills



Figure 25 Taumarunui Closed Landfill

Elements	Description
Description	<p>There are 6 consented closed landfills at:</p> <ul style="list-style-type: none"> • District Landfill (Taumarunui). • Ohura. • Ongarue. • Karioi • Owhango. • Raetihi. <p>The Ohakune Closed Landfill was closed before consenting was a requirement. However, it is monitored along with the consented closed landfills.</p>

Elements	Description
	Closed landfills need to be proactively monitored and managed to ensure they do not pose a risk to public health or the environment.
Ownership	RDC owns the closed landfills. There are ownership / boundary issues at the District Landfill related to erosion areas next to the Ongarue River.
Performance	<p>The 6 consented closed landfills and the Ohakune Closed Landfill are monitored. The consent expiry dates, and performance issues are summarised in the Appendix based on the 2022/23 Landfill Resource Consent Compliance Monitoring Report. This shows that no consents have expired except for permits to land and the landfill has since closed.</p> <p>Council monitors the 6 closed landfills and reports to the Horizons against the consent relating to discharge to watercourses, groundwater, land and air. Council has ongoing costs associated with the management of closed landfills.</p>
Operational strategies	Operational activities associated with the closed landfills are limited to the ongoing management of vegetation at the sites through mowing and environmental monitoring to meet consent requirements.
Renewals	There are no renewals identified for the closed landfill portfolio for the next ten years.
Disposal strategies	There are no disposals identified for the closed landfill portfolio for the next ten years as these remain in Council ownership and management in perpetuity.

4.5.5. Administration Buildings



Figure 26 Council Building on Huia Street, Taumarunui

Elements	Description
Description	<p>Council Administration Buildings are listed as:</p> <ol style="list-style-type: none"> 1. Administration building, Huia St, Taumarunui 2. Administration Building & Library, Ayr St, Ohakune 3. Visitor Information Centre, Clyde St, Ohakune 4. Service Centre & Library, Seddon St, Raetihi 5. Vehicle Depot & Animal Welfare Shelter, 1-7 Huia St, Taumarunui
Ownership	Council owns and manages the Administration Buildings.
Condition	Defect survey was undertaken in 2022 and generally appears to be in reasonable condition.
Performance & capacity	<p>The Ary Street (Ohakune) and Huia Street (Taumarunui) sites are also designated Civil Defence EOC. 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.</p> <p>Some operational work has been completed on the animal shelters including achieving the compliance schedules. A review is required to ensure the asset meets the animal management business needs including identifying adequate budget.</p>

Elements	Description
Operational strategies	<p>Maintenance costs are:</p> <ul style="list-style-type: none"> (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.). <p>Compliance costs are:</p> <ul style="list-style-type: none"> (i) IQP testing for BWOFF.
Renewals	<p>During the term of this Plan, the major renewal works planned is:</p> <ul style="list-style-type: none"> • District Wide Library books (T1-10) \$720k
Disposal strategies	<p>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 may be considered for disposal in the future.</p> <p>There are no plans currently to dispose of any of the Administration Building portfolio.</p>

4.5.6. Miscellaneous Property



Figure 27 Ohakune Railway Station

Elements	Description
Description	<p>The miscellaneous properties of the Community Property portfolio consist 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, and marginal land. Ohakune Railway Station (owned) and associated properties, the ex-Library in Ohakune and the Taumarunui Saleyards are also classed as miscellaneous properties.</p> <p>The miscellaneous properties requiring the most management inspections and maintenance are:</p> <ul style="list-style-type: none"> (i) Ex-Taumarunui Saleyards – various short-term licences to occupy. (ii) Ex-Ohakune Library, Clyde Street, Ohakune – leased. (iii) Ex-Taumarunui Fire Station, 30 Miriama Street, Taumarunui – leased. (iv) Warehouse, Ayr Street, Ohakune – operational storage unit. Council’s three waters maintenance contactor Veolia are based at this site. It also has a Civil Defence function with generator located on site. (v) Metal Pit, Whangaehu Valley Road – royalty return.

Elements	Description
	<p>(vi) Investment Land, Ohakune – 9.4ha. Council is looking at divestment opportunities for this land.</p> <p>(vii) Islington Street “Doctor’s House” – rental property</p> <p>Ohakune Railway Station:</p> <p>The building has a category B Heritage Status, there may be ongoing restrictive and costly requirements to meet Heritage New Zealand Pouhere Taonga planning considerations to earthquake proof the building.</p>
Ownership	<p>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.</p>
Condition	<p>Overall reasonable. Defect survey was undertaken in 2022.</p>
Performance & capacity	<p>There is limited requirement or expectations for these properties except the Ohakune Railway Station and ex-Ohakune Library.</p> <p>A detailed design has been completed to fix the Ohakune Railway Station but there is no budget to implement the capital works at this stage. Council may seek external funding for upgrading the Ohakune Railway Station.</p>
Operational strategies	<p>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.</p> <p>Exterior painting and maintenance of the Ohakune Railway Station and ex-Ohakune Library building is carried out by Council.</p>
Renewals	<p>There are no renewals identified for the miscellaneous portfolio for the next ten years.</p>
Disposal strategies	<p>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 successive commercial operators in the meantime.</p>

5. Risk management

5.1. Risk management approach

Risk management is an inherent part of council's overall management philosophy and is incorporated in all of our activity management practices. Risk is managed through development and ongoing review of activity risk assessments, as well as through emergency response planning, contingency planning, routine monitoring, and maintenance response. This section is focused on the risks for the Community and Recreation Facilities assets.

5.2. Activity risk register

The detailed risks identified for this portfolio are listed in the Appendix, Part 4 of this AMP. The high risks for the Community and Recreation Facilities activity are summarised below.

Table 25 Summary of high risks

Risk Type	Area of Portfolio	Risk Description	Risk Category	Risk Level
Natural disaster	All	Natural disasters cause damage to our assets.	Strategic	High
Asbestos	All	Material that may result in health issues.	Tactical	High
Asset failure	All	Failure of asset components.	Tactical	High
Funding	General	Level of funding is not adequate to meet agreed LoS, asset depreciation, condition and programmes of work.	Strategic	High
Asset Management Systems	General	No system within council to undertake, store, report, analyse the asset information/data collected.	Strategic	High
Regulatory	Admin Buildings, Halls, Pools, Property, Solid Waste	Valid BWOFF for Council buildings.	Operational	High
Climate Change - flooding	All	Adverse effects of climate change due to changes in rainfall.	Strategic	High

5.3. Emergency risk planning

Business Continuity Plans (BCP) are developed to coordinate efforts for keeping Council business operating through high-risk events such as pandemics, staff shortage, natural disasters etc. Our critical assets have been identified in section 4.3 of this document and these need to remain operational. The rest of our facilities can be closed / shut to isolate any risks.

5.4. Building risks

5.4.1. Seismic risks

Council has undertaken some seismic assessment, of which the results can be seen below. Currently there are three buildings identified as earthquake prone. Council has a 'Dangerous Affected and Insanitary Building Policy 2023'. A high-level summary of Council plans for these three buildings are:

- Service Centre & Library, Raetihi.
- Memorial Hall, Taumarunui.
- Ohakune Railways Station, Ohakune.

Table 26 RDC earthquake assessed buildings

Portfolio	Name	Location	NBS Rating	EQ Prone?	Grade
Admin Building	Admin Building & Library	Ohakune	34%	No	C
Admin Building	Visitor Centre & library	Ohakune	116%	No	A
Admin Building	Service Centre & library	Raetihi	25%	Yes	D
Admin Building	Admin Building & Library	Taumarunui	107%	No	A
Admin Building	Council Depot	Taumarunui	36%	No	C
Hall	Memorial Hall	Taumarunui	18%	Yes	E
Miscellaneous Buildings	Ohakune Railways Station	Ohakune	30%	Yes	D
Miscellaneous Buildings	Peppa Tree Printer	Ohakune	37%	No	C
Social Housing	11 Moore St Flats	Ohakune	64%	No	C
Social Housing	6 Miriama St	Taumarunui	90%	No	A
Social Housing	Cherry Grove Flats	Taumarunui	82%	No	A
Social Housing	Rangimarie Flats	Taumarunui	85%	No	A
Social Housing	Rochfort Flats	Taumarunui	33%	No	C

All Council owned buildings are earthquake assessed due to the natural environment and fault hazards identified within our district as shown in the following map.



Figure 28 Fault Lines in the Ruapehu District
Source: GNS

5.4.2. Volcanic risks

Ruapehu (Ruapehu means 'pit of noise' or 'exploding pit') is the largest active volcano in NZ and is located at the southern end of the Taupo Volcanic Zone in Tongariro National Park. At 2797m high, it is the highest peak in the North Island. The 3 summit craters have been active in the last 10,000 years, and the currently active vent is beneath the crater lake of South Crater. It is surrounded by a ring plain of volcanic material from lahars and landslides.

Ruapehu last erupted in 2007 and this was an explosive eruption, lasting about 7 minutes. During the eruption explosions spread ash, rocks and water across the summit area, producing lahars in two valleys including one in the Whakapapa ski field. In contrast with the previous eruptions in 1996, there was no high ash plume to produce ash fallout over a wide area.

Monitoring of Mt Ruapehu is undertaken by GeoNet which include 2 web cameras, 10 seismographs and 6 microphone, 9 continuous GPS stations and water and gas monitoring.

5.4.3. Asbestos risks

Asbestos is generally not discovered until works or damage expose the material. Where asbestos is suspected then a process has been developed that manages the various tasks:

- Engagement of a competent and qualified asbestos tester
- Information management and storage

- Asbestos register updates
- Notification to affect parties.

Council has an Asbestos Register that Contractors have access to. An Asbestos Management Plan is still to be developed.

5.4.4. Other risks

Other risks have been identified for the aerodrome:

1. The onsite fuel reservoir is maintained and monitored by Air BP.
2. 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 for the kitchen, which is much cleaner than the bore water that is used for the toilets and hand basins most of the time. Council will consider the water quality of the drinking water to the facilities and undertake suitable measures to protect public safety.

5.4.5. Asset failure

External – the external building fabric is fundamental to keeping our buildings, safe, watertight and warm. Roof, guttering, windows, walls, doors, paint, foundations all form the basic structure of a building. Failure of these assets are typically high cost items. With our older buildings the frequency of some maintenance work may increase over the life of the buildings. To reduce risks of failure routine maintenance activities are undertaken and may include:

- Building washes
- Gutter cleaning
- Painting
- Insulation
- Condition assessments.

Internal – the internal building fabric conditions of carpets, flooring, painting, toilets, lighting, services etc. The criticality and importance of the asset will determine the level of intervention. Some lower important assets can be replaced on failure (reactive) where higher criticality assets may be replaced just prior to failure (preventative / predictive).

6. Sustainability

6.1. Climate change impacts

Climate change is a major management issue facing all infrastructure providers and the built environment. Ruapehu District is tested further as it has physical constraints / natural hazards including the Mountain and is subject to intense weather events that need to be considered in the context of climate change impacts. It is also exposed to a variety of natural hazards including earthquakes and volcanic eruptions.

