



Council Agenda

Thursday 18 September 2025, 8:30 am

The meeting will be held at Hato Hone St Johns,
35 Bowen Street, Feilding, and a video recording
made available on www.mdc.govt.nz.

www.mdc.govt.nz

MEMBERSHIP

Chairperson

Her Worship the Mayor, Helen Worboys

Deputy Chairperson

Councillor Michael Ford

Members

Councillor Bridget Bell
Councillor Steve Bielski
Councillor Lara Blackmore
Councillor Stuart Campbell
Councillor Grant Hadfield
Councillor Colin McFadzean
Councillor Andrew Quarrie
Councillor Kerry Quigley
Councillor Alison Short
Councillor Fiona Underwood

A handwritten signature in dark ink, appearing to read 'Shayne Harris'.

Shayne Harris
Chief Executive

ORDER OF BUSINESS

PAGE

1. MEETING OPENING

Cr Bridget Bell to open the meeting

2. APOLOGIES

3. CONFIRMATION OF MINUTES

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Recommendation

That the minutes of the Council meeting held 04 September 2025 be adopted as a true and correct record.

4. DECLARATIONS OF INTEREST

Notification from elected members of:

- 4.1 Any interests that may create a conflict with their role as an elected member relating to the items of business for this meeting; and
- 4.2 Any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968

5. PUBLIC FORUM

There are no public forum speakers scheduled for this meeting.

6. PRESENTATIONS

6.1 REPRESENTATIVE FUND - 2025 TRI SERIES IN BALLARAT, AUSTRALIA

Jonty Howland will be in attendance speaking to Council.

6.2 REPRESENTATIVE FUND - JUNIOR INTERNATIONAL CANOE POLO TOURNAMENT

Elleanor King will be in attendance speaking to Council.

7. NOTIFICATION OF LATE ITEMS

Where an item is not on the agenda for a meeting, that item may be dealt with at that meeting if:

- 7.1 The Council by resolution so decides; and
- 7.2 The Chairperson explains at the meeting at a time when it is open to the public the reason why the item is not on the agenda, and the reason why the discussion of the item cannot be delayed until a subsequent meeting.

8. RECOMMENDATIONS FROM COMMITTEES

There are no recommendations from committees.

9. NON-COUNCIL MEETINGS – FOR INFORMATION

9.1 COMMITTEE AND GROUP MEETINGS – FOR INFORMATION

Minutes of the following Council Committees, Community Committees and Youth Council meetings are uploaded to the Council's website, as they become available.

Liaison councillors will have the opportunity to provide a verbal update.

The below meetings took place from 04 September to 17 September 2025:

COMMUNITY COMMITTEE MEETINGS	
Hiwinui Community Committee	• 16 September 2025
Sanson Community Committee	• 11 September 2025
Tangimoana Community Committee	• 15 September 2025
https://www.mdc.govt.nz/about-council/committees-and-organisations/community-committees-and-plans	

YOUTH COUNCIL MEETINGS	
Meeting	• 15 September 2025
https://www.mdc.govt.nz/about-council/committees-and-organisations/mdc-youth-council/youth-council-meeting-minutes	

9.2 MARAE LIAISON COUNCILLORS

Councillors have the opportunity to update council about their marae committee.

10. OFFICER REPORTS

10.1 HEARING OF SUBMISSIONS – PUBLIC PLACES BYLAW (8.50AM TO 9.20AM)	14
Report of the General Manager – People and Corporate	
10.2 APPROVAL TO APPLY TO A RESOURCE MANAGEMENT ACT SECTION 80V EXEMPTION TO PLAN STOP	38
Report of the General Manager – Community	
10.3 APPLICATION OF THE COMMON SEAL 24 FEBRUARY 2025 TO 1 SEPTEMBER 2025	45
Report of the General Manager – People and Corporate	

10.4 MANAWATU COMMUNITY TRUST FUTURE PLANS - BUSINESS CASE (10.30AM)

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Report of the General Manager – Community

11. CONSIDERATION OF LATE ITEMS

12. PUBLIC EXCLUDED BUSINESS

COUNCIL TO RESOLVE:

That the public be excluded from the following parts of the proceedings of this meeting, namely:

1. Confirmation of Minutes 4 September 2025
2. Contract Award Recommendation - Rongotea Wastewater Pumpstation Construction
3. Feilding Civic Centre Appointment of Trustees
4. Town Centre Refresh project progress report **(1.00pm)**
5. Sale of Council Land - Bailey Road and Gravel Reserve
6. Recommendation from the CE Employment Committee – Consideration of Chief Executive Reappointment

That the general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Grounds under Section 48(1) for the passing of this resolution
13. Confirmation of Minutes; 04 September 2025	<i>To consider the accuracy of the minutes of the public excluded Council meeting on 04 September 2025.</i> <i>Any changes to previous minutes may require members to discuss the content of the public excluded session.</i>	s48(1)(a)
14.1 Contract Award Recommendation - Rongotea Wastewater Pumpstation Construction	s7(2)(i) – commercial negotiations <i>The report addresses confidential contract costs and other key contractual matters</i>	s48(1)(a)

14.2 Feilding Civic Centre Appointment of Trustees	s7(2)(a) – privacy <i>The report may discuss the private details of individuals who may or may not be appointed to the Trust</i>	s48(1)(a)
14.3 * Town Centre Refresh project progress report (1.00pm)	s7(2)(i) – commercial negotiations <i>The report addresses confidential contract costs and other key contractual matters</i>	s48(1)(a)
14.4 Sale of Council land - Bailey Road and Gravel Reserve	s7(2)(i) – commercial negotiations <i>The report addresses confidential contract costs and other key contractual matters</i>	s48(1)(a)
14.5 Recommendation from the CE Employment Committee – Consideration of Chief Executive Reappointment	s7(2)(a) – privacy <i>The item includes discussion around the Chief Executive's employment</i>	s48(1)(a)

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interests protected by Section 6 or Section 7 of the Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public as specified above.

*Also, that Ben Mitchell-Anyon and Sally Ogle of Patchwork Architecture be permitted to attend this meeting, after the public has been excluded, because of their knowledge of the Town Centre Refresh Project. This knowledge will be of assistance in relation to the matter to be discussed.

15. MEETING CLOSURE

MEETING MINUTES	
COUNCIL	TIME
THURSDAY 04 SEPTEMBER 2025	8:30 AM

Minutes of a meeting of the Council held on Thursday 04 September 2025, which commenced at 8.30 am at Hato Hone St Johns, 35 Bowen Street, Feilding.

PRESENT: Mayor Helen Worboys Chairperson
 Cr Bridget Bell Via Zoom
 Cr Steve Bielski
 Cr Lara Blackmore
 Cr Stuart Campbell Via Zoom
 Cr Michael Ford
 Cr Grant Hadfield
 Cr Colin McFadzean
 Cr Andrew Quarrie
 Cr Alison Short Via Zoom
 Cr Fiona Underwood

APOLOGIES: Cr Kerry Quigley

IN ATTENDANCE: Hamish Waugh Acting Chief Executive
 Lisa Thomas Acting General Manager – People and Corporate
 Lyn Daly General Manager – Community
 Amanda Calman Chief Financial Officer
 Ash Garstang Governance and Assurance Manager
 Jeena Baines Data, Insights and Research Analyst
 Maree Pritchard Community Operations Adviser
 Brittney Evans Project Initiation Manager
 Wiremu Greening Utilities Manager

MDC 22-25/1277

MEETING OPENING

Jan McGaffin from the Hub Church opened the meeting with prayer.

Cr Bridget Bell joined the meeting at 8.35 am.

MDC 22-25/1278

APOLOGIES

RESOLVED

That the apology from Councillor Kerry Quigley be approved.

Moved by: Cr Michael Ford

Seconded by: Cr Grant Hadfield

CARRIED (8-0)

MEETING MINUTES	
COUNCIL	TIME
THURSDAY 04 SEPTEMBER 2025	8:30 AM

MDC 22-25/1279

CONFIRMATION OF MINUTES

RESOLVED

That the minutes of the Council meeting held 21 August 2025 be adopted as a true and correct record.

Moved by: Cr Michael Ford

Seconded by: Cr Colin McFadzean

CARRIED (8-0)

MDC 22-25/1280

DECLARATIONS OF INTEREST

There were no declarations of interest.

MDC 22-25/1281

PUBLIC FORUM

There were no requests for public forum.

MDC 22-25/1282

PRESENTATION – FINN MACDONALD – ASPIRING LEADERS FORUM

Finn Macdonald from Manawātū District Youth Council spoke about his experience attending the Aspiring Leaders forum.

- The forum was held in Wellington, and Finn was part of a group that included five other attendees.
- They visited Parliament and sat in on question time.
- They cleaned up a stream in Wellington as part of the community service part of the forum.
- Finn's highlight was meeting other attendees and making meaningful connections with his peers there.

MEETING MINUTES	
COUNCIL	TIME
THURSDAY 04 SEPTEMBER 2025	8:30 AM

MDC 22-25/1283

PRESENTATION – RESIDENT SATISFACTION SURVEY

Jeena Baines, Manawātū District Council Data, Insights and Research Analyst spoke to Council about the latest Residents survey results.

- Satisfaction rates have generally remained above benchmark levels across most measures, with the exception of enquiry handling and “Value for Money.”
- In Wave 4 (May–June 2025), 51% of questions showed a decrease compared with the previous year, 43% saw an increase, and 5% had no change.
- The largest improvements were in enquiry handling (ease, timeliness, and overall experience), while the largest decreases were in dog control and liquor licensing — both influenced by low response numbers and some negative feedback.
- Council will continue to focus on improving enquiry handling, strengthening communication, and benchmarking performance against other councils once comparative data is available.

MDC 22-25/1284

NOTIFICATION OF LATE ITEMS

There were no late items of business notified for consideration.

MDC 22-25/1285

RECOMMENDATIONS FROM COMMITTEES

There were no recommendations from committees.

MDC 22-25/1286

COMMITTEE AND GROUP MEETINGS – FOR INFORMATION

The following Council Committees, Community Committees and Youth Council meetings were notified for information.

COMMUNITY COMMITTEES	
Cheltenham Community Committee	• 2 September 2025
Colyton Community Committee	• 28 August 2025
Halcombe Community Committee	• 1 September 2025
Himatangi Beach Community Committee	• 28 August 2025
Rangiwahia Community Committee	• 27 August 2025
Rongotea Community Development Group	• 1 September 2025
YOUTH COUNCIL	
Meeting	• 1 September 2025

MEETING MINUTES	
COUNCIL	TIME
THURSDAY 04 SEPTEMBER 2025	8:30 AM

Liaison Councillors provided brief updates on their respective Committees.

- Cheltenham Community Committee – Cr Andrew Quarrie. They are looking to get another swing for the playground.
- Colyton Community Committee – Cr Lara Blackmore. Recently installed a sharing shelf, where the community can share excess items, books, produce etc. They are going to upgrade the playground at the hall. At the next meeting they are doing civil defence training.
- Halcombe Community Committee – Cr Colin McFadzean. They have put some pressure on the Horizon’s candidates around the management of the stream. They have finished the next stage of their story board.
- Himatangi Beach Community Committee – Cr Andrew Quarrie. Was unable to attend.
- Rangiwahia Community Committee – Cr Grant Hadfield. Very good turnout. They are continuing to look at security for their facilities.
- Rongotea Community Development Group – Cr Fiona Underwood. There was some miscommunication on the meeting date, and she was unable to attend.
- Youth Council – Cr Lara Blackmore. They practiced for the Young Achievers Awards, taking place on 15 September.

MDC 22-25/1287

MARAE LIAISON COUNCILLORS

Councillors provided a verbal update on their attendance at marae meetings.

- Aorangi Marae – Cr Andrew Quarrie. They are concerned about the Feilding Aerodrome and trying to get the airport authorities to be more aware of special events taking place at the marae. Cr Grant Hadfield advised that the Aerodrome Committee has met with the marae several times and asked to be kept informed of events. Cr Alison Short advised that when the District Plan work picks back up (after the RMA review) there may be a more formal process that both parties can go through.
- Cr Michael Ford would like staff to seek an update from marae chairs on how the liaison process is going (from the marae’s perspective). He is concerned that there has been a limited uptake of this. Mayor Helen Worboys requested a formal update at the next Council meeting.

MDC 22-25/1288

CEDA APPOINTMENT OF DIRECTORS POLICY REVIEW

Report of the General Manager – Community seeking Council review and approve the CEDA Appointment of Directors Policy.

In February 2025, the Manawatu District and Palmerston North City Councils requested the Central Economic Development Agency (CEDA) Electoral College

MEETING MINUTES	
COUNCIL	TIME
THURSDAY 04 SEPTEMBER 2025	8:30 AM

review the CEDA Appointment of Directors Policy. The Electoral College have met and updated the policy, recommending changes are adopted as per attachment 1.

RESOLVED

That the Council adopt the Central Economic Development Agency (CEDA) Appointment of Directors Policy 2025 (Attachment 1), as recommended by the Electoral College.

Moved by: Cr Grant Hadfield

Seconded by: Cr Michael Ford

CARRIED (8-0)

MDC 22-25/1289

BUDGET CARRY FORWARDS FROM 24/25

Report of the Chief Financial Officer seeking Council to approve the requested financial budget carry forward expenditure along with relevant funding as listed on the attached document from the 2024-25 financial year to the 2025-26 financial year as per the Delegations Policy.

RESOLVED

- 1. That the Council approve the requested financial carry forwards of \$20.2M for capital budgets into the 2025-26 financial year to be funded from a mix of development contributions, renewal reserve and loan funding.**
- 2. That the Council note the capital and operational budget carry forwards approved by the Chief Executive of \$7.0M capital expenditure and \$1.3M of operational expenditure under section 10.4 of the Delegations Manual.**

Moved by: Cr Lara Blackmore

Seconded by: Cr Colin McFadzean

CARRIED (8-0)

MDC 22-25/1290

WASTE LEVY BUDGET TRANSFER – ORGANIC WASTE DISPOSAL RAMP

Report of the General Manager Infrastructure seeking Council approval of an unbudgeted capital expenditure request for the use of Waste Levy reserves to construct a new interim Organic Waste Disposal Ramp at the Manawātū Resource Recovery Park to enable temporary consolidation of Feilding food waste before transportation for processing.