Changes in climate such as rainfall, temperature and wind are already occurring and impacting regions differently. Climate change predictions for the western lower North Island include:

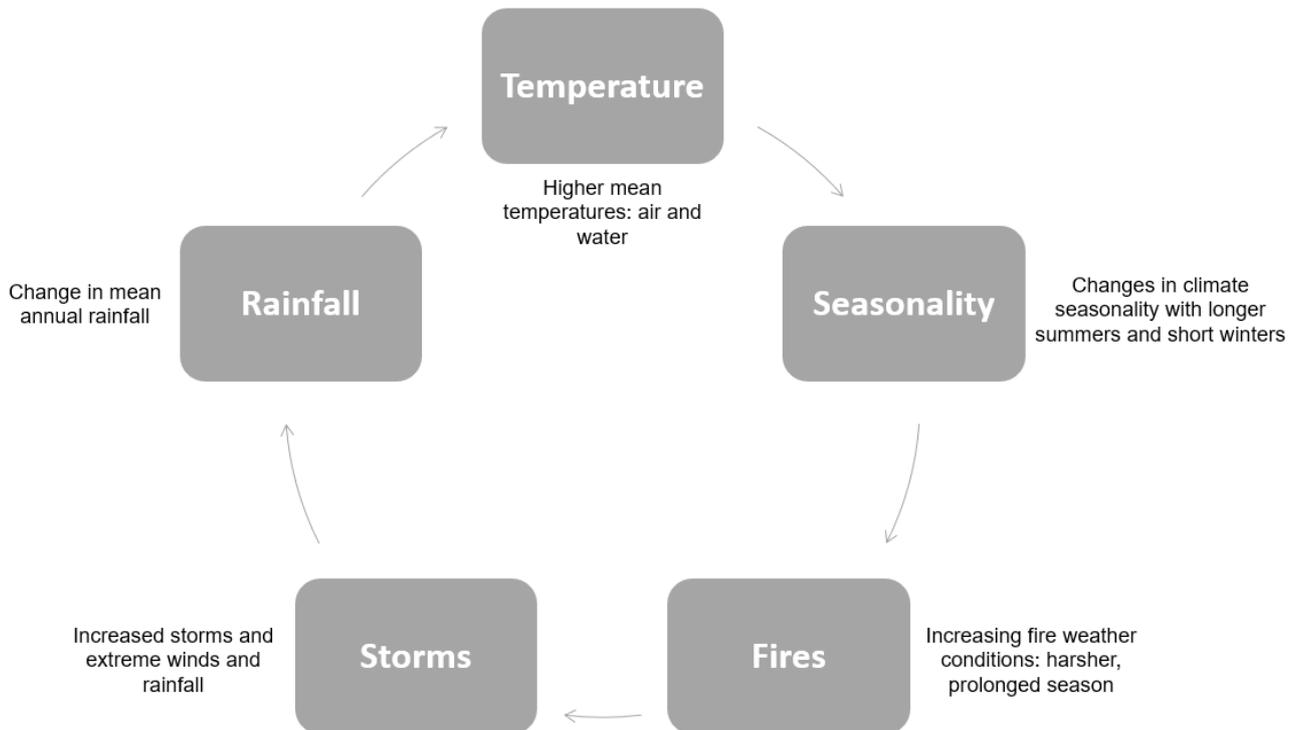


Figure 29 Climate change predictions for western lower North Island
Source: NIWA's snapshot for Zone 2

6.2. Where we are at

Council has adopted a sustainable management approach in the way it manages its asset portfolios. Current sustainable practices are:

- Social sustainability:
 - All existing social housing units are insulated with installation of heat pumps.
 - Sustainable measures are retrofitted when units are refurbished.
 - Introduction of a performance measure on sustainability as part of the annual renewal or maintenance activities.
- Baseline reporting – Horizon Regional Council has provided the regional impact of climate change, see Part 1, and are partnering with district councils in community engagement. They have developed a greenhouse gas footprint for the region and each territorial authority in the Region.
- Strategic planning:
 - The Manawatū Whanganui Climate Action Plan (June 2023) was developed by the region's eight councils and iwi. This action plan draws on both Māori and Western worldviews to work together in response to climate change.
 - RDC has developed a draft Climate Action Strategy.

- Policy – Council’s Procurement Policy (2020) includes social procurement, sustainability and whole of life.
- Waste minimisation programme - reduce, reuse and recycling, including a food waste composting collection service.
- Open Space Contract resourcing for electric small plant.

Future sustainable actions are:

- Energy efficiency:
 - Energy audits of existing buildings.
 - Incorporate energy management into annual building maintenance procedures.
 - Promoting uptake of low-energy building design and performance principles and techniques
 - Monitoring and managing energy use in relation to heating, air conditioning and lighting
- Reporting:
 - Council leases and licenses to include greenhouse gas reporting.

6.3. Management response to climate uncertainty

The following impacts of climate change are anticipated to apply to the community and recreation facilities, and solid waste asset portfolios.

Table 27 Climate change impacts on asset portfolios

Asset portfolio / asset group	Most likely effects	Proposed actions	Timing
Public toilets	The existing public toilets in flood prone areas will not be available for users due to intense rainfall events.	Investigate relocating two public toilets in flood prone areas (adjacent to rivers).	In next 10 to 20 years
Social housing units	Increased and intense storm events may flood existing units located in low lying and flood prone areas.	Assess any flood impacted units and undertake remedial works to divert overland	Ongoing monitoring and assessment.
Sportfields	Grass turf on sportfields cannot survive with longer and drier summers.	<ul style="list-style-type: none"> • Investigate irrigation systems for the unirrigated sportsfields to ensure availability for users. • Work with other three waters team to use parks and reserves for better stormwater quality management by using the green open spaces to slow down stormwater runoff 	In next 10 to 20 years
Buildings	Building energy consumption increases significantly with higher temperatures.	Adopt sustainable building practices with any new or upgraded buildings including water and energy systems.	In next 10 years
Solid waste	High temperatures or drought can increase the fire risk and hazards at waste facilities and collection / waste handling vehicles.	Council’s contractor is required to keep the waste facilities in a tidy and safe state particularly in relation to fire risk and hazardous materials	Ongoing
	There will be pressure to reduce the carbon emissions from collecting, transporting and disposing waste.	Continue to work with industry nationally as step changes and improvements are implemented. This will include the Government’s direction on sustainable procurement practices. Implement sustainable outcomes as part of the next contract procurement process and contract document.	Ongoing

7. Financial Summary

7.1. Financial summary

The total amount of expenditure for operations, maintenance, and capital for the community and recreation facilities activity over the next ten years is \$171 million, as shown in the figure below and table below. Of the ten-year forecast, operating costs make up 87%. Recreation and community facilities has the largest capital programme at 68% of the \$23 million total, followed by solid waste at 26%.

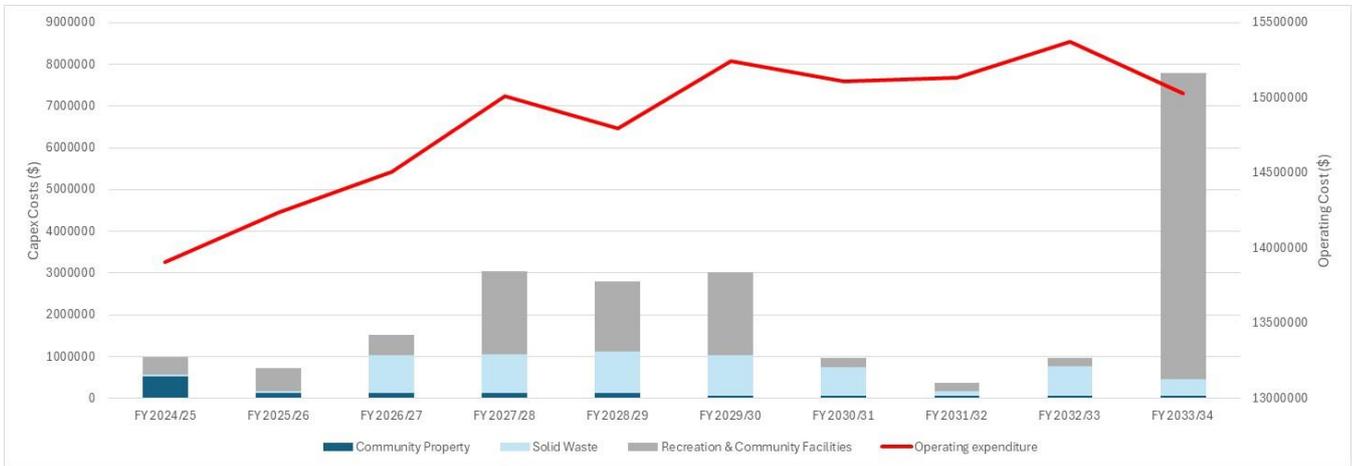


Figure 30 Ten year financial summary

Table 28 Ten year financial summary

Description	Projected Expenditure				
	2024/25	2025/26	2026/27	2027-34	
Operational expenditure	13,797,805	14,142,846	14,421,687	104,944,213	\$ 147,306,551
Capital expenditure:					
Recreation & Community Facilities	\$ 423,000	\$ 545,000	\$ 480,000	\$ 13,589,999	\$ 15,037,999
Community Property	\$ 527,000	\$ 137,000	\$ 137,000	\$ 634,000	\$ 1,435,000
Solid Waste	\$ 41,461	\$ 41,768	\$ 898,797	\$ 4,738,610	\$ 5,720,636
Total	14,789,266	14,866,614	15,937,484	123,906,822	169,500,186

Source: RDC's LTP 24-34 (uninflated as at June 2024)

7.2. Expenditure categories

Expenditure types are defined and reported as follows:

- **Operating expenditure** is used to fund the ongoing day to day activities and services of the Council. It is expensed (not capitalised) work that continues the provision of services and services provided by assets.
- **Capital expenditure** is used to replace existing deteriorated assets or components of assets to restore their remaining life and service potential.

For operating expenditure, the following definitions apply:

- **Direct costs** include administration expenses, finance costs, maintenance and operations expenses, staff costs and utilities.
- **Indirect costs** include depreciation, interest costs and overheads.

The Council has three categories of capital expenditure spread across its activities:

- **Renewals** – Defined as capital expenditure that increases the life of an existing asset with no increase in service level. It replaces existing deteriorated assets or components of assets to restore their remaining life and service potential.
- **Level of Service** – Defined as capital expenditure that increases the service level delivered by the asset.
- **Growth** – Defined as capital expenditure that is required to provide additional capacity in whole or part.

7.3. Operational expenditure summary

The table below outlines the ten year operational expenditure for the portfolio. The annual operational expenditure is about \$14.8 million per annum. Indirect costs are slightly higher at 56% of the ten year total than direct costs (44%). Internal costs are the largest operational cost at about \$3.7 million per annum.

Table 29 Summary of operating costs split (excluding depreciation, internal costs and costs of funds)

Description	Projected Operational Expenditure				Ten-year Total
	Year 1	Year 2	Year 3	Years 4-10	
	2024/25	2025/26	2026/27	2027-34	
Direct costs	\$8,474,454	\$8,724,647	\$8,832,618	\$63,428,294	\$89,460,013
Indirect costs	\$5,323,351	\$5,418,199	\$5,589,069	\$41,515,919	\$57,846,538
Total	\$13,797,805	\$14,142,846	\$14,421,687	\$104,944,213	\$147,306,551

Source: RDC's LTP 24-34 (uninflated as at June 2024)

7.4. Capital expenditure summary

The tables below outline the ten-year capital expenditure for the activity by capital driver (i.e. renewal, levels of service or growth) and by the three portfolios. There are significant capital investments in year 10 for the Raetihi Swimming Pool, Tātai Tāngata ki Raetihi (Raetihi Community Hub) through years 4-6 and solid waste projects over years 3-7.

Table 30 Summary of capital expenditure by driver

Description	Projected Capital Expenditure				Ten-year Total
	Year 1	Year 2	Year 3	Years 4-10	
	2024/25	2025/26	2026/27	2027-34	
Growth	\$0	\$0	\$0	\$0	\$0

Community and Recreation Facilities Activity

Levels of Service	\$796,461	\$621,768	\$982,028	\$16,165,035	\$18,565,292
Renewals	\$195,000	\$102,000	\$533,769	\$2,797,574	\$3,628,343
Total	\$991,461	\$ 723,768	\$1,515,797	\$18,962,609	\$22,193,635

Source: RDC's LTP 24-34 (uninflated as at June 2024)

Table 31 Summary of capital expenditure by portfolio

Description	Projected Capital Expenditure					Ten-year Total
	Year 1	Year 2	Year 3	Years 4-10		
	2024/25	2025/26	2026/27	2027-34		
Community Property	\$527,000	\$137,000	\$137,000	\$634,000		\$1,435,000
Solid Waste	\$41,461	\$41,768	\$898,797	\$4,738,610		\$5,720,636
Recreation & Community Facilities	\$423,000	\$545,000	\$480,000	\$13,589,999		\$15,037,999
Total	\$991,461	\$723,768	\$1,515,797	\$18,962,609		\$22,193,635

Source: RDC's LTP 24-34 (uninflated as at June 2024)

7.5. Revenue summary – solid waste

There is about \$1.5 million revenue forecast per annum over the next ten years for the solid waste activity as shown in the table below.

Table 32 Summary of revenue forecast for solid waste

Revenue Summary	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	10 Year Total
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	
Waste Levy Reimbursement	-\$266,000	-\$266,000	-\$266,000	-\$266,000	-\$266,000	-\$266,000	-\$266,000	-\$266,000	-\$266,000	-\$266,000	-\$2,660,000
Solid waste	-\$813,333	-\$813,333	-\$813,333	-\$813,333	-\$813,333	-\$813,333	-\$813,333	-\$813,333	-\$813,333	-\$813,333	-\$8,133,330
Rubbish Bags	-\$317,622	-\$317,622	-\$317,622	-\$317,622	-\$317,622	-\$317,622	-\$317,622	-\$317,622	-\$317,622	-\$317,622	-\$3,172,220
Recycling	-\$95,000	-\$95,000	-\$95,000	-\$95,000	-\$95,000	-\$95,000	-\$95,000	-\$95,000	-\$95,000	-\$95,000	-\$950,000
Total	-\$1,491,955	-\$14,919,550									

Source: RDC's LTP 24-34.budget uninflated (June 2024)

7.6. Asset valuation summary

The valuation of assets is a fundamental part of the asset management cycle. It provides the critical link between asset management and financial management. The asset valuation for the Recreation and Community Facilities, and Community Property portfolios are summarised in the table below. It also includes the transfer station assets for the solid waste activity.

The current valuation does not include detailed breakdown by portfolio or include annual depreciation as good industry practice and to allow meaningful comparison with renewal allowance.

Table 33 Asset valuation summary

Asset portfolio / activity	Asset groups	Replacement cost (\$) at 30 June 2023
Recreation and Community Facilities	Community Halls	\$3,349,500
	Swimming Pools	\$1,462,200
	Public Toilets	\$3,594,100
	Parks & Reserves	\$6,466,700
	Cemeteries	\$855,000
	Investment Land	\$5,805,500
	Stop Banks	\$60,000
	SUB-TOTAL	\$21,593,000
Community Property	Social Housing	\$7,975,800
	Aerodrome	\$1,181,100
	Admin Buildings	\$11,459,800
	Civil Defence	\$1,288,000
	Miscellaneous Property	\$666,000
	Investment Property	\$987,000
	SUB-TOTAL	\$23,557,700
Solid Waste	Transfer stations	\$2,274,700
	SUB-TOTAL	\$2,274,700
	TOTAL	\$47,425,400

Source: Land and Buildings Asset Valuation Report, Quotable Value (August 2023) and 2023-11-06_AMS Property for Valuation

7.7. Financial policies and funding

Funding for the community and recreation facilities activity is currently sourced from:

- General rates and fees and charges fund the operational programme.
- Loans fund the capital programme.

Funding for the waste activity is currently sourced from:

- General and targeted rates and fees and charges fund the operational programme.
- Loans and government grants fund the capital programme.

7.8. Financial performance

The actual achievements against the LTP budgets for the community and recreation facilities capital programme for the last three financial years are presented in the figure below. This shows that capital delivery has increased from 42% to 66%. Council is also delivering a much larger programme from \$1.6m budget in 2020/21 to \$2.9m in 2022/23.

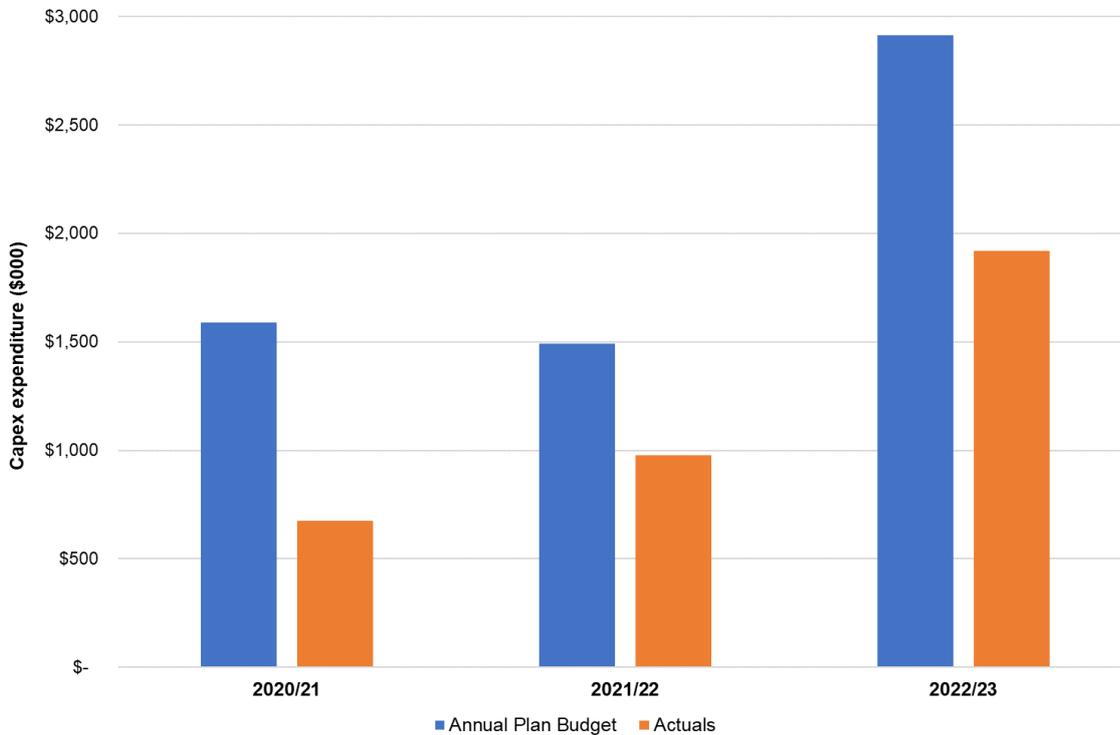


Figure 31 Capital expenditure performance
Council's Funding Impact Statements

The main reasons for the variances are:

- Delivery in 2021/22 was impacted by COVID and inclement weather.
- Lift in delivering significant infrastructure projects.

7.9. Key financial forecast assumptions:

7.9.1. Financial assumptions

The assumptions upon which the financial needs are based on the following:

- Forecasts are uninflated.
- Based on existing information available.
- Based on existing legislation and service levels.
- The order of priority or call on funds by Council is generally:
 - operations and maintenance
 - renewals
 - new works for increased service level improvement
 - new works for growth
- The application and level of user charges are all determined by the Council's Revenue and Financing Policy.

7.9.2. Confidence of financial forecasts

Considering the assumptions made in deriving the future financial needs of the service, asset needs and the historical levels of expenditure for the community and recreation facilities activity, the reliability of the financial forecast to deliver the current level of service is assessed as follows:

Table 34 Confidence in financial forecasts

Information type	Degree of confidence	Comments
Expenditure projections	Medium	<ul style="list-style-type: none"> The operational projections are largely based on historical operational budgets and asset condition surveys where this is available. Renewals are based on preliminary analysis, but further asset analysis is required to develop a risk based renewal programme as identified in the Improvement Programme. There is a degree of confidence that the projections are based on appropriate budgeting and approval processes and represents the best available information.
Asset values	Medium	<ul style="list-style-type: none"> Asset values are based on the asset valuation as at August 2023. These are revalued every three years. The breakdown of the data set needs cleansing and actions to improve this are in the programme. This will provide better asset data as the basis for the valuation. Annual depreciation needs to be determined with next valuation as good industry practice.
Depreciation	Medium	<ul style="list-style-type: none"> The assessment of useful lives and the calculation of depreciation expense are undertaken on an annual basis.
Funding sources	Medium to high	<ul style="list-style-type: none"> Most capital renewal expenditure will be funded by rates and Government grants (for solid waste only).

8. AM Practices

8.1. Overview

Council is committed to continue with good practice AM as a sustainable standard for its community activities. A key feature in Council's AM framework is to continue to improve practices, processes and tools. This is essential to ensure the asset system and services are effectively managed.

Through the initiatives presented in this section, Council is committed to appropriate AM practices. This practice is being developed in keeping with IIMM / Āpōpō. Council is committed to delivering the most appropriate levels of service balanced with affordability and good industry practice.