RESOLVED

That the Council:

MEETING MINUTES	
COUNCIL	TIME
THURSDAY 04 SEPTEMBER 2025	8:30 AM

1. Approves an unbudgeted capital expenditure request of two hundred and fifty thousand dollars (\$250,000) exclusive of GST funded from Waste Levy Reserves to fund materials and construction of an organic waste disposal ramp at the Manawātū Resource Recovery Park.
2. Approves the addition of a new action to the Waste Management and Minimisation Plan 2022 – 2028 for the construction of an organic waste disposal ramp at the Manawātū Resource Recovery Park to support Feilding Food Waste Collection.

Note: Council has Waste Levy Reserves of \$2.1M which will fully fund this unbudgeted capital expenditure. There will be no rates or debt impacts from this request.

Moved by: Cr Grant Hadfield

Seconded by: Cr Michael Ford

CARRIED (8-0)

MDC 22-25/1291

CONSIDERATION OF LATE ITEMS

There were no late items notified for consideration.

MDC 22-25/1292

PUBLIC EXCLUDED BUSINESS

RESOLVED

That the public be excluded from the following parts of the proceedings of this meeting, namely:

1. Confirmation of Minutes

That the general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Grounds under Section 48(1) for the passing of this resolution
13. Confirmation of Minutes; 21 August 2025	<i>To consider the accuracy of the minutes of the public</i>	s48(1)(a)

MEETING MINUTES	
COUNCIL	TIME
THURSDAY 04 SEPTEMBER 2025	8:30 AM

	<i>excluded Council meeting on 21 August 2025.</i> <i>Any changes to previous minutes may require members to discuss the content of the public excluded session.</i>	
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This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interests protected by Section 6 or Section 7 of the Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public as specified above.

Moved by: Mayor Helen Worboys

Seconded by: Cr Michael Ford

CARRIED (8-0)

The meeting went into public excluded session at 10.11 am. For items MDC 22-25/1293 to MDC 22-25/1294 refer to public excluded proceedings. The meeting returned to open session at 10.12 am.

MDC 22-25/1295

MEETING CLOSURE

The meeting was declared closed at 10.12 am.

Meeting Video

<https://www.mdc.govt.nz/about-council/meetings-agendas-and-minutes/videos-of-council-and-committee-meetings/manawatu-district-council-meeting-videos>

Council

Meeting of 18 September 2025

Business Unit: People and Corporate

Date Created: 25 August 2025

Hearing of Submissions - Public Places Bylaw

Purpose Te Aronga o te Pūrongo

The purpose of this report is to provide elected members with a copy of the submissions received in relation to the draft Public Places Bylaw (the “draft Bylaw”).

The purpose of the Hearing is to provide an opportunity for submitters to present their view and to verbally interact with Council, as required by Section 83(1)(d) of the Local Government Act.

Recommendations Ngā Tūtohunga

That Council receive the report on the Hearing of Submissions – Public Places Bylaw, and hear from submitters who have indicated that they wish to be heard.

Report prepared by:

Axel Malecki

Policy Adviser

Approved for submission by:

Frances Smorti

General Manager - People and Corporate

1 Background Ngā Kōrero o Muri

1.1 The Local Government Act 2002 (LGA 2002) empowers Council to make bylaws for the purpose of protecting the public from nuisance, protecting public health and safety and regulating shared public places. The process for reviewing bylaws made under the Local Government Act is set out in section 160 of the LGA, henceforth the Act.

1.2 The Public Places Bylaw 2020 was adopted on 2 July 2020. The statutory review deadline for the bylaw was 2 July 2025. This obligation was met when Council endorsed the section 155 assessment at its meeting on 19 June 2025. The information provided in the review documents presented at that meeting was sufficient to satisfy Council that the bylaw aligns with the purposes set out in section 145 of the Act and that:

(i) The bylaw is necessary for one or more of the purposes set out in section 145 of the Act;

(ii) The bylaw is the most appropriate and proportionate way of addressing the perceived problems;

(iii) The bylaw is not inconsistent with the New Zealand Bill of Rights Act 1990.

1.3 At its meeting on 24 July 2025, Council adopted the Statement of Proposal, including the following attachments:

- Draft Public Places Bylaw
- Submission Form

1.4 The draft Public Places Bylaw was publicly notified on 31 July 2025. The submissions period closed at 5pm on Friday 29 August 2029. A total of 15 submissions were received. Four submitters have confirmed that they wish to speak at the Hearing. A schedule of submission speakers is attached as Annex A to this report. Copies of their submissions are attached as Annex B to this report.

2 Strategic Fit Te Tautika ki te Rautaki

2.1 This review aligns with Council's obligation to ensure that public places are safe, accessible, and vibrant for residents, businesses and visitors. As such, the review contributes to the following four strategic priorities.

2.2 The review of the Public Places Bylaw aligns with Council's strategic priority, **A place to belong and grow**, as it enables Council to gather insights from the community to ensure that public places support community wellbeing and are safe and enjoyable for all.

2.3 The review of the Public Places Bylaw supports Council's strategic priority, **A future planned together** by enabling collaborative engagement with the community to identify how public

spaces are used, managed, and protected—ensuring they meet current needs and future expectations for the benefit of all.

- 2.4 The strategic priority **An environment to be proud of** is supported through the review of the Public Places Bylaw, which enables Council to manage activities that may pose environmental risks, such as vehicle repairs in public spaces that can lead to contaminant discharge. Working in conjunction with the Trade Waste Bylaw, the Public Places Bylaw helps to protect water quality and urban amenity by placing appropriate controls on behaviours that could result in pollution or environmental degradation.
- 2.5 The review of the Public Places Bylaw contributes to supporting **A prosperous, resilient economy** by helping ensure that public spaces are safe, accessible, and welcoming. The bylaw is also conducive to maintaining clean, safe, and well-managed public areas, and therefore supports positive visitor experience, encouraging return tourism, readiness for events and activities that bring economic benefit to local businesses and the community as a whole.

3 Discussion and Options Considered Ngā Matapakinga me ngā Kōwhiringa i Wānangahia

- 3.1 This Hearing is an opportunity for those who have provided feedback on the draft Bylaw to present their views to Council in person, and to interact with elected members. While elected members can ask questions to seek clarification from submitters, no discussion of options is undertaken during the hearings stage of the consultation process.
- 3.2 No decision will be made by Council today. Deliberations on submissions received is scheduled for the 2nd of October 2025.
- 3.3 A summary of the final decision on the proposed Public Places Bylaw will be sent to submitters following the adoption of the Bylaw.
- 3.4 Following final decisions on the bylaw, Council will then implement possible minor changes to the bylaw.

4 Risk Assessment Te Arotake Tūraru

- 4.1 As noted in the Council report accompanying the section 155 assessment for the Public Places Bylaw review, presented at the Council meeting on 19 June, bylaws generally come with a range of risks that are intrinsic to the nature of legal and regulatory tools. Council currently maintains an averse-to-minimalist approach to legal compliance risk, reflecting a clear preference to avoid such risk wherever possible. As a result, legal risk is only accepted when it is essential to advancing Council's core objectives and priorities.
- 4.2 Section 160A of the Act provides that if a bylaw review is not completed within two years of its statutory review date, the bylaw is automatically revoked. While Council has already passed several resolutions under section 155, such as an assessment against the New Zealand Bill of Rights, some of these were initial steps in the review process. As such, there remains a risk that failing to complete the review within the required timeframe could result in revocation of the bylaw. Should this occur, Council would lose the ability to enforce the provisions currently regulated under the Public Places Bylaw 2020.

- 4.3 At this stage, officers do not consider it necessary to obtain legal advice. Legal advice may, however, be sought should issues raised in written or oral submissions on the draft Bylaw warrant further consideration.

5 Engagement Te Whakapānga

Significance of Decision

- 5.1 The decision discussed in this report is considered to be significant on the basis of the following criteria from section 5 of the Significance and Engagement Policy 2025:

(i) Importance to the District

- 5.2 As expressed in s156 of the Act, when making, amending, or revoking a bylaw, Council must either use the special consultative procedure if the bylaw is of significant public interest or impact, or otherwise consult in a way that meets the requirements of section 82 of the Act.
- 5.3 Given the importance of this bylaw to the District, Council consulted in accordance with the Special Consultative Procedure set out in section 83 of the Act. Council is now required by section 83(1)(d) to provide an opportunity for persons to present their views to the local authority *“in a manner that enables spoken (or New Zealand sign language) interaction between the person and the local authority...”*

Māori and Cultural Engagement

- 5.4 There are no known cultural considerations associated with the matters addressed in this report. No specific engagement with Māori or other ethnicity groups is necessary.

Community Engagement

- 5.5 Council consulted on the draft Public Places Bylaw using the special consultative procedure, as set out in section 83 of the Act. This included following key steps:
- A public notice was published on Council’s website and in the Feilding-Rangitikei Herald on 31 July Thursday. The submission period ran from 8am on 28 July to 5pm on 29 August 2025.
 - Council’s “Make your Mark on the Manawatū” engagement site was made live for the duration of the public consultation period. This site included a link to the Statement of Proposal (including the tracked changes version of the draft bylaw and the submission form) and a link to the online submission form.
 - Copies of the summary of information were made available at the Council front-of-house and the Manawatū Community Hub Libraries in Feilding.
- 5.6 An email was sent to key stakeholders (Police, Feilding District Promotion, Manawatū Business Chamber etc.), including specific service providers such as Utility Network Operators as defined under s166 of the RMA (Chorus, PowerCo, KiwiRail, NZTA) and community groups (e.g. Senior Hub, Mana Waikaha, Age Concern, Supported Lifestyle Services etc.) and other interested parties (e.g. Feilding Moa Harriers, Feilding Fire Service, Keep Feilding Beautiful etc.).

5.7 Information on the bylaw review was made available at the Manawatū District Council's stall at the Feilding Farmer's Market on the 15th of August. Officers also made themselves available during Council events such as the launch of the Kimbolton Library Open Plus in Kimbolton on the 3rd of August 2025.

6 Operational Implications Ngā Pānga Whakahaere

6.1 There are no operational implications with this report.

7 Financial Implications Ngā Pānga Ahumoni

7.1 There are no financial implications with this report.

8 Statutory Requirements Ngā Here ā-Ture

8.1 The statutory obligations are as stated within the relevant sections of this report.

9 Next Steps Te Kokenga

9.1 Copies of all submissions received on the draft Bylaw will be made available prior to deliberations. Deliberations on all written and oral submissions is scheduled for the 2 October 2025 Council meeting. Final decisions on the bylaw amendments are scheduled for either 12 or 19 November 2025.

10 Attachments Ngā Āpitihanga

- Annex A – Schedule of Submission Speakers
- Annex B – Submissions of those four submitters wishing to speak to Council
 - Health New Zealand Te Whatu Ora, Sally Darragh – via zoom
 - Cancer Society, Jose Gutry
 - Melissa Fryer
 - Barbara Robson, Timona Park Orchard Trust

Schedule of Submission Speakers

PUBLIC PLACES BYLAW

18 SEPTEMBER 2025

TIME	NAME	Submission
8.50am	Health New Zealand, Te Whatu Ora – Sally Darragh	15
9.00am	Cancer Society, Jose Gutry	01
9.10am	Melissa Fryer	12
9.20am	Barbara Robson, Timona Park Orchard Trust	13

29 August 2025

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Manawatū District Council
Private Bag 10001
Feilding 4743

Tēnā koe,

Manawatū District Council Public Places Bylaw review

This technical advice has been written by Health New Zealand | Te Whatu Ora National Public Health Service (Health NZ) in MidCentral. The National Public Health Service is a directorate within Health NZ. Incorporating public health perspectives into council planning and decision-making helps to support the health and wellbeing of our communities.

Health NZ has statutory obligations under the Pae Ora (Healthy Futures) Act 2022 and the Health Act 1956 to improve, promote and protect the health of people and communities. Of particular focus for Health NZ is embedding Te Tiriti o Waitangi as its foundation toward improving health outcomes for Māori.

This advice aligns to Health NZ's commitment towards healthier and more resilient communities by reducing inequities and promoting good health, particularly for Māori, Pacific peoples, and disabled people.

Health NZ wishes to be heard regarding this advice.

For any clarification regarding this advice, please contact Sally Darragh, Health Promotion Advisor sally.darragh@tewhatauora.govt.nz

Nā māua iti nei,



Paula Snowden

Ngāpuhi ki Whāingaroa
Regional Director, Te Ikaroa-Central
National Public Health Service



Dr Robert Weir

Medical Officer of Health
Midcentral
National Public Health Service

[TeWhatuOra.govt.nz](https://www.tewhatauora.govt.nz)

Private Bag 11036, Manawatū Mail Centre
Palmerston North 4442
Waea pūkoro: +64 6 350 9110

Te Kāwanatanga o Aotearoa
New Zealand Government

Response to the consultation

Recommendations

Health New Zealand recommends Council amends the draft Manawātū Public Places Bylaw to better reflect the Council's Smokefree and Vapefree Policy adopted in July 2025.

Health NZ proposes Council include the following additions to the Bylaw:

1. Inclusion of a clause within the Street User Permit framework that includes outdoor dining conditions:
 - a) A prohibition of smoking and vaping within outdoor dining areas.
 - b) The mandatory display of smokefree and vapefree signage on outdoor dining furniture.
 - c) That ashtrays or receptacles used for collecting cigarette ash are not to be provided.
2. A statement that reflects Council's commitment to the Smokefree and Vapefree Policy, reinforcing the aim to reduce smoking and vaping in shared spaces such as parks, reserves and sports grounds.

To further improve the alignment of the Bylaw with the Smokefree and Vapefree Policy, Council should also consider:

3. Requirements that all street activity vendors display visible smokefree and vapefree signage as part of their permit conditions.

Including clear provisions in the Bylaw to reduce smoking and vaping in public spaces would help to achieve the purpose of the Council's Smokefree and Vapefree Policy. This is to promote healthier environments, protect public health, encourage smokefree and vapefree behaviour, and advance the goal of Smokefree Aotearoa 2025.