8.2. AM Policy

Council's AM Policy (2024) formalises its commitment to delivering the most appropriate levels of service balanced with affordability and good industry practice. The objectives of the AM Policy are to ensure adequate provision is made for the long-term management of Council's assets by:

- Promoting best practice and consistent asset management across the Council.
- Enabling improvement in planning and budgeting of assets at all levels.
- Enabling cost effective management of assets throughout their lifecycle.
- Ensuring that Council's services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to residents, visitors and the environment.
- Demonstrating transparent and responsible AM processes that align with documented best practice.
- Identifying AM roles and responsibilities to create a transparent link between asset ownership and performance.
- Aligning and embedding risk management practices into asset management practices.
- Meeting legislative requirements for AM.
- Actively considers hapu, iwi, community and relevant stakeholders associated with the delivery of services and the management of infrastructure assets.

8.3. AM Maturity

The AM Policy (2024) states that complex and critical assets will be developed towards core-plus in areas of priority agreed by Council. There are no assets considered complex in the community and recreation facilities or solid waste activities. The critical assets are stated in Section 4.3. For the non-critical assets, core maturity level is appropriate.

8.4. AM Practices

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.

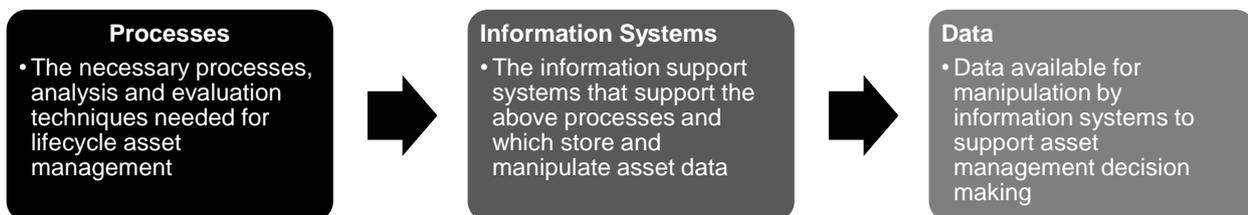


Figure 32 Broad areas of AM Practices

8.4.1. Current AM practices

As part of Council's continuous improvement, independent reviews of the AMPs are undertaken periodically. GHD Consultants completed a desktop review in 2019 to assess the 2018 AMPs. The peer review identified key improvements that needed to be addressed as part of the preparations for the 2021 LTP.

There were two separate 2018 AMPs for the community and recreation facilities activity. These were consolidated into a single 2021 AMP and this remains the preferred approach for the 2024 AMP.

The overall results from the 2019 review are summarised in the table below.

Table 35 Summary AMP maturity results (GHD 2019)

2018 AMP	Score (out of a maximum score of 1.00)	Maturity level	Weakest areas
Community Property	0.58	Core (higher end)	<ul style="list-style-type: none"> Lacking simple Optimised Decision-Making prioritisation techniques. Not implemented an asset management system.
Recreation and Community Facilities	0.60	Intermediate (lower end)	

Note:

- Core level – score between 0.41 and 0.60
- Intermediate level – score between 0.61 and 0.80.

Council has implemented a Project Management Framework since this review so addresses the Optimised Decision-Making improvement (refer to Section 8.4.4 Processes for detail). Council is still investigating a suitable asset management system and this is identified as an action in the 2024 Improvement Programme.

8.4.2. Data

The data confidence for the community and recreation facilities and solid waste activities is summarised in the table below.

Table 36 Data confidence summary

Asset portfolio / activity	Major asset class	Asset age	Asset condition	Inventory completeness	Overall
Recreation and Community Facilities	Pools	A	B	D	C
	Public toilets	B	C	B	B
	Parks		B	B	B
	Community halls	B	B	C	C
	Cemeteries	A	B	B	B
Community Property	Administration buildings	A	B	B	B
	Aerodrome	A	C	C	C
	Admin Buildings	B	B	B	B
	Miscellaneous Property	B	C	C	C
	Social housing	B	B	B	B
	Libraries and information centres	A	B	B	B
Solid waste	Transfer stations	C	B	B	B
	Closed landfills	A	B	B	B

Key:

- A: the data is accurate ($\pm 5\%$) and based on reliable documentation
- B: data is based on some supporting documentation but is less certain ($\pm 15\%$)
- C: uncertain data, fair amount of assumptions and local knowledge used to reach the conclusions ($\pm 30\%$)
- D: very uncertain data where there is no formal documentation to base an assessment on ($\pm 40\%$)
- E: Unknown.

8.4.3. Systems

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 and recreation facilities and solid waste activities are summarised below.

Table 37 Summary of AM systems

Activity	System	Purpose	Status/enhancement
All	Intramaps	GIS system for Council to access information using network's maps and aerial photographs.	No changes proposed at this stage.
All	Datacom Ozone	The financial system used throughout Council.	No changes proposed at this stage.
Community and recreation facilities	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 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).	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 intended to investigate software to assist with asset component details and forward maintenance scheduling.
All	Ozone – Contact Centre module	This module allows for the recording of 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.
Community and recreation facilities	Leases database	Uses Ozone Corporate 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.
Community and recreation facilities	Various Excel spreadsheets	List of defects noted during the annual inspections.	Investigate a suitable AIMS
All	Monday.com	Assists with planning and scheduling tasks.	No changes proposed at this stage.
Solid waste	Various Excel spreadsheets		No changes proposed at this stage.

8.4.4. Processes

The key AM processes for the community and recreation facilities and solid waste activities are summarised below.

Table 38 Summary of AM processes

Activity	AM process area	Purpose	Status/enhancement
Community and recreation facilities	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.
All	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.
All	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.
Community and recreation facilities	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).
All	Project Management Framework	All projects must follow the guidance in the Project Management Framework. A project brief is prepared for all projects and a business case dependent on the level of complexity and risk. Projects are reported on a monthly basis.	None identified at this stage.

8.5. Improvement Plan

Key improvement programmes and associated projects have been developed through a review of the gaps in developing this AMP and issues identified. These have been prioritised for action over the next three years to support the increased maturation of the AM practices.

The key high priority actions for improving the AM practices in the next three years are summarised in the following table with the full three-year AM Improvement Programme detailed in the Appendix, Part 4 of this AMP.

Table 39 High priority improvement actions

AM element	Proposed actions	Activity / portfolio
Lifecycle Management	Undertake 3 yearly condition assessment of the portfolio.	Recreation and Community Facilities
Level of Service	Start measuring the new performance measures identified in this AMP.	All
AMIS systems	Use of a dedicated Asset Management Information System (AMIS) to hold and maintain asset data.	Recreation and Community Facilities

AM element	Proposed actions	Activity / portfolio
Risk	Register of seismic assessments (currently 5 flats, 5 Admin buildings, 1 Hall, 2 Miscellaneous Buildings) – ensure all buildings have been assessed.	Community Property

8.6. Improvement Monitoring

The AMP is a living document and needs to be kept current and relevant. It is recognised that priorities will change which makes review activities even more important to ensure this plan is a live document. The following review activities will be undertaken:

Table 40 Improvement monitoring activities

Frequency	Review Task	Action	KPI	Report Name	Audience
Three yearly	AMP Development	Formal adoption of the plan by Council	100% Achievement	Council AMP Report	Council and Audit New Zealand
Annually	AMP Review (internal)	Revise plan annually to incorporate new knowledge from the AM improvement programme	100% Achievement	Internal Report	Infrastructure Management
Three Yearly	AMP Peer Review	The plan will be formally reviewed three yearly to assess adequacy and effectiveness and is fit for purpose.	100% Achievement	External Consultant Report	Infrastructure Management, LTP team, and Audit New Zealand
Annually	Monitoring and Reporting	The KPIs identified in this table will be monitored and reported on annually through Business Plans.	100% Achievement	Business Plan Report	Infrastructure Management and LTP team
Annual	Implementation of the Improvement Programme	Tracking the progress of implementing the improvement programme annually particularly of projects in the short term improvement programme.	100% Achievement	Annual Reports	Infrastructure Management and LTP team

9. Acronyms

Table 41 Summary of acronyms

ACRONYM	DESCRIPTION
AM	Asset Management
AMP	Asset Management Plan
BCP	Business Continuity Plan
CAA	Civil Aviation Authority
DoC	Department of Conservation
EOC	Emergency Operations Centre
LGA	Local Government Act 2002
LTP	Long Term Plan
IQP	Independent Qualified Person
IIMM	International Infrastructure Management Manual
LoS	Level of Service
RFS	Request for Service
RDC	Ruapehu District Council
WMMP	Waste Management and Minimisation Plan
WOL	Whole of Life

Part 4 – Appendices

Three Year Improvement Programme

Table 42 Three year AM Improvement Programme

No.	AM Improvement Area	Project no	Action	Responsibility	Activity / asset portfolio / asset group	Priority (High / Medium / Low)	Status	Indicative Timeframe			
								2023/24	2024/25	2025/26	2026/27
1	AM Policy and Strategy	1.1	Develop separate waste bylaw ready for the Government changes.	Environmental Manager	Solid waste	M	Underway				
2	Levels of Service and Performance Management	2.1	Start measuring the new performance measures identified in this AMP.	Property Manager	Community and recreation facilities	H	To start				
		2.2	Considering adding satisfaction with public toilets to the annual customer surveys.	Property Manager	Public toilets	L	To start				
		2.3	Review the questionnaire in the Social Housing Survey and try to gain more respondents to the survey.	Property Manager	Social housing	M	To start				
		2.4	Review the response times with service provider to see if they are appropriate.	Property Manager	Community and recreation facilities	M	To start				
3	Forecasting Demand	3.1	Categorise the bookings by the specific hall so able to understand demand by location.	Property Manager	Community halls	M	To start				
		3.2	Review / reset the current provision of sports facilities including partnership model with schools, iwi, central government agencies, community groups.	Property Manager	Sports facilities	M	To start				
		3.3	Provide separate rubbish and recycling bins in parks and reserves to drive waste minimisation initiatives.	Property Manager	Public litter bins	L	To start				
		3.4	Recheck the interim targets to achieve long waste reduction goals annually.	Environmental Manager	Solid waste	H	To start				
4	Asset Register Data	4.1	Undertake regular reviews / updates to the solid waste asset to improve the completeness and accuracy.	Environmental Manager	Solid waste	M	To start				

No.	AM Improvement Area	Project no	Action	Responsibility	Activity / asset portfolio / asset group	Priority (High / Medium / Low)	Status	Indicative Timeframe			
								2023/24	2024/25	2025/26	2026/27
5	Asset Performance and Condition	5.1	Undertake a 3 yearly detailed formal asset condition assessment of public toilets to inform renewals.	Property Manager	Public toilets	M	To start				
		5.2	Undertake a 3 yearly detailed formal asset condition assessment of social housing units to inform renewals.	Property Manager	Social housing	M	To start				
6	Decision Making	6.1	No identified at this stage.								
7	Managing Risk	7.1	Develop an Asbestos Management Plan for all properties known to have asbestos.	Property Manager	Community property	M					
		7.2	Develop register of seismic assessments (currently 5 flats, 5 Admin buildings, 1 Hall, 2 Miscellaneous Buildings) to ensure all buildings have been assessed.	Property Manager	Community property	H					
		7.3	Develop an activity risk register for the solid waste activity including closed landfills.	Environmental Manager	Solid waste	H	To start				
8	Operational Planning	8.1	Taumarunui Animal Shelter - A review is required to ensure the asset meets the animal management business needs including identifying adequate budget.	Property Manager	Animal shelter	M	To start				
		8.2	Develop playground specific lifecycle management plan in collaboration with the maintenance contractor to ensure the equipment / facilities are fit for purpose and meeting the specifications.	Property Manager	Playgrounds	M	To start				
		8.3	Investigate the status of the bore water used for drinking water at the aerodrome to ensure meeting Taumata Arowai's requirements.	Property Manager	Aerodrome	H	To start				
9	Capital Works Planning	9.1	No identified at this stage.								
10	Financial Planning	10.1	Ensure next valuation has a detailed breakdown by activity and includes annual depreciation as good industry practice and to allow meaningful comparison with renewal allowance.	Property Manager	All	L	To start				
11	Asset Management Leadership and Teams	11.1	No identified at this stage.								
12	Asset Management Plans	12.1	Develop a separate Solid Waste AMP to the Community and Recreation Facilities AMP as part of the 2027 LTP. This will ensure that the solid waste activity is managed holistically rather parts covered in separate AMP.	Environmental Manager	Solid waste	Medium	To start				

No.	AM Improvement Area	Project no	Action	Responsibility	Activity / asset portfolio / asset group	Priority (High / Medium / Low)	Status	Indicative Timeframe			
								2023/24	2024/25	2025/26	2026/27
13	Management Systems	13.1	No identified at this stage.								
14	Asset Management Information Systems	14.1	Investigate a suitable AMS. Move the existing data to selected AMS once implemented so there is one source of the truth.	Property Manager	Community and recreation facilities	H	To start				
15	Service Delivery Mechanisms	15.1	No identified at this stage.								
16	Audit and Improvement	16.1	No identified at this stage.								

Risk register

KEY to risk register:

Area of Portfolio

ALL = All areas	GN = General RDC	AD = Admin Buildings	AO = Aerodrome	CM = Cemetery
HA = Hall	CP = Campgrounds	M = Monuments	PO = Pool	PR = Parks & Reserve
SH = Social Housing	PT = Public Toilets	PY = Property	SW = Solid Waste	

Risk Category

Strategic	Risk sits with SLT / Council
Tactical	Risk sits with senior management / portfolio manager(s)
Operational	Risk sits within the portfolio team

Risk scoring matrix

		Consequence				
		1	2	3	4	5
Likelihood	5	5	10	15	20	25
	4	4	8	12	16	20
	3	3	6	9	12	15
	2	2	4	6	8	10
	1	1	2	3	4	5

Consequence	Definition	Likelihood	Definition
5	>\$2m, severe damage to council reputation, loss of service >1 month	5	>70%. Risk is most certain to occur, with a high frequency of exposure.
4	>\$500k, loss of service for longer than a week	4	50% - 69%. Risk may occur, with reduced frequency of exposure.
3	>\$100k, temporary loss of service for a week	3	30% - 49%. Risk evident but not expected to occur, with low frequency of exposure.
2	> \$10k, loss of service for a day	2	10% - 29%. Risk not expected to occur, with minimal frequency of exposure.
1	<\$10k, loss of service for a few hours	1	<10%. Risk not considered to occur, or low frequency of exposure.

Risk Meaning

High	Unacceptable level of risk. Intervention is required to reduce rating
Medium	Acceptable level of risk, mitigating measures to be implemented & monitored
Low	Acceptable level of risk

Risk Id	Risk Type	Area of Portfolio	Description of the Risk	Risk Context and Details	Existing Treatments/Controls <i>(What we are doing now to avoid the risk or reduce its effect)</i>	Treated Risk <i>(Considering what we do now, what is the current actual risk level we face?)</i>				Risk Manager <i>(Who has the responsibility and ability to follow through)</i>	Treatment/Management Options <i>(What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)</i>	Date risk assessed	Date risk to be reviewed
						Risk Category	Consequence	Likelihood	Risk level				
01	Natural disaster	ALL	Natural disasters cause damage to our assets.	<p>Types of disasters:</p> <ul style="list-style-type: none"> Major fire Earthquake Volcanic event Major floods / washouts Landslips <p>Consequences include:</p> <ul style="list-style-type: none"> Temporary / permanent loss of function Inability to provide alternative service /resource Inability to maintain service levels or achieve community outcomes Increased safety risks until fully made safe again Resources diverted from planned activities to repairs Cost of repairs 	<p>Responses:</p> <ul style="list-style-type: none"> Replacement insurance effected Business Continuity Plans (BCPs) Seismic assessments Civil Defence Community consultation required if service is not to be reinstated Seek temporary alternative 	Strategic	4	3	HIGH	CEO, Emergency Response Manager, Executive Manager - Infrastructure	<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 buildings/assets with priority for those used for Civil Defence (Taumarunui and Ohakune) Identify funding needs to maintain levels of service Risks to North and to the South of the district are different – develop more detailed 	Nov ' 23	May ' 24
02	Asbestos	ALL	Material that may result in health issues	<p>Health issues for building users</p> <p>Caused By:</p> <ul style="list-style-type: none"> Asbestos Containing Material (ACM) Deterioration of ACM Work that disrupts ACM <p>Consequences include:</p> <ul style="list-style-type: none"> Long term health issues Closure of building Business interruption Reputational damage 	<p>Responses:</p> <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 	Tactical	3	4	HIGH	Manager - Community & Recreational Facilities	<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. Development of Asbestos management Plans 	Nov ' 23	May ' 24

Risk Id	Risk Type	Area of Portfolio	Description of the Risk	Risk Context and Details	Existing Treatments/Controls <i>(What we are doing now to avoid the risk or reduce its effect)</i>	Treated Risk <i>(Considering what we do now, what is the current actual risk level we face?)</i>				Risk Manager <i>(Who has the responsibility and ability to follow through)</i>	Treatment/Management Options <i>(What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)</i>	Date risk assessed	Date risk to be reviewed
						Risk Category	Consequence	Likelihood	Risk level				
03	Asset failure	ALL	Failure of asset components	<p>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 Vandalism <p>Consequences include:</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 Change in work programmes (reactive) Budget impacts 	<ul style="list-style-type: none"> Inspections and audits of assets Overview KPI performance of contractors so that LoS is delivered to community and customers Compliance to regulations such as: Building Act 2004, Residential Tenancies Act 1986, BWOFF. Insurance Good asset management practices 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 	Tactical	4	2	High	Manager - Community & Recreational Facilities	<ul style="list-style-type: none"> Implementation of AMIS Asset details BWOFF and other regulatory requirements followed Employment of suitably qualified tradespeople to carry out audit and maintenance activities 	Nov ' 23	May ' 24
04	Funding	GN	Level of funding is not adequate to meet agreed LoS, asset depreciation, condition and programmes of work.	<p>Caused by:</p> <ul style="list-style-type: none"> Lack of funding for planned maintenance or for upgrading Not understanding our asset needs Poor planning <p>Consequences include:</p> <ul style="list-style-type: none"> Rates increase Level of service not met Condition of asset is poor Reputational damage 	<p>Responses:</p> <ul style="list-style-type: none"> Budgets based off condition assessments. Asset Management Plan Infrastructure strategy Whole of life asset management 	Strategic	4	3	High	CEO, Executive Manager, Manager - Community & Recreational Facilities	<ul style="list-style-type: none"> Rationalised business plans. Spend is prioritised by need Budgetary control 	Nov ' 23	May ' 24
05a	Resources	GN	Under resourcing in the team that manages the portfolio effectively.	<p>Caused by:</p> <ul style="list-style-type: none"> Lack of succession planning Budget <p>Consequences include:</p> <ul style="list-style-type: none"> Burn out of staff Reactive decisions as no time / head space for proper long-term planning. Lack of an AM system 	<p>Responses:</p> <ul style="list-style-type: none"> Staff absorbing workload Recruitment 	Strategic	4	5	High	CEO, Manager Information Management, Manager IT	<ul style="list-style-type: none"> Manage resources and workload 	Nov ' 23	May ' 24
05b	Resources	GN	Under resourcing in the team that manages the portfolio	<p>Caused by:</p> <ul style="list-style-type: none"> Insufficient staff <p>Consequences include:</p> <ul style="list-style-type: none"> Burn out of staff Staff leave Poor work environment 	<p>Responses:</p> <ul style="list-style-type: none"> Monitor staff wellbeing Provide support service to staff Team building sessions (formal and informal) 	Tactical	4	5	High	Team Leaders	<ul style="list-style-type: none"> Raise issue with senior management as mitigations are just short-term fixes (Risk No. 5a). 	Nov ' 23	May ' 24
06	Asset Management Systems	GN	Inadequate system within council to undertake, store, report, analysis the asset information/data collected	<p>Caused by:</p> <ul style="list-style-type: none"> Insufficient for current system to deliver AM needs <p>Consequences include:</p> <ul style="list-style-type: none"> Work is more Reactive rather than Planned Access to information take time Data / information is not easily accessible and maintained Decision may not be evidence based 	<p>Responses:</p> <ul style="list-style-type: none"> Spreadsheets being utilised as a stop gap until a system is procured. 	Strategic	4	3	High	CEO, Manager Information Management, Manager IT	<ul style="list-style-type: none"> Procure AMIS 	Nov ' 23	May ' 24