Key supporting evidence on smoking and vaping

Smoking and vaping continue to pose a significant public health issue in New Zealand. Smoking is a major risk factor for many chronic diseases such as cancer, heart disease and respiratory illness.¹ Smoking-related diseases are a leading cause of premature death in New Zealand with estimates indicating approximately 4,500 to 5,000 deaths per year due to tobacco use and second-hand smoke.² Overall daily smoking rates have declined over the past decade from 15.1% in 2013 to 7.7% in 2023.³ However, significant inequities persist. Daily smoking is nearly three times higher among Māori than non-Māori, twice as high among Pacific people than non-Pacific, and six times higher in the most deprived areas versus the least deprived.⁴

Health NZ recognises vaping as a useful tool for smoking cessation, given its lower level of harm when compared to combusted tobacco.⁵ However, its use among young people and those who have never smoked goes against its intended harm-reduction purpose.⁶ According to International Tobacco Control's (ITC) Youth and Young Adult Survey, 19% of young people aged 16–19 years in New Zealand, who vaped in the past 30 days, had never smoked. A further 63% had indicated they smoked experimentally. This highlights that nearly 80% of vapers surveyed were not regular smokers.⁷

Recent data indicates daily vaping has declined among young people aged 15–17 years, from 15.4% in 2022/23 to 10.5% in 2023/24.⁴ However, this decline has not been consistent across all groups, with significant inequities remaining. Disparities are evident in youth vaping data, where almost one in five Māori Year 10 students aged 14–15 years vape daily, compared with lower rates in other groups.⁸

Also of note is the high prevalence of daily vaping among young people aged 18–24 years, which has increased from 25.2% in 2022/23 to 26.5% in 2023/24.⁴ Young people who use nicotine vape products may become addicted. This can result in strong cravings and withdrawal symptoms such as irritability, restlessness, disrupted sleep and difficulty concentrating at school and paid employment. Cravings and withdrawal symptoms can make it difficult for young people to quit using nicotine vape products, especially in contexts where smoking and vaping are embedded in social life and daily rituals.⁹

Normalising smokefree and vapefree environments

According to 2023 Census data, 8.9% of people in the Manawātū district regularly smoke,¹⁰ which is higher than the national figure of 7.7%.³ By integrating smokefree and vapefree requirements within the Bylaw, Council would help to establish smokefree and vapefree environments as the community standard.

This approach aligns with denormalisation strategies which aim to shift public attitudes about nicotine-use behaviours from acceptable and desirable, to unacceptable and undesirable.¹¹ Extending smokefree and vapefree regulations to shared outdoor areas, such as dining spaces, supports a cultural shift where smoking and vaping become less socially accepted. Evidence highlights that decreasing the social acceptability of smoking and vaping has shown to be an effective approach in reducing nicotine consumption.¹¹ Limiting opportunities to vape in public spaces would also help to position vaping as a smoking cessation tool.^{6, 12}

Protecting others from second-hand smoke and vapour

Second-hand smoke can irritate eyes and cause headaches, coughs, sore throats, dizziness and in some cases, nausea.¹³ Outdoor environments that do not restrict smoking, such as some outdoor dining areas, can have smoke particulate levels three to nearly five times higher than recommended exposure levels.¹⁴ As vaping is relatively new, research into second-hand emissions from vape products is still emerging. Early evidence suggests that bystanders may be exposed to constituents of vapour, such as nicotine, fine particles and other chemicals. The long-term effects of this second-hand exposure are still being studied.¹⁵ Therefore, measures to restrict smoking and vaping in outdoor areas, for example, outdoor dining spaces, support maintaining air quality and protect human health for both diners and staff.¹⁶

Smokefree and vapefree bylaws in other jurisdictions

Councils across New Zealand, including Auckland Council, Wellington City Council, Palmerston North City Council, and most recently Horowhenua District Council, have successfully implemented smokefree and vapefree conditions as a permit requirement for outdoor dining.¹⁷

In 2016, Palmerston North City Council introduced a smokefree requirement for outdoor dining. Businesses were required to display smokefree signage and remove ashtrays as a condition of their permits. An independent evaluation 12 months later found that 80% of compliant businesses reported the impact as neutral or positive. The main benefit identified was that indoor air remained clear, with cigarette smoke no longer drifting inside.¹⁸ These requirements have since been extended to include vape-free provisions.

Incorporating clear smokefree and vape-free conditions into Manawātū District Council's Public Places Bylaw would reinforce Council's Smokefree and Vape-free Policy. It would help to ensure healthy environments for all residents and visitors in the Manawātū district and directly support the goals of Smokefree Aotearoa 2025.

Additional comments

Health NZ can help guide Council on implementing smokefree and vape-free permit conditions in the Public Places Bylaw and other related policies. This would include guidance related to data and evidence, resources, cessation, and information on smokefree and vape-free initiatives occurring within the Manawātū and across New Zealand.

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Te Kāwanatanga o Aotearoa
New Zealand Government

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From: [Jose Gutry](#)
To: [MDC Submissions](#)
Subject: 01 Public Places Bylaw 2025 - Cancer Society Manawatu Submission
Date: Wednesday, 6 August 2025 12:22:33 pm
Attachments: [Outlook-blmiu534.png](#)
[MDC - Public Places 2025 Cancer Society Manawatu submission.pdf](#)

CAUTION: This email originated from outside of MDC's network. Do not click links or open attachments unless you know the content is safe. If in doubt contact the MDC IT Team!

Kia ora,

Please find attached the Cancer Society Manawātū submission to the Manawātū District Council's Public Places Bylaw consultation.

Ngā mihi
 Jose Gutry
Toitu Te Whenua I Health Promoter/Educator
 Email: jose.gutry@cancercd.org.nz
 Phone: 06 356 5355
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Cancer Society of New Zealand (Manawatu Centre)
 135 Ruahine Street Palmerston North
 PO Box 5170 Palmerston North 4441

*Improving community well-being by reducing the incidence and impact of cancer.
 Cancer Helpline 0800 226 237 - for any question about cancer*



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Cancer Society of New Zealand Manawatū Centre Submission to Manawatū District Council Public Places Bylaw Consultation

Organisation: Cancer Society of New Zealand Manawatu Centre Inc.

Representative Name: Miss Josephine Gutry, Health Promoter

Postal Address: Addis House, PO Box 5170, Palmerston North

Work phone: 06 356 5355

Email: jose.gutry@cancercd.org.nz

Do you want to speak to the Council in support of your submission? YES

CSNZ Manawatū is a charitable organization covering the Midcentral District Health Board region of Horowhenua, Manawatū, Tararua and Palmerston North.

Our core services are in Health Promotion, Supportive Care, Information and Research. We work with our communities to reduce the incidence and impact of cancer through prevention, raising awareness of the need for early detection and providing support.

Rationale

Cancer is a leading cause of illness, disability and death in New Zealand. The number of new cases of cancer diagnosed nationally each year is expected to rise to around 45,100 by 2040-an increase of nearly 76% from 2019 (1).

Tobacco smoking, excess weight, drinking alcohol, unhealthy eating, workplace risks, physical inactivity, chronic infection and harmful ultra-violet radiation (UVR) exposure are the leading preventable and modifiable risk factors for cancers (2).

Evidence

The Cancer Society of New Zealand Manawatū Centre aims to reduce the rate of smoking-related cancers in the Manawatū region. This goal can only be achieved with a community

commitment to reducing the risk of smoking-related cancer through Smokefree policies in schools and workplaces, reducing the supply of tobacco, supporting Smokefree outdoor environments and that Smokefree behavior is the norm where we live, work and play.

We know that the benefits of being a Smokefree and vapefree community include positive role modelling behaviour for our children and young people, a healthy whānau-friendly environment, protecting non-smokers from the dangers of second-hand smoke, and less harm to our environment.

Platter & Pokorny (2018) and Wynne et al. (2018) (3,4) both found that proper promotion of policy, adequately displayed smokefree signage, and compliance audits provided the best results in reducing smoking behaviour in public spaces. A combination of these enforcement strategies would provide the best results for our communities in achieving the smokefree/vapefree environments goal. It would also support businesses in their endeavor to uphold the bylaw.

Surrounding councils are showing great potential in providing safe and healthier environments for the public with their smokefree and vapefree policies and bylaws. They are going beyond the standard requirements of protection for the public with inclusions of enforcement aspects into their bylaws around smokefree and vapefree environments. Palmerston North city council (PNCC) has had smokefree and vapefree conditions in the outdoor dining permit applications since 2016 (5); requiring businesses with outdoor dining areas on council-owned land to display smokefree signage and not provide ashtrays. As well as requirements in their event booking application that events held on Council land follow their smokefree and vapefree policy. Horowhenua District Council (HDC) passed their revised Public Places bylaw in 2024 (6), with additions including smokefree and vapefree conditions to event booking applications and outdoor dining permits, as well as increased enforcement description of the bylaw. We are seeing movement towards more robust application of local smokefree and vapefree policy and procedure, which helps the health sector in providing healthier and safer communities. Let's ensure consistency across the region and take Manawatū on the same path as the surrounding councils.

Recommendations

- Addition to Part 7; incorporating the messaging of the Council's Smokefree Policy 2022 part 3.3. To help aid the reduction of people smoking and vaping in public places such as parks, sportsgrounds, reserves etc. stated in the policy.

- Addition to Part 8; incorporating the following wording to aid in council decision making and upholding the purpose of the bylaw.
A permit will be granted at the discretion of the Council and subject to any terms, conditions or restrictions it considers appropriate, including but not limited to matters relating to:
 - a. duration of the permit;*
 - b. the time and place in which the activity may take place, including its proximity to other commercial activities;*
 - c. the classes or types of goods or services that may be sold;*
 - d. the person(s) entitled to sell the goods or undertake the specified activities;*
 - e. use of stalls, vehicles and structures, including parking arrangements and the need to avoid obstructions to footpaths and public places;*
 - f. signage for the activity, including any displays;*
 - g. restrictions or other requirements on the use of amplified sound and music; h. any health and safety requirements that may be required;*
 - i. the control of litter or cleanliness and hygiene during and after the activity; j. any requirements in respect of rental for the site;*
 - k. whether an applicant is a member of a registered organisation, association or charity;*
 - l. where food is for sale, requirements regarding compliance with licensing and food safety legislation;*
 - m. proximity to other premises selling similar goods; and*
 - n. the control of smoking and vaping in the exclusive use of the public place;*

Subpart n. would uphold the council's Smokefree Policy 2022.

- Addition to Part 10; incorporating the requirement of smokefree and vapefree signage to be visible on street activity vendors. Including this in the permit requirements. To create safer and healthier public spaces for families and children to enjoy. Upholding the Council's Smokefree Policy 2022.
- An additional clause added to align with HDC and PNCC outdoor dining bylaw and policy to include smokefree and vapefree signage being displayed on outdoor dining furniture. For example, from the HDC Public places Bylaw 2024;
In addition to any of the conditions imposed on a permit for outdoor dining under clause 8.6 of this Bylaw, the Council can impose conditions relating to:
 - a. the location and number of tables and chairs on the footpath;*

- b. the delineation of the outdoor dining area;*
- c. the cleanliness and repair of the dining furniture;*
- d. placement of the dining furniture so as not to obstruct the visibility or passage of pedestrians and access to the premises and any other public place; and*
- e. the prohibition of smoking and vaping in the permit for use of the public place.*

- In Addition to the above clause being added, requirements around smokefree and vapefree signage are added into MDC's Street User Permit application. Requiring outdoor dining to be smokefree and vapefree , displaying appropriate signage, and the removal of ashtrays.

The Cancer Society Manawatu is working diligently in raising awareness about the harm caused by smoking and vaping in our communities. We are only one player in the complex environment of smokefree/vapefree advocacy, we always seek to align with other agencies to achieve successful outcomes for the wellbeing of our communities. If we see movements in these developments to our smokefree/vapefree policies, bylaws and enforcement strategies we could see real change in our smoking/vaping statistics, and in turn reduction in our whanau being diagnosed with cancer.

We are always here to provide support to the Council and businesses in the implementation of smokefree/vapefree enforcement strategies.

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From: [Make your mark Manawatu](#)
To: [MDC Submissions](#)
Subject: 12 Public Places Bylaw Consultation Form
Date: Friday, 29 August 2025 3:25:27 pm

12

Public Places Bylaw Consultation Form Form Submission

There has been a submission of the form Public Places Bylaw Consultation Form through your Make your mark Manawatu website.

First and Last Name:

Melissa Fryer

Phone: (day)

0 [REDACTED]

Mobile:

[REDACTED]

Email:

[REDACTED]

Postal Address:

[REDACTED]

Postcode:

[REDACTED]

Age Group

[REDACTED]

Would you like to come to a hearing and speak to Elected Members about your submission?

Yes

Do you think the Public Places Bylaw is addressing the issues it seeks to address?

Yes

If not, what changes are needed to the bylaw to make it more effective?

I believe that the CBD area that is currently described, is far too big - it includes the Industrial and Commercial areas as well. I think it the CBD area needs to be reduced to the

actual Shopping / Retail area, not right over to East Street.

What parts of the draft Public Places Bylaw do you agree with and why?

I wasn't provided the information when I was given the Submission Form, but I believe it's just tidying up existing wording and if so, then I suppose so.

What parts of the draft Public Places Bylaw do you disagree with and why?

I have made suggestions below.

Do you have any general comments or concerns about the proposed Public Places Bylaw?

I think that Food Trucks should be allowed to attend more areas, like parks and sports grounds, with Council Permits of course.

The current 2 areas that Council allows Food Trucks to be at, need to allow more than 2 to attend at any one time. The Railway Area opposite Toyota, could be opened up to allow upto 5 at any one time, provided they were lined up along the railway side of the sealed carpark area, perhaps certain days or nights of the week, so as to not encroach on CBD businesses too often.

There's a Carpark on Fergusson Street that could also be used for a designated Food Truck Night. Other Cities and Towns are having 1 night a week for Food Truck Nights, it would be great to see Feilding keeping up with the times by offering something similar on a frequent basis.

Also on days where the train(s) are running, it would be nice to have a variety of food trucks there, for the train users to have access to, without having to risk them miss their train because they had to go too far away to get food.

I wish to request that my contact details be withheld from general publication by ticking this box.

Yes

To view all of this form's submissions, visit

https://makeyourmark.manawatudc.govt.nz/index.php/dashboard/reports/forms_new/data/46

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to Make your mark Manawātū.



Please provide your feedback by
5pm, Friday 29 August 2025

Submission Form

Have your say on the Public Places Bylaw



A digital version of this form
is available online. To access
scan the QR code or visit:

www.mdc.govt.nz/publicplacesbylaw

1. Submitter Details Please fill in all fields with *

TIMONA PARK ORCHARD TRUST c/-

*First and Last Name: BARBARA ROBSON, [REDACTED]

*Phone (day): [REDACTED] Mobile: [REDACTED]

*Email: [REDACTED]

*Postal Address: [REDACTED]

Postcode: [REDACTED]

2. Age Group:

☐ Under 18 ☐ 18 - 29 ☐ 30 - 39 ☐ 40 - 59 ☐ 60 - 79 ☐ 80 plus

3. Do you think that the Public Places Bylaw is addressing the issues it seeks to address?

☐ Yes ☒ No

If not, what changes are needed to the bylaw to make it more effective?