Risk Id	Risk Type	Area of Portfolio	Description of the Risk	Risk Context and Details	Existing Treatments/Controls <i>(What we are doing now to avoid the risk or reduce its effect)</i>	Treated Risk <i>(Considering what we do now, what is the current actual risk level we face?)</i>			Risk Manager <i>(Who has the responsibility and ability to follow through)</i>	Treatment/Management Options <i>(What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)</i>	Date risk assessed	Date risk to be reviewed	
						Risk Category	Consequence	Likelihood					Risk level
07	Asset Management	GN	Limited asset managers within RDC	<p>Caused by:</p> <ul style="list-style-type: none"> Lack of Succession planning High turnover of staff <p>Consequences include:</p> <ul style="list-style-type: none"> Good asset management practices not understood or undertaken. Current manager not trained / experiences in AM 	<p>Responses:</p> <ul style="list-style-type: none"> Manager will undertake the AM tasks Training (digital badges) External resources to help deliver tasks (contractors/consultants) 	Operational	3	5	High	Manager - Community & Recreational Facilities	<ul style="list-style-type: none"> Recruit and train 	Nov ' 23	May ' 24
08	Iwi Relationship	ALL	Council and its staff do not have a good relationship with the local Iwi	<p>Caused by:</p> <ul style="list-style-type: none"> Lack of proactive involvement / engagement on relevant issues within the district <p>Consequences include:</p> <ul style="list-style-type: none"> No buy-in from the Iwi Not meeting statutory obligations Reputational damage 	<p>Responses:</p> <ul style="list-style-type: none"> Positive engagement with all 7 Iwi. Relationship management 	Tactical	3	2	Low	All of council	<ul style="list-style-type: none"> Ongoing engagement and relationship building 	Nov ' 23	Nov ' 24
09	Regulatory	AD, HA, PO, PY, SW	Valid BWOF for council buildings	<p>Caused by:</p> <ul style="list-style-type: none"> Not completing system inspections / works <p>Consequences include:</p> <ul style="list-style-type: none"> Closure of building Non-compliance to regulations Damage to council image / reputation 	<p>Responses:</p> <ul style="list-style-type: none"> Valid BWOFs on all council buildings. Schedule of system inspections BWOFs responsibility brought inhouse 	Operational	4	3	High	Team Leader Community Property	<ul style="list-style-type: none"> Ensure compliant across all council buildings 	Nov ' 23	May ' 24
10	Regulatory	SH	Healthy Home Standard	<p>Caused by:</p> <ul style="list-style-type: none"> Inadequate heating source, ventilation, insulation, draught stopping, moisture ingress and drainage. <p>Consequences include:</p> <ul style="list-style-type: none"> Poor living conditions Deterioration of assets Negative affect on health of residents Breach of tenancy agreement Damage to council image / reputation 	<p>Responses:</p> <ul style="list-style-type: none"> Upgrades to meet standard Customer surveys 	Operational	4	2	Medium	Team Leader Community Property	<ul style="list-style-type: none"> Continue to ensure compliance and regular checks of regulations 	Nov ' 23	Nov ' 24
11	Heritage	PO	Ohakune Railway Station heritage status	<p>Caused by:</p> <ul style="list-style-type: none"> Age Lack of earthquake resistance <p>Consequences include:</p> <ul style="list-style-type: none"> Cost of repair / maintenance Loss of use Damage to council image / reputation Increased safety risk 	<p>Responses:</p> <ul style="list-style-type: none"> Discuss future options with Heritage New Zealand and Council. Customer and key stake holder contact with press releases and correspondence Pass design solutions across Heritage NZ approved architects 	Tactical	2	3	Low	Manager - Community & Recreational Facilities	<ul style="list-style-type: none"> Ensure sufficient budget to undertake works 	Nov ' 23	Nov ' 24
12	Fit For Purpose - space	AB	Admin building not being fit for purpose to accommodate staff	<p>Caused by:</p> <ul style="list-style-type: none"> Size Layout Working home vs office COVID <p>Consequences include:</p> <ul style="list-style-type: none"> Inadequate space /meeting rooms / equipment Staff productivity / efficiency Lack Innovation 	<p>Responses:</p> <ul style="list-style-type: none"> New hub being developed in Raetihi and budget assigned for the work and other towns Teams reviewing flexible working arrangements 	Tactical	3	3	Medium	Team Leader Community Property	<ul style="list-style-type: none"> Monitor usage 	Nov ' 23	Nov ' 24

Risk Id	Risk Type	Area of Portfolio	Description of the Risk	Risk Context and Details	Existing Treatments/Controls <i>(What we are doing now to avoid the risk or reduce its effect)</i>	Treated Risk <i>(Considering what we do now, what is the current actual risk level we face?)</i>				Risk Manager <i>(Who has the responsibility and ability to follow through)</i>	Treatment/Management Options <i>(What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)</i>	Date risk assessed	Date risk to be reviewed
						Risk Category	Consequence	Likelihood	Risk level				
13	Management of social housing	SH	Poor management of our social housing tenants.	<p>Caused by:</p> <ul style="list-style-type: none"> Lessee defaults in performing lease obligations other than relating to maintenance <p>Consequences include:</p> <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 	<p>Responses:</p> <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. Waimarino Rest Home brought back inhouse. 	Operational	4	1	Low	Team Leader Community Property	•	Nov ' 23	Nov ' 24
14	Land issues	AO, PY	Land issues / treaty obligations	<p>Caused by:</p> <ul style="list-style-type: none"> Land acquisition Expansion / extension of land Aerodrome and Railway Stations <p>Consequences include:</p> <ul style="list-style-type: none"> Bad publicity Feeling of hurt amongst iwi Relationships breakdown Management diverted from planned activities to relationship rebuilding 	<p>Responses:</p> <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 	Tactical	3	4	High	Team Leader Community Property	<ul style="list-style-type: none"> Loss of hosting events e.g. Glider and Tiger Moth Potential to cause division within the towns 	Nov ' 23	May ' 24
15	Compliance	AO	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 Lessee does not make good of land at end of agreement (RMA) <p>Consequences include:</p> <ul style="list-style-type: none"> Frustration by users / club members 	<p>Responses:</p> <ul style="list-style-type: none"> Regular visual checks of the runway for defects and safety requirements Mowing requirements O & M and capital programmes CAA safety requirements Own insurance 	Operational	3	2	Low	Team Leader Community Property	•	Nov ' 23	Nov ' 24
16	Climate Change - flooding	ALL	Adverse effects of climate change due to changes in rainfall	<p>Caused by:</p> <ul style="list-style-type: none"> River flooding Extreme rainfall intensity Poor / inadequate drainage Blocked guttering downpipes <p>Consequences include:</p> <ul style="list-style-type: none"> Hill country erosion / slips Sediment erosion and deposits Building flooding Loss of services (buildings, sports grounds, parks, tracks) Cost of cleanup and repairs 	<p>Responses:</p> <ul style="list-style-type: none"> Regular building maintenance Building design (no multi-story buildings or roof valleys) <p>Responses:</p> <ul style="list-style-type: none"> Consider any new building design to address this risk Horizons flood area zoning maps issues 	Strategic	4	3	High		• Consider any new building design to address this risk	Nov ' 23	May ' 24
17	Fire	ALL	Risk of fires	<p>Caused by:</p> <ul style="list-style-type: none"> Climate change – higher temperatures, longer draught periods. Lightning Sabotage Discarded glass Carelessness of trampers, hunters, etc Dry conditions Ineffective firefighting response <p>Consequences include:</p> <ul style="list-style-type: none"> Fire spreads to adjacent land Firefighting and compensation costs Asset / building damage Loss of services (buildings, sports grounds, parks, tracks) 	<p>Responses:</p> <ul style="list-style-type: none"> Fire message boards Training Education 	Strategic	3	3	Medium		•	Nov ' 23	Nov ' 24

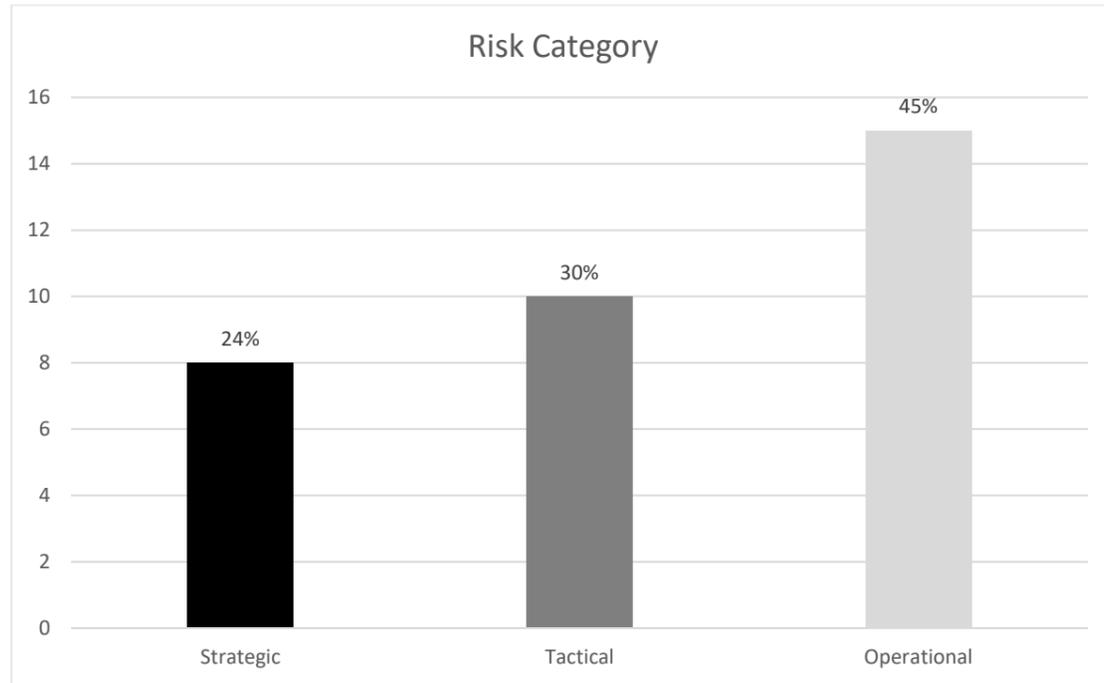
Risk Id	Risk Type	Area of Portfolio	Description of the Risk	Risk Context and Details	Existing Treatments/Controls <i>(What we are doing now to avoid the risk or reduce its effect)</i>	Treated Risk <i>(Considering what we do now, what is the current actual risk level we face?)</i>			Risk Manager <i>(Who has the responsibility and ability to follow through)</i>	Treatment/Management Options <i>(What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)</i>	Date risk assessed	Date risk to be reviewed	
						Risk Category	Consequence	Likelihood					Risk level
18	Vandalism	ALL	Minor damage to buildings and assets	Caused by: <ul style="list-style-type: none"> Sabotage of buildings by dissatisfied stakeholder Vandalism Graffiti Consequences include: <ul style="list-style-type: none"> Inappropriate standard of infrastructure Loss of access Costs to rectify 	Responses: <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 	Operational	2	1	LOW	Team Leader Community Property	<ul style="list-style-type: none"> Dealt with as it occurs CCTV has been installed 	Nov' 23	Nov' 24
19	Plane crash	AO	Plane crashes at the Aerodrome	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 Weather conditions Consequences include: <ul style="list-style-type: none"> Death Trauma suffered by bystanders Reputational damage Cost of inquiry 	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 Aerodrome complies with CAA requirements 	Operational	4	2	Medium	Team Leader Community Property	<ul style="list-style-type: none"> 	Nov' 23	Nov' 24
20	Volunteers	PR	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 include: <ul style="list-style-type: none"> Reduction in levels of service and potential development Increased cost Investment in booking system for sports fields 	Responses: <ul style="list-style-type: none"> Encourage members of the community to volunteer. Create a fun safe environment 	Operational	3	1	Low	Team Leader Community Property	<ul style="list-style-type: none"> 	Nov' 23	Nov' 24
21	Volunteers	PR	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 include: <ul style="list-style-type: none"> Injury H&S prosecution Reputational damage 	Responses: <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 utilises current industry best practices in order to protect the environment and ensure the health and safety of the community ACC 	Operational	2	4	Medium	Team Leader Community Property	<ul style="list-style-type: none"> 	Nov' 23	Nov' 24
22	Volunteers	PR	Volunteers create new assets with the expectation council will manage.	Caused by: <ul style="list-style-type: none"> Volunteers and communities working in isolation to acquire assets for their community. Consequences include: <ul style="list-style-type: none"> Ongoing costs over the life of the asset (maintenance, renewals, insurance etc). Reputational / image Wastage 	Responses: <ul style="list-style-type: none"> Work closely with the various communities on their needs. 	Tactical	4	2	Medium		<ul style="list-style-type: none"> 	Nov' 23	Nov' 24
23	Plant Pest	PR	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 include: <ul style="list-style-type: none"> Costs of weed control Prosecution Ill health effects 	Responses: <ul style="list-style-type: none"> Active pest control Liaising with Horizons – in regard to educational opportunities 	Operational	2	1	Low	Team Leader Community Property	<ul style="list-style-type: none"> 	Nov' 23	Nov' 24

Risk Id	Risk Type	Area of Portfolio	Description of the Risk	Risk Context and Details	Existing Treatments/Controls <i>(What we are doing now to avoid the risk or reduce its effect)</i>	Treated Risk <i>(Considering what we do now, what is the current actual risk level we face?)</i>				Risk Manager <i>(Who has the responsibility and ability to follow through)</i>	Treatment/Management Options <i>(What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)</i>	Date risk assessed	Date risk to be reviewed
						Risk Category	Consequence	Likelihood	Risk level				
24	Playground injury	PR	Injury to children in playgrounds	<p>Serious injury to children in playgrounds</p> <p>Caused by:</p> <ul style="list-style-type: none"> Non-compliance with NZ Standards for playgrounds <p>Consequences include:</p> <ul style="list-style-type: none"> Serious injury Reputational damage Cost and effort of potential repairs 	<p>Responses:</p> <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 	Operational	2	1	Low	Team Leader Community Property	<ul style="list-style-type: none"> 	Nov' 23	Nov' 24
25	Utilisation	PR, PO, HA, TO	Under-utilisation of assets	<p>Under-utilisation of council assets</p> <p>Caused by:</p> <ul style="list-style-type: none"> Old equipment or failing equipment Unattractive to potential users Not fit for current requirements Change in demographics <p>Consequences include:</p> <ul style="list-style-type: none"> Under use Poor value for money Hard to justify asset (investment, maintenance, renewals) Divest / dispose of asset 	<p>Responses:</p> <ul style="list-style-type: none"> Usage of pools (seasonal) Halls managed generally by community groups 	Strategic	3	3	Medium	Team Leader Community Property	<ul style="list-style-type: none"> Gather utilisation data across portfolio to help drive the best decision (halls, playground equipment, toilets, libraries etc.) 	Nov' 23	Nov' 24
26	Customer Satisfaction	ALL	Failure to meet customer expectations	<p>Caused by:</p> <ul style="list-style-type: none"> Lack of funding for planned maintenance or for upgrading Letting condition of assets deteriorate too far Not understanding our customers <p>Consequences include:</p> <ul style="list-style-type: none"> Service levels and community outcomes not achieved Dissatisfaction of customers Complaint to council Reputational damage 	<p>Responses:</p> <ul style="list-style-type: none"> Asset Management Plan Long Term Plan Infrastructure Strategy Management 	Tactical	3	2	Medium	Team Leader Community Property	<ul style="list-style-type: none"> Ensure true cost of delivery is understood where there are service gaps (balance between LoS, Risk and Cost) 	Nov' 23	Nov' 24
27	Damage	CM, PR	Damage to cemeteries, monuments or memorial gates	<p>Caused by:</p> <ul style="list-style-type: none"> Deterioration Vandalism Natural disasters /weather <p>Consequences include:</p> <ul style="list-style-type: none"> Feeling of hurt amongst within the community Injury Reputational damage 	<p>Responses:</p> <ul style="list-style-type: none"> Rapid response to any incidents Regular inspections Graves are responsibility of the whanau Council responsible for grounds 	Operational	2	2	Low	Team Leader Community Property	<ul style="list-style-type: none"> 	Nov' 23	Nov' 24
28	Capacity	CM	Lack of capacity at cemetery	<p>Caused by:</p> <ul style="list-style-type: none"> Insufficient land/space at cemetery Population growth Desire to be buried at certain cemeteries with other whanau <p>Consequences include:</p> <ul style="list-style-type: none"> Requirement to expand, Cost Land acquisition / development Unable to provide service 	<p>Responses:</p> <ul style="list-style-type: none"> Monitor capacity of cemeteries and rates of burials. Forward planning – land is available berm need to be created in a timely manner 	Tactical	2	1	Low	Team Leader Community Property	<ul style="list-style-type: none"> 	Nov' 23	Nov' 24
29	Illegal Burials	CM	Illegal burials in Council cemeteries	<p>Caused by:</p> <ul style="list-style-type: none"> Not informing council <p>Consequences include:</p> <ul style="list-style-type: none"> Incorrect data recorded Possible reserved or sold plots used Disruption of a grave Emotional stress 	<p>Responses:</p> <ul style="list-style-type: none"> Vigilant when on site and undertaking inspections 	Operational	2	1	Low	Team Leader Community Property	<ul style="list-style-type: none"> Involved Police forensic to deal with situation once illegal burial identified 	Nov' 23	Nov' 24

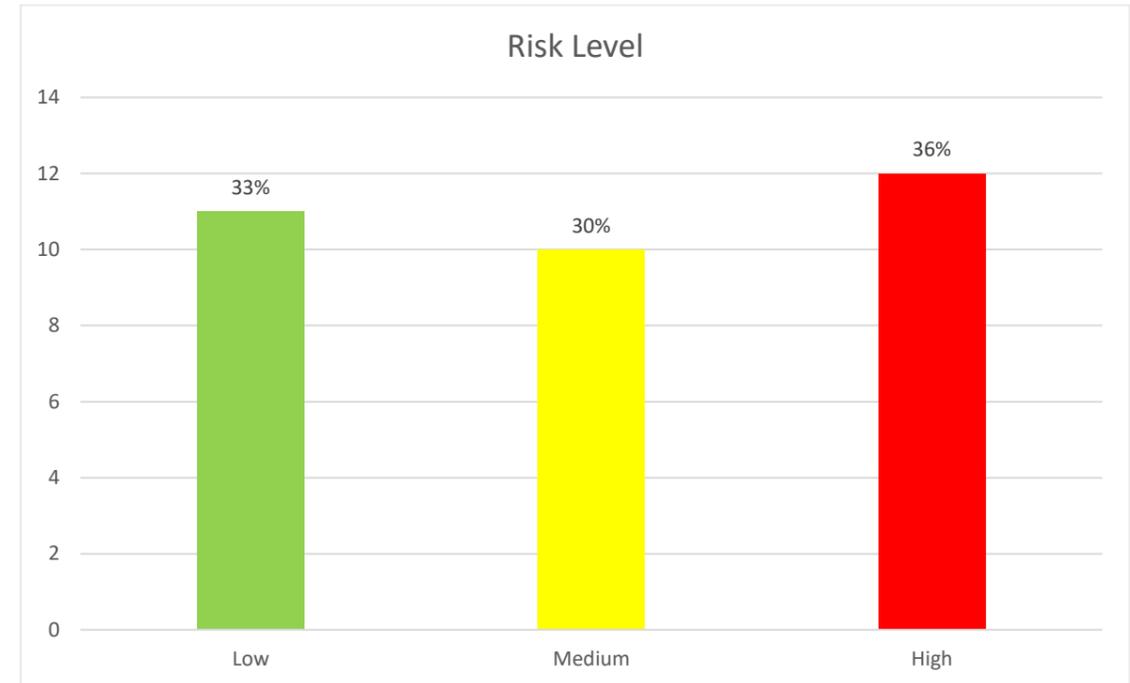
Risk Id	Risk Type	Area of Portfolio	Description of the Risk	Risk Context and Details	Existing Treatments/Controls <i>(What we are doing now to avoid the risk or reduce its effect)</i>	Treated Risk <i>(Considering what we do now, what is the current actual risk level we face?)</i>			Risk Manager <i>(Who has the responsibility and ability to follow through)</i>	Treatment/Management Options <i>(What can we possibly do to further reduce the risk level or provide assurance that current practices remain effective?)</i>	Date risk assessed	Date risk to be reviewed	
						Risk Category	Consequence	Likelihood					Risk level
30	Drowning	PO	Public injury, illness or drowning in a swimming pool	Caused by: <ul style="list-style-type: none"> Accident Inattentive lifeguards Insufficient lifeguards Chemical incident Consequences include: <ul style="list-style-type: none"> Emotional toll on family and friends Poor public image of council Litigation Pool taken out of service until Rahui has been lifted 	<ul style="list-style-type: none"> Lifeguard training Ratio of 50:1 swimmers to lifeguard Testing and treatment protocols Safe handling procedures of chemicals 	Operational	4	2	Medium	Team Leader Community Property	•	Nov ' 23	Nov ' 24
31	Income from tenancy	SH, PY	Insufficient income to look after assets	Caused by: <ul style="list-style-type: none"> Poor lease agreements Outdated and rolled over leases Lack of staff experiences Turnover of staff Consequences include: <ul style="list-style-type: none"> Not recovering costs or leveraging land as well as we could. Lease inequity Rates supplement commercial tenancies 	<ul style="list-style-type: none"> Staff undertaken appropriate training Review of commercial leases 	Operational	2	4	Medium		<ul style="list-style-type: none"> Peer review of leases Update older agreements at end of leases. 	Nov ' 23	Nov ' 24
32	Earthquake Prone Buildings	ALL	Building's ability to not collapse in the event of an earthquake	Caused by: <ul style="list-style-type: none"> Outdated construction practices Older building designs Consequences include: <ul style="list-style-type: none"> Loss of life / injury to those within / around the building. (There may be some emotional attachment to some buildings that may affect decision making) 	<ul style="list-style-type: none"> Earthquake assessments Funding allocated for strengthening Notices on building that are earthquake prone Insurance 	Strategic	5	4	High		<ul style="list-style-type: none"> Ensure all council building are assessed. Depending on results and costs (strengthen / demolish / rebuild). 	Nov ' 23	May ' 24

Risk Register Summary

There is a balance of risks over the Risk Category is appropriate for each level.



There is a relatively even distribution of risks over the three levels. Consideration should be given to trying to reduce the number of high risks within the portfolio where possible else ensure these are known at the appropriately level within council.