Refer to attached submission. (2 pages)

4. What parts of the draft Public Places Bylaw do you agree with and why?



Submission Form

Have your say on the Public Places Bylaw

5. Would you like to come to a hearing and speak to Elected Members about your submission?

☒ Yes ☐ No

If you ticked yes, an MDC Officer will be in touch to confirm the date and time.

6. What parts of the draft Public Places Bylaw do you disagree with and why?

7. Do you have any general comments or concerns about the proposed Public Places Bylaw?

Privacy Statement

☒ I wish to request that my contact details be withheld from general publication by ticking this box.

Please return your Submission form to:

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Manawatū District Council,
Submissions
135 Manchester Street
Private Bag 10 001
Feilding 4743

Drop off:
MDC Customer Service team
135 Manchester Street
Feilding 4743

Email your submission to:
submissions@mdc.govt.nz

Please provide your feedback by
5pm, Friday 29 August 2025



A digital version of this
form is available online.
To access scan the QR
code or visit:

mdc.govt.nz/publicplacesbylaw

Manawātū District Council (MDC)
Public Places Bylaw 2025 consultation

Submission from Timona Park Orchard Trust (TPOT)

1.Introduction

With respect to this consultation Timona Park Orchard Trust (TPOT) confines discussion to the issue of motorcycle riding (and the operation of other vehicles) in Timona Park. We assume this issue arises in other MDC parks and reserves where motorcycle riding is supposedly not permitted.

We note:

- purposes of this Bylaw include 2.1 (a) To protect, maintain and promote public health and safety, maintain amenity standards and to protect the general public from Nuisances and 2.1 (b) to ensure that Public Places are used in a manner that will not cause any obstruction, Nuisance or damage, or endanger public health and safety.
- we assume MDC determined at some stage, under the relevant bylaw that the riding of motorcycles should not be permitted in the park. Hence the Sign on information boards at each entrance to Timona Park, as per 5.2(b) of the Public Places Bylaw that indicates motorcycle riding in the park is prohibited.
- however, 7.1 (a) allows some activities in Public Places, including operating a vehicle if an area has been set aside especially for that purpose. This isn't the case for motorcycle riding in Timona Park.

2.Gaps in the draft bylaw

We believe there are gaps in the Interpretations and Definitions at 4.2.

None of the definitions in the bylaw appear to include a Motorcycle, All Terrain Vehicle, Motor Vehicle, Vehicle.

- 'Cycle' appears to exclude 'motorcycle'.
- Neither 'Micromobility Device' (as per the draft bylaw) nor 'Mobility Device' (as per Land Transport Act 1998) would appear to apply.
- There is no definition of Vehicle.

3.Recommendation:

That MDC strengthens the draft bylaw by inserting definitions for Motorcycle, All Terrain Vehicle, Motor Vehicle and Vehicle (or references to their meaning in the Land Transport Act 1998, if appropriate) in Clause 4.2 for clarity and avoidance of any potential legal challenge. TPOT's expectation is that this recommendation be given serious consideration by Council. We accept it is not straightforward.

4.Background

TPOT has raised concerns to MDC about motorcycles being ridden in Timona Park and the associated risk of harm to people using the park. We have made reports to the Police but that process has significant limitations i.e. difficult to provide accurate descriptions of riders and their motorcycles as they speed by; by the time the report has been lodged with Police the riders may have left the park; there is also an element of risk to those who report such offending, if spotted by the offenders.

The motorcycles/vehicles observed may be standard motorcycles but more often are off-road and dirt bikes, adult and child sized quad bikes/all-terrain vehicles (ATV) and the occasional

beach buggy. Children may be pillion riders. Adults have been seen riding at speed on child sized motorcycles and quad bikes. The children then have a turn and ride at a speed reflecting their perceived level of competence.

TPOT contends these motorcycles and/or vehicles should not be ridden or operated in the park **at all** due to the public health and safety risk, unless 7 1(a) applies which it doesn't. There should be no debate around whether (or not) a threshold for 'reckless behaviour' is met before contacting the enforcement agency, in this case the NZ Police.

5. Discussion

We note the Council's position, that 'reckless behaviour', however that may be defined, can be managed under the provisions of the current bylaw and the Land Transport Act 1998, with enforcement primarily being the responsibility of the NZ Police. The reality is that enforcement is problematic, likely impacted by the availability and prioritisation of police resources. The lack of response can be disheartening. This would be made even worse if enforcement action was compromised by the failure of the bylaw to adequately cover the definition of motorcycles and vehicles that are prohibited from being ridden or operated in the park. Vehicles undertaking Council activities would necessarily be exempt.

6. Other minor edits to the draft bylaw are noted below:

3 Commencement

Explanatory note: The amendments referred to in 3.2 include changes to.....

Change 3.2 to 3.3

5 Obstruction of or Damage to Public Places

The deletion of 5.2 (f) and 5.2(g) removes any reference to issues about animals and/or dogs.

The content of the two related Explanatory Notes is accepted; their place within 5.2 could seem random, especially the first one sandwiched between operating a vehicle or cycle and discharge of effluent.

6 Control of Micromobility Devices

6.1 A person must not use or ride a Micromobility Devices in any Public Place

Change ~~Devices~~ to Device

Ends

Barbara Robson

Chairperson

Timona Park Orchard Trust

Council

Meeting of 18 September 2025

Business Unit: Community
Date Created: 09 September 2025

Approval to apply for Resource Management Act 1991 Section 80U Plan Stop exemptions

Purpose Te Aronga o te Pūrongo

The Resource Management (Consenting and Other System Changes) Amendment Act 2025 impacts Council's District Plan Review Programme. The purpose of this report is to:

1. Provide further advice on Manawātū District Council plan change projects which are subject to 'Plan Stop' under Sections 80U and 80V of the Resource Management Act 1991 (RMA), and
2. Seek approval for officers to be given delegated authority to lodge 'Plan Stop' exemption applications on behalf of Manawātū District Council.

Recommendations Ngā Tūtohinga

1. That the Council note the Resource Management (Consenting and Other System Changes) Amendment Act 2025 effectively stops the District Plan Review Programme in its current form, except for identified plan change work granted an exemption by the Minister for the Environment.
2. That the Council lodge 'Plan Stop' exemption applications with the Minister for the Environment for Proposed Plan Change E: Feilding Town Centre and for a draft plan change relating to designations.
3. That the Council delegate authority to the Chief Executive to prepare Plan Stop applications on behalf of the Manawātū District Council.
4. That the Council withdraw Plan Change B: Residential Zone in accordance with Section 80Q of the Resource Management Act, and give public notice as required by Section 80R.
5. That the Council give public notice of the status of all proposed planning instruments (including draft Plan Change A) as required by Section 80Y.

Report prepared by:
Matthew Mackay
Principal Policy Planner

1 Background Ngā Kōrero o Muri

- 1.1 The Manawātū District Plan is prepared and implemented under the Resource Management Act 1991 (RMA), with the Minister for the Environment having overall responsibility for the administration of the RMA.
- 1.2 As part of its RMA obligations to review its district plan every ten years, and ensure plan provisions remain fit for purpose, the Manawātū District Council has been conducting a sectional (chapter-by-chapter) review of the Manawātū District Plan. Chapters currently under review include those relating to:
 - The General Rural Zone and Flood Channel Zone (Draft Plan Change A),
 - The General Residential Zone (Proposed Plan Change B),
 - The Town Centre Zone and Mixed Use Zone (Proposed Plan Change E),
 - Designations (Draft Plan Change DES), and
 - The Commercial Zone
- 1.3 Proposed Plan Changes B and E were publicly notified on 19 June 2025, with submissions closing on 25 July 2025. Neither plan change has reached the point of going to a public hearing. Approval was also sought to notify Plan Change A earlier in 2025, but the Council has not yet agreed to notification. The plan change status remains as 'draft.'
- 1.4 On 16 July 2025, the Government announced its intention to require councils to stop work on district plan reviews and changes until 31 December 2027. The 'Plan Stop' requirement became law with the passing of the Resource Management (Consenting and Other System Changes) Amendment Act 2025 on 20 August 2025. Central Government has stated that the intent of 'Plan Stop' is to better enable councils to focus on preparing for the new planning system which will replace the RMA. This what Council officers are now focussing on.
- 1.5 As enacted, the Plan Stop legislative provisions provide for automatic exemptions which would allow for some plan changes to continue under a limited range of circumstances. Councils can also apply to the Minister for the Environment to have other plan changes exempt if they meet one or more of the specified criteria.
- 1.6 Councils, including the Manawātū District Council, have 90 working days (until 15 January 2026) to apply for a Plan Stop exemption or withdraw their plan changes. Council must make a decision on whether to make an exemption application, and delegate officers to make applications on Council's behalf.

2 Strategic Fit Te Tautika ki te Rautaki

2.1 The need to seek exemptions to continue with existing plan change work is a legislative requirement. However, the plan changes themselves support the following priorities of the Council (as set out in the Long-term Plan):

- A place to belong and grow,
- An environment to be proud of,
- Infrastructure fit for the future, and
- A prosperous, resilient economy.

3 Discussion and Options Considered Ngā Matapakinga me ngā Kōwhiringa i Wānangahia

3.1 The Resource Management (Consenting and Other System Changes) Amendment Act 2025 has a significant effect on Council's planning programme and specifically the District Plan Review Programme.

3.2 The Amendment Act removes Section 79(1) and (4) that requires Council to review District Plan provisions if they are older than 10 years. This removes the requirement to complete the next round of plan changes, and complete the District Plan Review Programme in its current form.

3.3 Section 80P prevents a Council from notifying a proposed plan change until 31 December 2027 unless:

- An automatic exemption applies under Section 80U, or
- The Minister grants an exemption under Section 80V.

3.4 Section 80Q directs an immediate requirement to stop live planning processes unless:

- An automatic exemption applies under Section 80U, or
- The local authority has applied for an exemption under section 80V,
- The Minister directs against a withdrawal under Section 80T.

3.5 Council's options and decision making are limited to the matters provided for in the Amendment Act 2025. Essentially there are two decisions for consideration at this time:

- Whether to apply for an exemption for Council's live plan changes; Proposed Plan Change B (Residential Review) and Proposed Plan Change E (Town Centre and Mixed Use Review).
- Whether Council should seek an exemption for any of the draft plan changes currently being prepared.

3.6 These two considerations are discussed separately below.

Discussion Point One: Approach for the live Proposed Plan Changes

3.7 Council is required to withdrawal Plan Change B (Residential Review) and Plan Change E (Town

Centre and Mixed Use Review) as soon as possible (and no later than 18 January 2026) unless the exemption criteria apply.

- 3.8 Under new RMA section 80T, a council can continue with a plan change without having to seek the permission of the Minister for the Environment if the plan change: is following the RMA Streamlined Planning Process or Freshwater Planning Process; is giving effect to Treaty of Waitangi settlement obligations or deeds; has been directed by the Minister for the Environment or the Environment Court; or relates to natural hazards. Council staff have reviewed the automatic exemption criteria and concluded that neither Plan Change would qualify for an automatic exemption.
- 3.9 For each of Plan Change B and Plan Change E Council therefore has two options:
- **Option 1:** Do not apply for exemptions and withdrawal the plan changes, or
 - **Option 2:** Apply for exemptions for the plan change proposals.
- 3.10 Council officers are of the view that Proposed Plan Change E (Town Centre and Mixed Use Review) has the best chance of obtaining an exemption. This is because the plan change provides for additional housing in the town centre, reduces regulatory costs, and permits a wider range of commercial activities. The relevant exemption criteria is 80W(2)(h) '*to enable work to be progressed that, for any other reason, the Minister considers appropriate*'. On that basis it is recommended that Council apply for an exemption.
- 3.11 Council officers are of the view that *Proposed Plan Change B: Residential Review* has a low likelihood of receiving an exemption. Although well advanced, the project primarily updates plan provisions for residential developments and is unlikely to result in a significant increase of housing supply that may otherwise have been of interest to the Minister of the Environment. It does not include any rezoning of additional residential land. On that basis it is recommended that Council do not apply for an exemption and withdraw the plan change.

Discussion Point Two: Approach for Other Plan Review Programme Plan Changes

- 3.12 Council also has a number of draft plan change projects underway as part of the District Plan Review programme. As with the proposed plan changes, this work can only continue if it meets the automatic exemption requirements, or Council makes an application for exemption.
- 3.13 Council staff have reviewed the work programme and recommend that an exemption is requested only for *Draft Plan Change DES: Designations*. Continuing with work on designations may meet the exemption criteria in 80W(2)(h) '*to enable work to be progressed that, for any other reason, the Minister considers appropriate*' as this plan change helps update provisions relating to the development and operation of significant infrastructure networks and corrects out-of-date activity and property descriptions (so having an intent similar to correcting unintended errors).
- 3.14 However, the likelihood of designations being granted an exemption is lower than for Plan Change E. Most of the designations in the Manawātū District Plan relate to infrastructure which already exists, while the RMA also provides another process for updating individual designations which is not reliant on a plan change. Officials are therefore seeking further guidance from the Ministry for the Environment as to whether Plan Change DES may be of significant interest to qualify for an exemption by the Minister.
- 3.15 Of the remaining district plan projects currently underway:

- **Draft Plan Change A** is primarily focused on rural activities and is unlikely to be a significant priority for the Minister for the Environment. Council officers will give further consideration as to whether work on the natural hazard components (e.g. Flood Channel Review) of the plan change can be progressed separately as part of an automatic exemption.
- **Commercial Zone Review** is a project to review the district plan rules for commercial businesses in Feilding that are not located in the Town Centre or Mixed Use Zones. As a plan change it involves sites and development opportunities which are too small and too few to be of interest to the Minister for the Environment.
- **Feilding Aerodrome** work is unlikely to be of interest to the Minister for the Environment as it is not nationally or regionally significant infrastructure. The aerodrome can also continue to operate under the RMA 'existing use rights' provisions in interim. However, future expansion of aerodrome activities can be considered as part of work to prepare for RMA-replacement planning instruments and officers will continue to discuss potential options in anticipation of those new instruments.
- **Town Centre Heritage** work has paused while the future of historic heritage is being reviewed as part of RMA reforms. It is known the government is considering leaving historic heritage out of RMA replacement legislation (as recommended in the RMA Expert Advisory Group report¹ earlier this year).

4 Risk Assessment Te Arotake Tūraru

- 4.1 There is a medium level of risk that the Minister for the Environment will not grant exemptions to enable the Manawatū District Council to continue work on plan changes.
- 4.2 As there are no appeal mechanisms to the Minister's decisions (other than a potentially expensive judicial review) the only practical risk mitigation option is for officers to emphasis how Manawatū District Council plan changes help achieve the government's objectives and have public support.

5 Engagement Te Whakapānga

Significance of Decision

- 5.1 The Council's Significance and Engagement Policy is not triggered by matters discussed in this report. No stakeholder engagement is required.

Māori and Cultural Engagement

- 5.2 There are no known cultural considerations associated with the matters addressed in this report. No specific engagement with Māori or other ethnicity groups is necessary.

Community Engagement

- 5.3 Submitters on Proposed Plan Changes B (Residential) and E (Town Centre) have been informed

¹ Expert Advisory Group on Resource Management Reform (2025) *Blueprint for resource management reform : A better planning and resource management system 2025*. The Advisory Group recommended that historic heritage functions be consolidated under the Heritage New Zealand Pouhere Taonga Act 2014.

that these plan changes are currently on hold pending the outcome of 'Plan Stop' decisions. Should the Council be granted an exemption to continue with plan changes, then the Council is required to give notice of the Minister's decision and continue with the plan change (and their submission and hearings processes) as if they were under pre-August 2025 processes.

- 5.4 Under new RMA section 80QA, Councils have 90 working days from 20 August 2025 (until 15 January 2026) to give public notice of plan changes being formally withdrawn. The RMA gives the public no ability to participate in this process.

6 Operational Implications Ngā Pānga Whakahaere

- 6.1 Applying for exemptions is not expected to require significant additional work on behalf of the Council's District Plan Team and would not require the input of other teams across the Manawātū District Council.

7 Financial Implications Ngā Pānga Ahumoni

- 7.1 There are no financial implications with this report. Sufficient budget is already allocated to continue with district plan changes should the Minister for the Environment grant exemptions.

8 Statutory Requirements Ngā Here ā-Ture

- 8.1 The RMA sections 80U to 80X set out the process for making an application to the Minister for the Environment for an exemption to Plan Stop. Councils have 90 working days to apply for exemption or withdraw their plan changes.
- 8.2 Upon receiving an application, the Minister for the Environment must consider it against the criteria set out in new RMA section 80V and provide the relevant council with a written decision. The Minister may direct a council to withdraw a plan change or may grant an exemption in whole or in part.
- 8.3 Pursuant to section 80W, upon receiving the decision from the Minister for the Environment a council must:
- Withdraw the plan change (in whole or in part) within 10 working days (if the Minister's decision is to decline the exemption); or
 - Give public notice of the status of the plan change (or changes) within 90 working days of 20 August 2025, including the status of plan changes for which an exemption has been granted.
- 8.4 Plan Changes which are automatically exempt from Plan Stop, or which have been granted an exemption by the Minister for the Environment, must continue to be processed in accordance with the provisions of Schedule 1 of the RMA.

9 Next Steps Te Kōkenga

- 9.1 Subject to the agreement of Council, officials will lodge a Stop Plan exemption application for Plan Change E with the Ministry for the Environment (who act for the Minister) at the earliest opportunity.

- 9.2 Once advice has been received from the Ministry for the Environment, officials will decide whether it is worthwhile lodging a Stop Plan exemption for Draft Plan Change DES (as a way of preserving the Council's options to notify it in 2026). It is anticipated that, if an exemption is granted before the end of 2025, notification of this plan change could take place in the first quarter of 2026.
- 9.3 Pending the outcome of decisions on exemptions, public notice will be given of the status of all plan changes before the conclusion of the 90 working days deadline (which expires on 15 January 2026).
- 9.4 Council will contact parties who provided feedback on Draft Plan Change A (Rural & Flood Channel Review) to provide an update on 'Plan Stop' and advise that the Rural Review aspect of the project can no longer continue. We will also advise that Council is reviewing the status of the Flood Update component & decisions about future of this project will be made in early 2026.

Council

Meeting of 18 September 2025

Business Unit: People and Corporate

Date Created: 28 August 2025

Application of the Common Seal from 24 February to 1 September 2025

Purpose Te Aronga o te Pūrongo

To inform Council of documents that have been sealed under the Common Seal under delegation since the last schedule was prepared and presented to Council.

Recommendations Ngā Tūtohunga

That Council receive and accept the schedule of sealed documents, listed in Section 10 of this report, from 24 February 2025 to 1 September 2025.

Report prepared by:

Steph Skinner

Governance and Strategy Officer

Approved for submission by:

Frances Smorti

General Manager - People and Corporate

1 Background Ngā Kōrero o Muri

1.1 The following delegations apply to the use of the Council seal and authority to sign:

The Chief Executive will be responsible for custody of the Council's seal. The seal may be attached to all documents which record the disposal or exchange of an interest in land (with the exception of residential tenancies) or other documents where it is appropriate to do so.

It will be attached, however, only when:

- The Council or a committee has authorised the transaction involved; or
- The transaction involved has been authorised by an officer under delegated authority.

1.2 The Mayor and Chief Executive have delegated authority to approve the affixing of the common seal to any document and to sign every document to which the common seal is affixed. A list of documents to which the common seal is affixed shall be reported for information to the Mayor and Councillors from time to time.

2 Strategic Fit Te Tautika ki te Rautaki

2.1 Not applicable as this is an operational item.

3 Discussion and Options Considered Ngā Matapakinga me ngā Kōwhiringa i Wānangahia

3.1 A list of documents to which the common seal has been affixed is reported for information to the Mayor and Councillors on a regular basis.

4 Risk Assessment Te Arotake Tūraru

4.1 Not applicable.

5 Engagement Te Whakapānga

Significance of Decision

5.1 The Council's Significance and Engagement Policy is not triggered by matters discussed in this report. No stakeholder engagement is required.

Māori and Cultural Engagement

5.2 There are no known cultural considerations associated with the matters addressed in this report. No specific engagement with Māori or other ethnicity groups is necessary.

Community Engagement

5.3 Community Engagement is not required.

6 Operational Implications Ngā Pānga Whakahaere

6.1 There are no operational implications with this report.

7 Financial Implications Ngā Pānga Ahumoni

7.1 There are no financial implications with this report.

8 Statutory Requirements Ngā Here ā-Ture

8.1 The use of the seal is detailed in the Local Government Act 2002, with Section 174 directing the use of the seal on warrants of authority that require an officer to enter private land.

9 Next Steps Te Kōkenga

9.1 Not applicable.

10 Attachments Ngā Āpitihanga

10.1 Documents to which the common seal has been affixed since last reported to Council on 20 March 2025 are listed in the schedule below for receipt.

DATE APPLIED	DOCUMENT APPLIED TO	PERSON	Warranted Position
24 Feb 25	2 Warrants - Building Act 2004 and LG2002	Rutu Parekh	Building Officer
5 Mar 25	2 Warrants - Dog Control & Ranger	Ben Gower	Animal Control Officer
12 Mar25	Warrant - LG2002	Madeline Martin	Graduate Planner
2 April 25	Warrant - LG2002	Luke Wolters	Senior Project Engineer - Utilities
2 April 25	Warrant - LG2002	Paul Snaith	Building Compliance Officer
5 May 25	Warrant - LG2002	Daniel Eason	Land Development Manager
19 May 25	Warrant - Public Works Act	Wayne Keightley	Roading Manager
28 May 25	Warrant - Build Act Enforcement	Paul Snaith	Building Compliance Officer
24 June 25	2 Warrants - LG 2002 & Public Works Act	Inez Goldsworthy	Cemetery & Community Assets Officer
27 June 25	Warrant - Reserves Act	Inez Goldsworthy	Cemetery & Community Assets Officer
25 June 25	Freedom Camping Bylaw	Signed - Mayor Helen Worboys & Chief Executive Shayne Harris	
12 Aug 25	Warrant - Noise	Sahil Malik	Armourguard Security

29 Aug 25	2 Warrants - RMA Enforcement & LG2002	Allan Davey	Senior Development Engineer
29 Aug 25	Warrant - Reserves Act	Tony Walker	Rec Services Operations Manager

Council

Meeting of 18 September 2025

Business Unit: Community
Date Created: 31 July 2025

Manawatu Community Trust Future Plans - Business Case

Purpose Te Aronga o te Pūrongo

Manawātū Community Trust is seeking a \$5.3million 20-year loan to construct twelve new accessible rental units at Corrick Court.

This is an objective detailed in the Trust's 2025 to 2026 Statement of Intent, working to increase the number of community housing units in the region from the current stock of 205 to 250 units by 2030.

The Trust is seeking loan funding from the Local Government Funding Authority (LGFA) through Manawātū District Council's access to this facility. Funding through LGFA would provide a more favourable interest rate for Manawatu Community Trust than through a bank.

Recommendations Ngā Tūtohunga

That Council:

1. Approve loan funding of five million and three hundred thousand dollars (\$5.3million) for a period of twenty (20) years to Manawatu Community Trust, with repayments of interest and principal to be repaid monthly. This funding is for the construction of twelve (12) new accessible rental units at Corrick Court, Feilding.
2. Note that Council will source this funding from the Local Government Funding Authority (LGFA) as a fixed 20yr loan which will be on leant to Manawatu Community Trust.
3. Note there is no ongoing rates impact from this decision.

Report prepared by:
Maree Pritchard
Community Operations Adviser

Approved for submission by:
Lyn Daly
General Manager - Community

Amanda Calman
Chief Financial Officer

1 Background Ngā Kōrero o Muri

1.1 The Manawātū Community Trust was established in July 2008. The Trust operates as a Council Controlled Organisation (CCO) – an organisation in which the Council owns at least 50 percent of the voting rights or has the right to appoint at least 50 percent of the directors or trustees.

1.2 The nature of the Trust is to promote and provide housing and wellbeing services that are relevant and meet long term community needs.

1.3 Manawātū Community Trust (MCT) progressed an application to become a Community Housing Provider (CHP) and created the Oroua Community Housing Trust (OCHT) for this purpose. A CHP is a non-profit organisation providing long-term, affordable, and appropriate housing for people in need, often with government support. The OCHT's CHP application was submitted to the Community Housing Regulatory Authority (CHAR) but was not successful. The Manawātū is currently outside of the Ministry of Housing and Urban Development geographical areas for focused investment.

1.4 Manawātū District Council's [Manawātū District Housing Strategic Action Plan](#) outcomes primarily achieved through the work of Manawātū Community Trust include:

- Increase in the supply of housing,
- improving housing affordability, and
- improving wellbeing for all through the delivery of appropriate housing.

1.5 Manawātū District Council (MDC) provided the expectation to 'Contribute to community health and wellbeing by increasing the number of affordable housing units in the Manawātū District' in the [2025 – 2026 Statement of Expectation letter](#) to MCT.

1.6 [MCT's Statement of Intent for 2025 – 2026](#) (including budget to 2028) was approved by Council on 05 June 2025. Goal two of the Statement of Intent (SOI) is to increase the number of community housing units to 250 by 2030. There are currently 205 units.

1.7 The current SOI forecasted statement of financial performance to the financial year ending 30 June 2028 details the following planned capital programme, including new housing:

Planned Capital Programme	Year End 30 June 26	Year End 30 June 27	Year End 30 June 28
Housing Improvements	385,000	300,000	200,000
New Housing	2,477,778	2,372,222	150,000
Other Capital Spend	10,000	10,000	10,000
Total Capital Programme	2,872,778	2,682,222	360,000

1.8 The SOI forecasted statement of cashflow to the financial year ending 30 June 2028 includes the following borrowing and debt repayment programme:

	Year End FY2026	Year End FY2027	Year End FY2028
Borrowing and Debt Repayment Programme			
Existing Borrowing	6,667,429	6,964,550	8,656,526
New Borrowing	1,000,000	2,400,000	350,000
Debt Repayment	-702,880	-708,024	-984,841
Total Borrowing and Repayment	6,964,550	8,656,526	8,021,685

2 Strategic Fit Te Tautika ki te Rautaki

- 2.1 The Manawātū Community Trust (MCT) has the purpose of the promotion of housing for senior and disabled residents of the Manawātū district and the promotion of wellbeing services for residents of the Manawātū district. This aligns with Manawātū District Council's priorities as a 'Place to belong and grow' and 'Value for money and excellence in local government.'

3 Discussion and Options Considered Ngā Matapakinga me ngā Kōwhiringa i Wānangahia

- 3.1 Manawātū Community Trust is seeking a \$5.3million 20-year loan to construct 12 new accessible rental units at Corrick Court. The Trust is seeking loan funding from the Local Government Funding Authority (LGFA) through Manawātū District Council's access to this lower interest facility.
- 3.2 An objective detailed in the Trust's 2025 to 2026 Statement of Intent (SOI) is to increase the number of community housing units from 205 to 250 by 2030. The statement of Intent includes forecast budgets for the 2025 to 2028 years with relevant forecasts detailed in 1.3 and 1.4 above.
- 3.3 The loan funding request from MCT includes detail of the project; strategic fit; and analysis of options, financing and risk (ref: [Appendix 1](#)).
- 3.4 The \$5.3 million 20-year loan being sought is higher than the forecasted figures in the published SOI budget (refer 1.5 to 1.7). This is a result of the details and costs now confirmed as the Corrick Court development project nears commencement.
- 3.5 MCT have provided revised financial projections as part of the business case to demonstrate affordability to meet loan repayment (ref: [Appendix 2](#)). Additionally, the previous two years financial performance is provided in the relevant annual reports for consideration in making this decision (ref: [Appendix 3](#)). Note the 2024 to 2025 report is draft until the audit review is complete.

4 Risk Assessment Te Arotake Tūraru

- 4.2 Manawātū Community Trust includes a risk assessment in their business case / funding request:

Risk	Likelihood	Impact	Mitigation
Funding delay	Medium	High	Early submit and MDC engagement
Cost overrun	Medium	High	Fixed-price contract with contingency provision and QS oversight
Construction delay	Medium	Medium	Close monitoring, contractor penalties in place
Regulatory changes	Low	Medium	Regular compliance checks

4.2 For Manawātū District Council, risk assessment and mitigation includes:

Risk	Likelihood	Impact	Mitigation
MDCs borrowing capacity with LGFA reduced	Low	Low	This does not affect MDCs borrowing capacity with LGFA as the debt is able to be excluded from MDC debt cap.
MCT unable to meet ongoing repayments	Low	High	Monitor through 6-monthly reporting and regular connection Solid record to date to service debt
MCT inability to meet repayment of principal on maturity of two loans	Medium	High	Consider renegotiation of the two loans where principal is repaid at maturity (2034 \$1M & 2036 \$1.4M)
The LGFA interest rate is unable to be determined until drawdown.	Medium	Medium	The Trust has forecast at 4.76% being the highest interest rate paid with MDC for ~ten years. The confirmed interest rate would be confirmed with MCT in advance of drawdown. The financial forecasting from MCT allows for some variation.