Full levels of service summary

Community Well Being Outcomes	Key service attribute	Levels of Service Statement	How we will measure our performance	Reported in	Asset group	Current performance 2022/23	Current Year 2023/24 Target	2024/25 Target (year 1)	2025/26 Target (year 2)	2026/27 Target (year 3)	2027 - 34 Target (years 4-10)	
<p>Our infrastructure assets and services are resilient and fit for purpose</p> 	Safety		Council public buildings have the required building compliance in place	LTP	Buildings (administration libraries and information centres)	100%	100%	100%	100%	100%	100%	
			To provide Council buildings that are compliant with legislative requirements	Full compliance with legislative requirements when undertaking repairs, refurbishing or demolition of buildings including asbestos material	LTP	Buildings	100%	100%	100%	100%	100%	100%
				Safety defect requests attended and made safe at building within 4 hours	LTP	Buildings	70%	>90%	>90%	>90%	>90%	>90%
				Safety defects are rectified (issue fully resolved) within 3 days	LTP	Buildings	75%	>85%	>90%	>90%	>90%	>90%
			To provide Council buildings that are compliant with legislative requirements									
			To provide Council buildings that are compliant with legislative requirements									
			To provide Council buildings that are compliant with legislative requirements									
		To provide Council buildings that are compliant with legislative requirements										
		To provide Council buildings that are compliant with legislative requirements										
	<p>Our communities are thriving and enabled to pursue their aspirations</p> 	Quality		% compliance of the Taumarunui Aerodrome with Civil Aviation Authority (CAA) safety requirements	LTP	Aerodrome	100%	100%	100%	100%	100%	100%
			Social housing units are maintained to a satisfactory standard and provide a safe environment for tenants	% of residents who feel safe in their homes	LTP	Social housing	93%	95%	95%	95%	95%	95%
				All social housing units are proactively inspected annually to ensure safe for tenants	LTP	Social housing	100%	100%	100%	100%	100%	100%
			To provide animal shelters that are safe to use	Secure designated kennel blocks are provided to hold dangerous dogs	AMP	Animal Shelter	NA – as new measure	NA	Meets minimum standard	Meets minimum standard	Meets minimum standard	Meets minimum standard
				% of Council buildings in satisfactory condition (grades 1, 2 or 3, based on asset value not quantity)	LTP	Buildings	97%	>95%	>95%	>95%	>95%	>95%
				Visitor information and service centre users are satisfied or highly satisfied with buildings (annual Survey Monkey)	LTP	I Sites, service centre	56.43%	75%	75%	75%	75%	75%
			% of residents who are satisfied or very satisfied with LOS	LTP	Social housing	95%	90%	90%	90%	90%	90%	
			% of social housing units in satisfactory condition (grades 1, 2 or 3 based on asset value not quantity)	LTP	Social housing	95%	95%	95%	95%	95%	95%	
			% of library users who are satisfied or highly satisfied with public library facility	LTP	Library buildings	61%	75%	75%	75%	75%	75%	
			To provide Animal Management facilities that are fit for purpose and well maintained	Full compliance with the minimum welfare standards for kennels	AMP	Animal shelter	NA – as new measure	NA	100%	100%	100%	100%
	Responsiveness	Provide prompt responses for service	% of requests responded to within 3 days (excluding safety defects)	Annual Report	Buildings, social housing	72%	80%	80%	80%	80%	80%	

Community Well Being Outcomes	Key service attribute	Levels of Service Statement	How we will measure our performance	Reported in	Asset group	Current performance 2022/23	Current Year 2023/24 Target	2024/25 Target (year 1)	2025/26 Target (year 2)	2026/27 Target (year 3)	2027 - 34 Target (years 4-10)
Our communities are thriving and enabled to pursue their aspirations 	Availability	To provide social housing units that are fit for purpose	% utilisation rates of social housing units available to use	LTP	Social housing	91%	90%	80%	80%	80%	80%
		Council buildings are convenient and accessible	Council buildings are available for use in the District every day as per notified hours on Council's website	AMP	Buildings	NA – as new measure	NA	98% available for use			
Our natural and built environment is healthy strong and safe 	Environmentally Sustainable	Effects on the natural environment are minimised	Percentage of buildings that have a sustainability measure introduced as part of annual renewal or maintenance activities e.g. solar lighting, insulation, tree planting	AMP	Buildings	NA – as new measure	NA	5% (to be set)			

Financial tables

Capex projects

	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34
LOS	796,461	621,768	982,028	2,626,395	2,423,161	2,342,883	529,314	131,687	712,334	7,399,261
Kakahi Toilets	-	-	150,000	-	-	-	-	-	-	-
National Park Wayfinder	-	-	-	-	-	-	-	50,000	50,000	-
National Park Footpaths	-	-	-	-	-	-	-	-	-	495,000
Ohakune Christie Park development	-	-	-	100,000	200,000	100,000	-	-	-	-
Ohakune Swimming Pool - Changing Rooms	-	-	-	390,000	-	-	-	-	-	-
Tātai Tāngata ki Raetihi (Raetihi Community Hub)	100,000	100,000	-	1,333,333	1,333,333	1,333,333	-	-	-	-
Raetihi Swimming Pool	-	-	-	-	-	-	-	-	-	6,000,000
Waimarino Flats upgrade	390,000	-	-	-	-	-	-	-	-	-
Social Housing Shower upgrades - Taumarunui	65,000	65,000	65,000	65,000	65,000	-	-	-	-	-
Morero Stream Revitalisation	80,000	60,000	-	-	-	-	-	-	-	-
Christie Park Toilet Replacement	120,000	-	-	-	-	-	-	-	-	-
Solid Waste LOS Projects	41,461	41,768	767,028	738,062	824,828	909,550	499,314	81,687	662,334	224,261
Waiouru Playground	-	355,000	-	-	-	-	-	-	-	-
New Bridleway - Ohakune to Rangataua	-	-	-	-	-	-	-	-	-	680,000
Go Kart Track access	-	-	-	-	-	-	30,000	-	-	-
Renewal	195,000	102,000	533,769	411,282	376,467	680,198	438,552	235,473	262,494	393,108
District Wide Library Books	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000
District Wide Accessible Walkways	-	-	300,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
District Wide Playground Equipment	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
District Wide Fencing - Problem Reserves	-	-	-	20,000	20,000	20,000	20,000	20,000	20,000	20,000
New Rubberfall Areas	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Taumarunui Pool and Plant Renewal	-	-	-	-	-	400,000	-	-	-	-
Rugby Field Revitalisation - District Wide	-	-	-	-	-	10,000	35,000	-	-	-
Solid Waste Renewal Projects	-	-	131,769	189,282	154,467	48,198	181,552	13,473	40,494	171,108
Town Revitalisation - Taumarunui Hakiaha St verandas	93,000	-	-	-	-	-	-	-	-	-
Grand Total	991,461	723,768	1,515,797	3,037,677	2,799,628	3,023,081	967,866	367,160	974,828	7,792,369

Closed landfills – consent expiry dates

Table 43 Closed landfill consent expiry dates

Site name	Consents	Description	Consent compliance conclusions	Consent expiry date
District Landfill	4 consents in total:	Located on Golf Road, Taumarunui. The landfill was closed in 2020.	The landfill closure has not caused any major changes in the production of leachate. It is expected that the landfill effects will dissipate over time. The air quality monitoring report did not find issues of concern.	
	Water Permit 10118 - to divert stormwater			3/10/2035
	Discharge Permit 101186 - to discharge refuse onto and into land. The landfill was closed before 1 October 2020 and no further permits were sought.			3/10/2020
	Discharge Permit 101187 - to discharge contaminants to air.			3/10/2035
	Discharge Permit 10118 - to discharge leachate and stormwater into the groundwater on and into the Taringamotu and Ongarue Rivers.			3/10/2035
Ohura	5 consents in total:	Located on the Huia Rd, Ohura. The landfill was closed in February 2001.	The Ohura Landfill has been closed for more than 20 years, and has shown no sign of differential settlement in the cap. The leachate from the base of the Landfill is relatively stable and is attenuated in the wetland areas before discharging into the receiving environment.	
	Discharge Permit 6019 - to divert stormwater runoff from land surrounding the Landfill and the Landfill itself.			July 2031
	Discharge Permit 6021 - to divert one watercourse into another.			July 2031
	Discharge Permit 6022 - to discharge refuse onto and into land.			June 2021
	Discharge Permit 6023 - to discharge Landfill gas, dust, and odour to air.			July 2031
	Discharge Permit 6023 - to discharge leachate and contaminated stormwater into groundwater and the Mangaroa Stream.			July 2031
Ongar	4 consents in total:	Located on the Ngakonui-Ongarue Road. The landfill was closed in March 1997.	The Ongarue Landfill was a very small site, which has been closed for twenty-five years.	
	Discharge Permit 6039 - to divert stormwater runoff from land surrounding the Landfill and the Landfill itself.			July 2030

Site name	Consents	Description	Consent compliance conclusions	Consent expiry date
	Discharge Permit 6041 - to discharge compacted refuse onto and into land.		In that time monitoring results showed only a weak leachate present.	July 2000
	Discharge Permit 6042 - to discharge Landfill gas, dust and odour to air.			July 2030
	Discharge Permit 6043 - to discharge leachate and stormwater contaminated by leachate into groundwater and the Mangakahu River.			July 2030
Karioi	4 consents in total:	Located off the Whangaehu Valley Road. The Landfill was closed in August 1995.	This site appears in good condition with no visible signs of contamination. The surface is stable and is being grazed. This is a small landfill that has been closed for over twenty-seven years. As leachate strength decreases over time, little or no impact is expected from this site.	
	Water Permit 6531 - to divert stormwater runoff from land surrounding the Landfill.			23 April 2031
	Water Permit 6532 - to divert stormwater runoff from the Landfill not granted.			23 April 2031
	Discharge Permit 6533 - to discharge contaminant (leachate) onto or into land which may result in that contaminant entering water.			23 April 2031
	Discharge Permit 6534 - to discharge contaminated stormwater diverted from the Landfill onto or into land which may result in that contaminant entering water.			23 April 2031
Owhango	5 consents in total:	Located approximately 300m off State Highway 4. It has been closed for over 24 years.	The Owhango Landfill has been closed for over 24 years and has shown no visual effects off-site.	
	Water Permit 6045 - to divert stormwater runoff from land surrounding the landfill and the landfill itself.			June 2031
	Water Permit 6047 - to divert groundwater from land around the landfill.			June 2031
	Discharge Permit 6048 - to discharge refuse onto and into land.			June 1998
	Discharge Permit 6049 - to discharge landfill gas, dust and odour to air.			June 2031
	Discharge Permit 6050 to discharge leachate and contaminated stormwater into groundwater and the Whakapapa River.			June 2031

Site name	Consents	Description	Consent compliance conclusions	Consent expiry date
Raetihi	6 consents in total:	Located off Railway Road. It has been closed for over 22 years.	The Raetihi Landfill has been closed for over twenty-two years and has shown no visual effects off-site. The wetland system around the landfill appears to be attenuating the weak leachate from the site.	
	Water Permit 6013 - to divert stormwater runoff from land surrounding the landfill.			June 2031
	Water Permit 6014 - to divert stormwater runoff from the landfill.			June 2031
	Discharge Permit 6015 - to discharge compacted refuse onto and into land.			June 2001
	Discharge Permit 6016 - to discharge Landfill gas, dust and odour to air.			June 2031
	Discharge Permit 6017 - to discharge leachate and contaminated stormwater into groundwater and the Makotuku River.			June 2031
	Discharge Permit 6018 - to discharge contaminated stormwater diverted from the landfill.			June 2031

Source: RDC 2022/23 Landfill Resource Consent Compliance Monitoring Report