5 Engagement Te Whakapānga

Significance of Decision

- 5.1 The Council's Significance and Engagement Policy is not triggered by matters discussed in this report. No stakeholder engagement is required.

Māori and Cultural Engagement

- 5.2 There are no known cultural considerations associated with the matters addressed in this report. No specific engagement with Māori or other ethnicity groups is necessary.

Community Engagement

- 5.3 There are no consultation requirements as a result of this report.

6 Operational Implications Ngā Pānga Whakahaere

- 6.2 There are no operational implications with this report.

7 Financial Implications Ngā Pānga Ahumoni

- 7.1 Manawātū District Council currently supports Manawātū Community Trust with enabling lower interest loans through LGFA. The current level of funding is:

Original loan	Value Drawn	Year drawn	Interest rate	Maturity	Notes
Alexander Flats Redevelop	\$540,000	2011	Weighted average cost of borrowings	2026	
Alexander Flats Redevelop	\$1,260,000	2011	Weighted average cost of borrowings	2027	
Manchester House	\$50,000	2018	Weighted average cost of borrowings	2030	
Feilding Integrated Family Health Centre (building)	\$2,500,000	2015	Weighted average cost of borrowings	2030	50% principal & Interest paid by Ratepayer (council)
2019 Loan refinanced	\$1,000,000	2019	Set interest rate	2034	Principal to be paid at maturity only
2021 loan draw \$1.4M	\$1,400,000	2021	Weighted average cost of borrowings	2036	Principal to be paid at maturity only
2024 loan draw \$1.4M	\$1,400,000	2024	Fixed rate for 5yrs, reset rate agreed as margin over LGFA	2039	
Total drawn	\$7,250,000				

7.2 There is currently no agreed financial metrics/criteria applied to CCO borrowings that assist the CCO or Council in determining if the borrowing should be undertaken. Previously Council was constrained by its Debt Cap so decisions around on lending to a CCO were balanced against the other priorities of council for the associated debt.

7.3 Council has been informed by LGFA that as Manawatu Community Trust is self-supporting (does not require any funding from Council) the borrowing to MCT can be removed from the debt cap calculation and Council is required to determine if borrowing to MCT is financially wise as Council is ultimately responsible should the borrowing not be repaid.

7.4 Possible ratios to consider:

- Debt Service Coverage Ratio (DSR): Net Operating Income/ Total Debt Service

A DSCR > 1.2 is typically considered safe. For community-focused CCOs, a slightly lower threshold (e.g., 1.1) may be acceptable with mitigations.

	2026	2027	2028
Net operating income (from Stmt of Cashflow)	1,310,807	1,061,341	1,379,313
Total debt servicing (inc new debt)	596,126	726,254	643,804
DSCR*	2.2	1.46	2.14

- DSCR total debt servicing figure is excluding two loans where the principal repayment is due at maturity.

7.5 Additional lending to Manawatu Community Trust will not result in a rates impact.

8 Statutory Requirements Ngā Here ā-Ture

8.1 There are no statutory requirements for this report.

9 Next Steps Te Kōkenga

9.1 Should Council approve the \$5.3million 20-year loan for Manawatu Community Trust through the Local Government Funding Authority to construct 12 new accessible rental units at Corrick Court, the drawdown is anticipated in June 2026.

9.2 Manawatu Community Trust's forecast implementation timeline:

Implementation Timeline

August 2025:	Plans consented. Present MDC financing application.
September 2025:	Costing completed. Finalise contractor and independent project oversight agreements. MDC financing application approved.
December 2025:	Site preparation commences.
February 2026:	Construction commences.
June 2026:	MDC loan drawn down.
May 2027:	Completion and handover.
June 2027:	Occupancy.
June 2028:	Post-completion impact evaluation.

10 Attachments Ngā Āpitihanga

- Appendix 1: Manawātū Community Trust Business Case – Corrick Court development
- Appendix 2: Revised Financial Projections to financial year ending 30 June 2028 with requested funding included
- Appendix 3: Year-end financial statements
 - 2023 – 2024 final
 - 2024 – 2025 draft, subject to audit

Corrick Court Development

Financing Application – 22nd August 2025



Background and Context

Manawātū Community Trust (MCT) seeks a \$5.3 million, 20-year loan from Manawātū District Council, to access favorable interest rates (currently 4.76%). The financing is required to construct the 12 new accessible rental units at Corrick Court, as included and budgeted for within MCT 2026-2028 Statement of Intent. This project directly addresses the shortage of affordable housing for seniors and people with permanent disabilities in the district, where there is currently unmet demand and population profiling indicates that this will increase.

https://www.mdc.govt.nz/data/assets/pdf_file/0030/17679/Housing-Strategic-Action-Plan_V15-with-people.pdf

The development is nearly ready to commence with MCT owning the land, consents granted, and a construction contractor appointed. The total build cost is estimated at \$5.3m which includes contractor exclusions, contingency, professional oversight, and GST. Loan repayments will be met through secure rental income at 80% of median market rents on the new units and rent income from existing unencumbered units, which will ensure affordability for tenants and sustainable servicing for MCT.

This development aligns with MCT's strategic target to expand its housing portfolio from 205 to 250 units, and also supports MDC's housing and wellbeing objectives. Upon completion in May 2027, the 10 one-bedroom and 2 two-bedroom units will provide safe, warm, and accessible homes, enabling older and disabled residents to live independently in their community.

Key benefits include improved housing security for vulnerable residents, reduced pressure on aged care and emergency housing services, and local economic stimulation through construction and ongoing maintenance contracts. Risks such as financing delay, cost escalation, and construction disruption are mitigated through early engagement with MDC, a fixed-price contract, an 8% contingency, and independent quantity surveying oversight.

Problem and Opportunity Statement

Problem:	Shortage of accessible affordable housing, particularly for older adults and people with disabilities.
Opportunity:	Delivery of 12 units that address this gap and advance MCT's strategic housing goals.

Objectives and Strategic Alignment

Objectives:	Secure funding by Q1 2026. Complete development by Q1 2028. Maintain capital cost at or below \$5.3m.
Strategic Fit:	Aligns with MCT's increased housing and diversified offerings goals. Aligns with the Manawātū District Housing Strategic Action Plan (2022) by providing housing to meet demand and the needs of Manawātū's most vulnerable citizens.

Options Analysis

Option	Description	Pros	Cons
1. Preferred	MDC funding via LGFA	Lower interest, increased affordable housing	Application/admin lead-time
2. Commercial	Traditional bank loan	Faster funding, increased affordable housing	Higher interest rate, higher cost
3. Do nothing	Defer project	No debt risk	Fails strategic goals, community need unmet

Recommended Option

Recommendation: Option 1 - combines low cost, funding security, and aligns with strategic expansion.

Project Scope

Inclusions: Construction of 10 × 1-bedroom and 2 × 2-bedroom accessible units and supporting infrastructure, e.g., ramps and rails, carparking and landscaping.

Exclusions: Tenancy support post-completion.

Financial Analysis

Cost	Amount (\$)	Notes
Build Cost	\$4,200,000	Estimated in 2023
Quantity Surveyor / Architect Oversight	\$62,500	Quoted
Contract Exclusions	\$215,300	Quoted
Project Contingency	\$360,488	(8% based on fully designed and consented plans but allowing some cost movement and minor unforeseen works).
GST	\$729,988	Estimated
CET Grant	(\$300,000)	Estimated
Total	\$5,261,428	Estimated

Total Financing: \$5,261,428

Cost per Unit: \$462,831

Financial Impact: Lower debt servicing costs enhance project feasibility and enable future investment toward strategic goals.

Repayment plan and ratios

Loan term: 20 Years

Assumed Interest: 4.76%

Return on Investment: 3.2% (based on rent set at 80% of market)

Benefits Realisation Plan

Measurements: Completion in 2027
100% Occupancy in 2028
Tenant satisfaction tracking 2028

Reporting: Bi-monthly MCT Board updates.
Six monthly MDC progress and financial reporting in line with SOI reporting to MDC.
Post-completion impact evaluation after 12 months.

Risk Assessment

Risk	Likelihood	Impact	Mitigation
Funding delay	Medium	High	Early submit and MDC engagement
Cost overrun	Medium	High	Fixed-price contract with contingency provision and QS oversight
Construction delay	Medium	Medium	Close monitoring, contractor penalties in place
Regulatory changes	Low	Medium	Regular compliance checks

Stakeholder Engagement

Internal: MCT Board and staff.

External: MDC (Council and funder), appointed contractor, architect, independent Quantity Surveyor, Manawatū community.

Implementation Timeline

August 2025: Plans consented. Present MDC financing application.

September 2025: Costing completed. Finalise contractor and independent project oversight agreements. MDC financing application approved.

December 2025: Site preparation commences.

February 2026: Construction commences.

June 2026: MDC loan drawn down.

May 2027: Completion and handover.

June 2027: Occupancy.

June 2028: Post-completion impact evaluation.



FORECAST STATEMENT OF FINANCIAL PERFORMANCE PROJECTION
To Financial Year Ending 30 June 2028

	FY2026	FY2027	FY2028
Income			
Residential Housing Income	2,177,715	2,224,095	2,408,411
Commercial Rental Income	1,082,723	1,082,753	1,082,794
Sundry Income	172,001	139,810	365,480
Total Consolidated Income	3,432,440	3,446,657	3,856,685
Expenses			
Administration Expenses	285,231	286,983	291,873
Maintenance Expense	357,489	365,354	373,392
Rates Expense	217,460	238,002	260,571
Insurance Expense	327,639	360,403	396,443
Trustee & Staff Expenses	567,436	577,528	593,278
Interest on Borrowing	306,542	484,382	449,770
Total Consolidated Expenses	2,061,797	2,312,651	2,365,326
Operating Surplus / Deficit	1,370,643	1,134,007	1,491,359
Depreciation	989,639	1,019,329	1,049,908
Net Surplus / (Deficit)	381,003	114,678	441,450
Planned Capital Programme	Year End 30 June 26	Year End 30 June 27	Year End 30 June 28
Housing Improvements	235,644	300,000	200,000
New Housing	2,989,299	3,533,333	294,444
Other Capital Spend	6,696	5,000	5,000
Total Capital Programme	3,231,639	3,838,333	499,444

FORECAST STATEMENT OF FINANCIAL POSITION PROJECTION
To Financial Year Ending 30 June 2028

	FY2026	FY2027	FY2028
Asset			
Current Asset			
Bank Accounts & Cash	5,259,350	1,852,001	1,779,600
Other Current Asset	58,164	96,041	156,846
Non-current Asset			
Property, Plant & Equipment	0	0	0
Total Asset	43,340,729	42,790,262	42,228,202
Liabilities			
Current Liabilities			
Current Portion Of Loans From MDC	344,774	254,428	265,439
Current Portion Of Loans From ANZ	216,000	216,000	146,000
Current Portion Of Loans - Other	165,480	173,376	181,648
Trade Payables	394,204	464,112	112,312
Tax Payables	24,020	24,310	24,612
Lease Payable - Current	22,076	24,947	27,818
Payroll Liability	33,497	34,431	36,246
Other Current Liabilities	88,213	88,213	88,213
Non-current Liabilities			
Loan From MDC	4,175,969	3,921,541	3,656,102
Loan From ANZ	362,000	146,000	0
Loan From CET	1,000,000	1,000,000	1,000,000
New Loan	5,107,682	4,934,306	4,752,659
Lease Payable	93,406	80,512	67,618
Total Liabilities	12,027,321	11,362,176	10,358,666
Net Assets	31,313,408	31,428,086	31,869,536
Accumulated Funds			
Capital	10	10	10
Accumulated Surpluses	15,571,453	15,686,131	16,127,581
Asset Revaluation Reserve	15,741,945	15,741,945	15,741,945
Total Accumulated Funds	31,313,408	31,428,086	31,869,536
Borrowing and Debt Repayment Programme	Year End FY2026	Year End FY2027	Year End FY2028
Existing Borrowing	5,668,031	11,371,905	10,645,651
New Borrowing	6,300,000	0	0
Debt Repayment	-596,126	-726,254	-643,804
Total Borrowing and Repayment	11,371,905	10,645,651	10,001,847



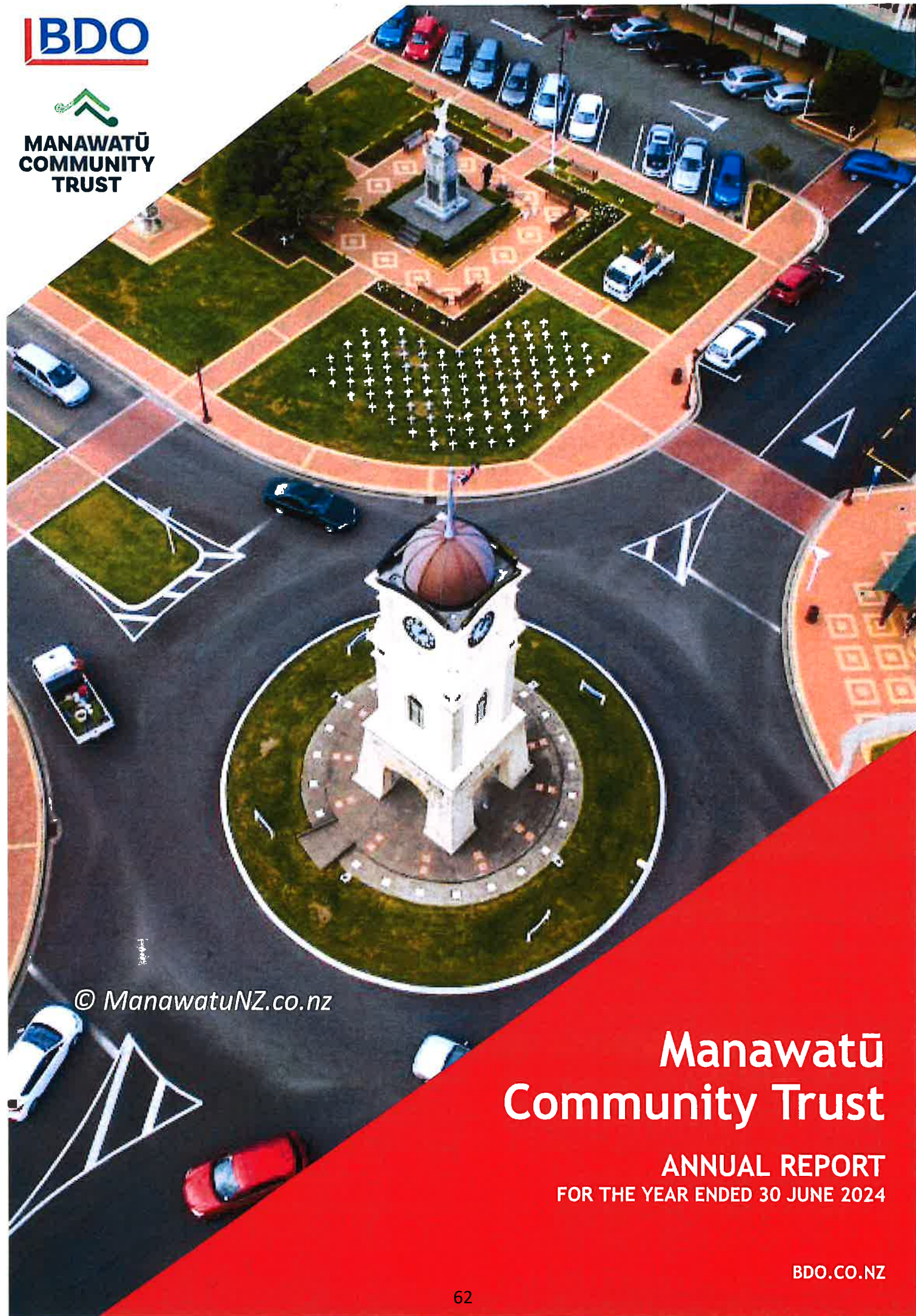
**FORECAST STATEMENT OF CASH FLOW PROJECTION
To Financial Year Ending 30 June 2028**

	FY2026	FY2027	FY2028
Cash Flow from Operating Activities			
Operating Income	3,444,021	3,357,095	3,796,474
Operating Expenses	-2,133,214	-2,295,754	-2,417,161
Net Cash from Operating Activities	1,310,807	1,061,341	1,379,313
Cash Flow from Investing Activities			
Sales of Fixed Assets	0	0	0
Payments to Acquire Property, Plant & Equipment	-2,950,087	-3,841,000	-802,222
Net Cash from Investing Activities	-2,950,087	-3,841,000	-802,222
Cash Flow from Financing Activities			
Proceeds from Loans	6,300,000	0	0
Payments of Loans	-582,853	-727,690	-649,492
Term Deposit Movement	-4,479,181	3,650,000	-50,000
Net Cash from Financing Activities	1,237,966	2,922,310	-699,492
Cash and Cash Equivalents			
Net Decrease/Increase in Cash For The Year	-401,314	142,651	-122,401
Add Opening Bank Accounts and Cash	560,664	159,350	302,001
Closing Bank Accounts and Cash	159,350	302,001	179,600



FORECAST FINANCIAL RATIOS PROJECTION
To Financial Year Ending 30 June 2028

Ratio	Description	Bench Mark	FY2026	FY2027	FY2028
Equity to tangible asset	Meet ANZ financial undertakings as per our loan agreements to maintain an effective equity / total tangible asset % greater or equal to 50%.	≥ 50%	72.25%	73.45%	75.47%
Interest coverage	Maintain an interest coverage ratio of EBITDA to interest at above 3.	>3	5.47	3.34	4.32



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Manawatū Community Trust

ANNUAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

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Chairperson's Report

Manawatū Community Trust For the year ended 30 June 2024

On behalf of the Trustees of the Manawatū Community Trust I am pleased to present our Annual Report for the year ending 30 June 2024.

By the time this Annual Report is published we will have completed the installation of heat pumps and extractor fans in all our flats. This is the bulk of our Healthy Homes requirements – a costly and time-consuming investment but one that will help ensure all our tenants are able to live in warm and healthy homes. This work has been completed nearly a year ahead of the government deadline, a credit to our team at the Manawatū Community Trust, Jones Electrical & Heatpumps Ltd, and the other contractors who completed the work.

Continuing the theme of getting things done ahead of time, we also managed to lift all of our flats to the minimum 3-star rating a year earlier than we had planned. Reroofing two complexes (Rawhiti on the corner of Monckton and Denbigh Streets, and Elizabeth on Queen Street) at the end of the year saw us cross this line. We're not stopping there in terms of our asset maintenance planning though – now that we have achieved the first set of targets, we will reexamine our levels of service and progress the implementation of new property maintenance software so we can continue to improve.

These achievements have occurred at the same time as smaller improvements have been made. This year we have taken a closer look at footpaths and pathways in our complexes, identifying those that may pose a trip hazard to our tenants and improving access for walking aids and scooters. Our new Facilities and Project Manager, Phil Clark, has been working closely with our maintenance guru Nigel Hartley to quickly resolve and prioritise maintenance jobs, seeing the average days that minor maintenance jobs are open reduce from 65 days to less than two. This is a result of making better use of Nigel's skills as a carpenter and electrician and getting contractors to tackle the other tasks.

We also welcomed two other new staff members – Victor Cheng and Sarah Aydon – to the team during the year. This means we are at full staffing complement after a period of change, and I would like to particularly thank Donna Cribb, Nigel Hartley and Teresa Hague who put extra effort in to ensure our tenants continued to receive a high standard of service whilst the changes were occurring.

The increasing cost of building has meant we decided to take the opportunity to have our architects work closely with Humphries Construction to find some design tweaks to our Corrick Court plans that will reduce costs. We remain committed to achieving a minimum Lifemark 4 rating to ensure the new units will meet our tenants needs. Plans for new units at our Prince Street section were also progressed, and we have been engaged in conversations with other landowners to secure more land for the future. This is a significant shift for us as a Trust following a number of years supporting the establishment of the Feilding Health Centre.

On top of all of that, we also submitted our application to the Community Housing Registration Authority to establish a Community Housing Provider for the Manawatū District. New bureaucratic hoops keep popping up as we work through the process with the Authority, and the change in Government has meant some uncertainty for the funding of public housing in the future. These uncertainties have not put us off though – it remains important that we keep progressing to ensure we have the option of establishing a Community Housing Provider for our community, rather than waiting for absolute clarity from Wellington.

Our surplus for the year was more than budgeted, and our balance sheet remains strong. We are very conscious of the impact that the cost-of-living changes have on our tenants but remain committed to not setting our rents at more than 30% the superannuation and accommodation supplement levels (approximately \$200 a week). At the last rent review around 62% of our tenants were paying under the \$200 level (with the lowest at \$173 a week), so there is still scope to move in this regard, but we doing this gradually over time rather than making the leap all at once. It is worth noting that the maximum accommodation supplement rates for Feilding have not increased since 2018, despite the changes in the cost of living and housing over the last 5 years.



Tyson Schmidt
Chairperson

Date:

30/9/2024.



Entity Information

Manawatū Community Trust For the year ended 30 June 2024

Legal Name

The Manawatū Community Trust (the Trust)

Entity Type and Legal Basis

The Trust is incorporated in New Zealand under the Charitable Trusts Act 1957. The Trust is controlled by The Manawatū District Council as a council-controlled organisation as defined in section 6 of the Local Government Act 2002.

The Trust's Purpose or Mission

The primary objective of the Trust is to promote and provide housing, health and wellbeing services that are relevant and meet the long term needs of the community.

Structure of the Trust's Operations, Including Governance Arrangements

The Trust comprises a Board of five Trustees who oversee the governance of the Trust, a Trust Manager/General Manager Teresa Hague, who is responsible for the day to day management of the Trust's business and all reporting requirements of the Trust which includes reporting to the Trust Board. The Trust also employs four other people with particular responsibilities for property and tenancy management, accounts and office administration. The Trustees are appointed by Manawatū District Council for a three year term. The Trust produces an Annual Statement of Intent which is approved by Manawatū District Council, the Trust reports to Council against this statement on a 6 monthly basis.

Main Sources of the Trust's Cash and Resources

Rental and lease receipts received from tenants of the residential and commercial properties are the primary sources of funding to the Trust.

Trustees

Allan Davey
Joanne Shortall
Liam Greer
Tracey Hunt
Tyson Schmidt

Auditors

Audit New Zealand - 31 Amesbury Street, Palmerston North

Bankers

ANZ Bank New Zealand Limited – Commercial Banking PO Box 92210, Auckland 1142

Attorneys

John W Key Barristers -Solicitors - Law House 71 Kimbolton Road, Feilding

Statement of Comprehensive Revenue and Expenses

Manawatū Community Trust
For the year ended 30 June 2024

	NOTES	ACTUAL 2024	BUDGET 2024	ACTUAL 2023
Revenue				
Residential Rents Received		1,889,933	1,875,100	1,734,733
Commercial Lease Receipts		1,011,050	1,030,000	1,004,408
Interest Revenue		9,852	400	1,708
Grants and Donations	1	2,447	200	55
Other Revenue		25,433	10,600	22,297
Total Revenue		2,938,716	2,916,300	2,763,201
Expenses				
Employee Benefit Expenses	2	405,166	429,500	327,443
Costs from Providing Goods or Services	3	964,080	1,057,600	918,962
Depreciation of Property, Plant and Equipment		925,583	821,500	917,925
Trustees Fees	15	108,741	113,600	105,574
Interest on Borrowing		287,017	370,500	221,617
Loss on Disposal of Fixed Assets		-	-	6,137
Total Expenses		2,690,587	2,792,700	2,497,658
Surplus/(Deficit) for the Year		248,129	123,600	265,543

The accompanying notes and policies form part of these financial statements.

Statement of Financial Position

Manawatū Community Trust

As at 30 June 2024

	NOTES	ACTUAL 30 JUNE 2024	BUDGET 30 JUNE 2024	ACTUAL 30 JUNE 2023
Assets				
Current Assets				
Bank Accounts and Cash	4	486,067	265,200	39,196
Debtors and Prepayments	5	68,595	231,000	56,743
GST Receivable		-	-	11,112
Inventory		6,188	-	-
Total Current Assets		560,849	496,200	107,052
Non-Current Assets				
Debtors and Prepayments	5	-	-	11,752
Property, Plant and Equipment	6	36,238,110	40,749,500	36,221,554
Intangibles	7	-	-	432
Total Non-Current Assets		36,238,110	40,749,500	36,233,738
Total Assets		36,798,960	41,245,700	36,340,789
Liabilities				
Current Liabilities				
Bank Overdraft	4	939	-	87,466
Creditors and Accrued Expenses	8	305,909	670,890	299,512
GST Payable		14,996	-	-
Current Portion Loan from MDC	9	316,403	346,200	282,873
Current Portion Loan from ANZ	9	216,000	216,000	216,000
Current Portion of Lease Payable		10,208	4,300	7,337
14 Bowen Street Deferred payment	10	90,000	-	-
Employee Costs Payable	11	60,169	50,000	55,370
Total Current Liabilities		1,014,624	1,287,390	948,557
Non-Current Liabilities				
Loan from MDC	9	4,110,966	4,886,500	3,831,060
Loan from ANZ	9	794,000	1,010,000	1,010,000
Lease Payable		110,599	107,700	123,493
14 Bowen Street Deferred payment	10	-	-	90,000
Total Non-Current Liabilities		5,015,565	6,004,200	5,054,552
Total Liabilities		6,030,189	7,291,590	6,003,109
Total Assets less Total Liabilities (Net Assets)		30,768,771	33,954,110	30,337,680
Accumulated Funds				
Capital Contributed by Owners or Members	12	10	10	10
Accumulated Surpluses or (Deficits)	12	15,026,816	14,900,200	14,778,687
Asset Revaluation Reserve	12	15,741,945	19,053,900	15,558,983
Total Accumulated Funds		30,768,771	33,954,110	30,337,680

The accompanying notes and policies form part of these financial statements.

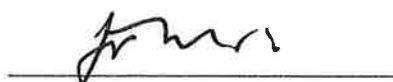
These financial statements have been approved and authorised for issue by:



Chairperson

30/9/2024.

Date



Trustee

The accompanying notes and policies form part of these financial statements.

Statement of Cash Flows

Manawatū Community Trust For the year ended 30 June 2024

	NOTES	ACTUAL 2024	BUDGET 2024	ACTUAL 2023
Cash flows from operating activities				
Receipts from residential rents		1,846,108	1,890,000	1,728,945
Receipts from commercial lease		1,011,777	1,077,200	1,017,316
Donations, fundraising and other similar receipts		25,433	17,000	24,799
Interest receipts		9,852	10,000	1,708
Net GST movement		17,730	22,800	37,523
Payments to suppliers and employees		(1,415,516)	(1,532,300)	(1,231,250)
Interest paid		(287,017)	(370,500)	(218,784)
Net cash from operating activities		1,208,367	1,114,200	1,360,257
	NOTES	ACTUAL 2024	BUDGET 2024	ACTUAL 2023
Cash flows from investing activities				
Payments to acquire property, plant and equipment		(772,406)	(1,538,500)	(875,633)
Net cash from investing activities		(772,406)	(1,538,500)	(875,633)
	NOTES	ACTUAL 2024	BUDGET 2024	ACTUAL 2023
Cash flows from financing activities				
Proceeds from loans		600,000	1,241,100	-
Repayments of loans		(502,564)	(582,500)	(490,565)
Net cash from financing activities		97,436	658,600	(490,565)
	NOTES	ACTUAL 2024	BUDGET 2024	ACTUAL 2023
Cash and cash equivalents				
Net (decrease)/increase in cash for the year		533,397	234,300	(5,941)
Add opening bank accounts and cash	4	(48,270)	30,900	(42,329)
Closing bank accounts and cash		485,128	265,200	(48,270)

The accompanying notes and policies form part of these financial statements.

Statement of Accounting Policies

Manawatū Community Trust For the year ended 30 June 2024

Basis of Preparation

The Trust has elected to apply PBE SFR-A (PS) Public Benefit Entity Simple Format Reporting – Accrual (Public Sector) on the basis that the Trust does not have public accountability (as defined) and has total annual expenses of less than \$5 million in the two years prior to 30 June 2024.

All transactions in the financial statements are reported using the accrual basis of accounting.

The financial statements are prepared on the assumption that the Trust will continue to operate in the foreseeable future.

Goods and Services Tax (GST)

The Trust is registered for GST. All amounts in the financial statements are recorded exclusive of GST, except for debtors and creditors, which are stated inclusive of GST. The Trust also carries out transactions which fall under exempt supplies legislation for GST purposes and therefore are not applicable for GST and are recorded gross in the financial statements.

Summary of Significant Accounting Policies

Revenue

Rental/Lease Income

Rental revenue is recognised as revenue on a straight-line basis over the term of the agreement.

Grants

Council, government, and non-government grants are recognised as revenue when the funding is received unless there is an obligation to return the funds if conditions of the grant are not met ("use or return condition"). If there is such an obligation, the grant is initially recorded as a liability and recognised as revenue when conditions of the grant are satisfied.

Sale of goods

Revenue from the sale of goods is recognised when the goods are sold to the customer.

Sale of services

Revenue from the sale of services is recognised by reference to the stage of completion of the services delivered at balance date as a percentage of the total services to be provided.

Donated assets

Revenue from donated assets is recognised upon receipt of the asset if the asset has a useful life of 12 months or more, and the value of the asset is readily obtainable and significant.

Interest

Interest revenue is recorded as it is earned during the year.

Employee Related Costs

Wages, salaries, and annual leave are recorded as an expense as staff provide services and become entitled to wages, salaries, and leave entitlements.

Superannuation contributions are recorded as an expense as staff provide services.

Advertising, Marketing, Administration, Overhead, and Fundraising Costs

These are expensed when the related service has been received.

Lease Expense

Lease payments are recognised as an expense on a straight-line basis over the lease term.

Bank Accounts and Cash

Bank accounts and cash comprise cash on hand, cheque or savings accounts, and deposits held at call with banks.

Debtors

Debtors are initially recorded at the amount owed. When it is likely the amount owed (or some portion) will not be collected, a provision for impairment is recognised and the loss is recorded as a bad debt expense.

Inventory

Inventory is measured at cost upon initial recognition when title over the goods purchased is transferred to the Trust.

Property, Plant and Equipment

Property, plant and equipment consist of rental accommodation available for the elderly and disabled, and property leased out and operated as an integrated health centre, the Manchester House Senior Hub Facility and The Feilding Menzshed. This has been classified as property plant and equipment rather than investment property as it is held to meet service delivery objectives rather than to earn rentals or for capital appreciation.

Land is measured at fair value, and buildings are measured at fair value less accumulated depreciation. All other asset classes are measured at cost less accumulated depreciation and impairment losses.

Revaluation

Land and buildings are revalued with sufficient regularity to ensure that their carrying amount does not differ materially from the assets' fair value and at least every three years.

The carrying values of revalued assets are assessed annually to ensure that they do not differ materially from the assets' fair values. If there is a material difference, then an off-cycle asset valuation is undertaken.

Revaluations of property, plant, and equipment are accounted for on a class-of-asset basis.

The net revaluation results of revaluing are credited or debited to the asset revaluation reserve in equity. Where this would result in a debit balance in the asset revaluation reserve, this balance is recognised in the Statement of Comprehensive Revenue and Expenses. Any subsequent increase on revaluation that reverses a previous decrease in value recognised in the Statement of Comprehensive Revenue and Expenses will be first recognised in the Statement of Comprehensive Revenue and Expenses up to the amount previously expensed, and then recognised in equity.

Additions

The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that the asset will provide future economic benefits or service potential to the Trust and the cost of the item can be measured reliably.

Work in progress is recognised at cost less impairment and is not depreciated.

In most instances, an item of property, plant and equipment is recognised at its cost. Where an asset is acquired at no cost, or for a nominal cost, it is recognised at fair value as at the date of acquisition.

Disposals

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount of the asset. Gains and losses on disposals are included in the Statement of Financial Performance. When revalued assets are sold, the amounts included in asset revaluation reserves in respect of those assets are transferred to retained earnings.

Subsequent costs

Costs incurred subsequent to initial acquisition are capitalised only when it is probable that future economic benefits or service potential associated with the item will flow to the Trust and the cost of the item can be measured reliably.

The costs of day-to-day servicing of property, plant and equipment are recognised in the Statement of Financial Performance.

Depreciation

Depreciation is provided on a straight-line basis on all property, plant and equipment other than land (which is not depreciated), at rates that will write off the cost (or valuation) of the assets over their useful lives. The residual value and useful life of an asset is reviewed and adjusted, if applicable, at each financial year end.

The useful lives and associated depreciation rates of major classes of assets have been estimated as follows:

Land	Indefinite	None
Buildings and Improvements	2 - 78 years	1.28% - 50%
Furniture and Fittings	7.69 - 10 years	10% - 13%
Motor Vehicles	5 years	20%
Plant and Equipment	3 - 10 years	10% - 33%

Impairment of Assets

Property, plant, and equipment assets subsequently measured at cost that have a finite useful life are reviewed for impairment whenever events or changes in circumstances indicated that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

If an asset's carrying amount exceeds its recoverable amount, the asset is regarded as impaired and the carrying amount is written-down to the recoverable amount. The total impairment loss is recognised in the Statement of Financial Performance. The reversal of an impairment loss is recognised in the Statement of Financial Performance.

Intangible Assets

Recognition and measurement

Intangible assets are initially measured at cost. All of the Trust's intangible assets are subsequently measured in accordance with the cost model, being cost (or fair value for items acquired through non-exchange transactions) less accumulated amortisation and impairment. The Trust has no intangible assets with indefinite useful lives. Cost includes expenditure that is directly attributable to the acquisition of the asset.

Subsequent expenditure

Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure, including expenditure on internally generated goodwill and brands, is recognised in surplus or deficit as incurred.

Amortisation

Amortisation is recognised in surplus or deficit on a straight-line basis over the estimated useful lives of each amortisable intangible asset.

The estimated useful lives amortisation rates are:

- Software 3 years (2022: 3 years)

Creditors and Accrued Expenses

Creditors and accrued expenses are measured at the amount owed.

Loans

Loans are recorded at the amount borrowed from the lender. Loan balances include any interest accrued at balance that has not yet been paid.

Employee Costs Payable

A liability for employee costs payable is recognised when an employee has earned the entitlement.

These include salaries and wages accrued up to balance date and annual leave earned but not yet taken at balance date.

Income Tax

The Manawatū Community Trust has been granted charitable status by the Inland Revenue Department, and therefore is exempt from income tax.

Tier 2 PBE Accounting Standards Applied

The Trust has elected to apply Tier 2 Accounting Standard PBE IPSAS 17 Property, Plant and Equipment and PBE IPSAS 31 Intangible Assets when preparing its financial statements.

Changes in Accounting Policies

There have been no changes in accounting policies. The accounting policies detailed have been applied consistently to all periods presented in these financial statements.

Notes to the Performance Report

Manawatū Community Trust For the year ended 30 June 2024

	2024	2023
1. Grants and Donations		
Grants	2,447	55
Total Grants and Donations	2,447	55
	2024	2023
2. Employee-Related Costs		
Staff Related Expenses	368,353	290,627
Superannuation Contributions	12,858	12,785
Increase/(Decrease) in Employees' Annual Leave	23,954	24,031
Total Employee-Related Costs	405,166	327,443
	2024	2023
3. Costs of Providing Goods and Services		
Housing		
Bad Debt Expense	2,059	-
Electricity	-	1,090
General Expenses	1,379	2,265
Healthy Homes Compliance	3,228	33,881
Maintenance	148,073	113,252
Major Maintenance	2,261	48,609
Property Insurance	252,376	221,896
Rates	137,924	136,779
Rubbish Removal	14,619	12,271
Valuation Expenses	2,070	17,595
Volumetric Water Charges	54,362	42,648
Total Housing	618,351	630,286
FHC Expenses		
General Expenses	5,873	7,285
Grounds Maintenance	21,516	14,375
Lease Expense	19,977	37,168
Property Insurance	77,929	61,348
Rates	3,132	1,799
Repairs & Maintenance	47,384	32,335
Valuation Expenses	5,300	3,500
Total FHC Expenses	181,111	157,811
Bowen Street Expenses		
Maintenance	1,880	436
Property Expenses	5,811	6,151
Total Bowen Street Expenses	7,691	6,587

	2024	2023
Administration		
Accounting Fees	26,392	19,809
Amortisation Expense	432	5,518
Audit Fees	45,883	35,450
Bank Charges	490	447
Legal Fees	4,744	5,532
Non Property Insurances	3,392	3,286
Office Expenses	24,992	17,610
Printing & Stationery	629	435
Telephone & Tolls	8,747	7,648
Trustee Expenses	-	967
Consultants Fees	20,508	10,841
Vehicle Expenses	14,212	12,027
Trust Development Fund	4,421	4,708
Wellbeing Initiative	2,086	-
Total Administration	156,927	124,278
Total Costs of Providing Goods and Services	964,080	918,962
	2024	2023

4. Cash at bank and In hand

Bank accounts and cash		
ANZ - MCT Cheque Account	69,099	34,576
ANZ - MCT Savings Account	413,962	4
ANZ - MCT Commercial Flexi Facility	(939)	(87,466)
ANZ - MCT Debit Card	1,993	4,316
Petty Cash	1,012	300
Total Cash at bank and In hand	485,128	(48,270)
	2024	2023

5. Debtors and Prepayments

Current		
Trade receivables	38,546	(981)
Prepayments	18,296	57,724
Deferred GST receivable	11,752	-
Total Current	68,595	56,743
Non-current		
Deferred GST receivable	-	11,752
Total Non-current	-	11,752
Total Debtors and Prepayments	68,595	68,495

The carrying value of debtors and prepayments approximates their fair value. The trade receivables have been individually assessed as impaired where the tenant has vacated the premises and management have concluded that it is remote that the overdue amounts will be recovered. The amount of trade receivables written off during the period was \$2,096 (30 June 2023: \$Nil). The Trust holds no collateral as security against these financial assets.

6. Property, Plant and Equipment 2024

Cost	Commercial Land & Buildings	Residential Land	Residential Buildings & Improvements	Residential Furniture & Fittings	Work in Progress	Plant & Equipment	Vehicles	Total
Opening 1 July 2023	12,982,000	8,692,000	14,180,000	-	314,377	60,669	54,402	36,283,448
Restated Assets	-	-	194,174	-	-	-	-	194,174
Reclassified Assets	-	-	(194,174)	194,174	-	-	-	-
Additions	-	-	-	185,307	562,624	14,095	-	762,025
Disposals	-	-	-	-	-	(2,849)	-	(2,849)
Work in progress transferred to capital	-	-	431,556	-	(431,556)	-	-	-
Closing Cost Amount	12,982,000	8,692,000	14,611,556	379,481	445,445	71,915	54,402	37,236,799
Accumulated Depreciation								
Opening accumulated depreciation	-	-	-	-	-	(45,341)	(16,553)	(61,894)
Restated Assets	-	-	(11,212)	-	-	-	-	(11,212)
Reclassified Assets	-	-	11,212	(11,212)	-	-	-	-
Depreciation expense	(261,484)	-	(620,461)	(29,074)	-	(5,558)	(9,006)	(925,583)
Closing Accumulated Depreciation	(261,484)	-	(620,461)	(40,286)	-	(50,899)	(25,559)	(998,689)
Net book value								
As at 1 July 2022	13,105,000	9,848,000	16,615,000	-	242,214	18,985	29,601	39,858,800
As at 30 June 2023	12,982,000	8,692,000	14,180,000	-	314,377	15,328	37,849	36,221,554
As at 30 June 2024	12,720,516	8,692,000	13,991,095	339,195	445,445	21,016	28,843	36,238,110

Property, Plant and Equipment 2023

Cost	Commercial Land & Buildings	Residential Land	Residential Buildings & Improvements	Work in Progress	Plant & Equipment	Vehicles	Total
Opening 1 July 2022	13,105,000	9,848,000	16,615,000	242,214	59,888	44,139	39,914,241
Additions	299,099	-	194,174	270,513	1,430	34,602	799,818
Sales	-	-	-	-	(649)	(24,339)	(24,988)
Revaluation - movement	(170,514)	(1,156,000)	(2,168,449)	-	-	-	(3,494,963)
Work in progress transferred to capital	-	-	198,350	(198,350)	-	-	-
Revalued Accumulated Depreciation	(251,586)	-	(659,075)	-	-	-	(910,661)
Closing Cost Amount	12,982,000	8,692,000	14,180,000	314,377	60,669	54,402	36,283,448
Accumulated Depreciation							
Opening Accumulated Depreciation	-	-	-	-	(40,903)	(14,538)	(55,441)
Depreciation Expense	(251,586)	-	(659,075)	-	(4,438)	(2,826)	(917,925)
Disposals	-	-	-	-	-	811	811
Revalued Accumulated Depreciation	251,586	-	659,075	-	-	-	910,661
Closing Accumulated Depreciation	-	-	-	-	(45,341)	(16,553)	(61,894)
Net book value							
As at 1 July 2021	-	32,896,000	-	280,642	27,114	8,435	32,212,191
As at 30 June 2022	13,105,000	9,848,000	16,615,000	242,214	18,985	29,601	39,858,800
As at 30 June 2023	12,982,000	8,692,000	14,180,000	314,377	15,328	37,849	36,221,554

2024 Residential Furniture & Fittings

For the year ended 30 June 2024, a new asset class - Residential Furniture & Fittings has been established to provide more clarity and ensure fixed asset classes reflect the actual assets contained. The Heatpumps purchased in 2023 have been restated into the new asset class. The restated assets were included as part of the Residential Improvements in 2023, which resulted in the revaluation loss being overstated.

2024 Residential Land, Buildings, and Improvements

For the year ended 30 June 2024 the assessment of property market value movements was undertaken by QV and the analysis of the market movement was not material, therefore the three yearly cycle of revaluation assessments was appropriate.

2024 Commercial Land and Buildings

A full revaluation of the Feilding Health Centre has been undertaken by Morgans for the year ended 30 June 2024 and the valuation of the market movement was not material, therefore the three yearly cycle of revaluation assessments was appropriate.

2023 Residential Land, Buildings, and Improvements

Land and buildings were revalued as at 30 June 2023 using an independent valuer (Morgans). In estimating the fair value of land and buildings, the Fair Value method was used under a highest and best use scenario.

The Fair Value method does make significant use of observable prices in active markets and recent market transactions on arm's length basis. The Highest and Best Use is defined as the most probable use of the asset that is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value.

For the year ended 30 June 2023 QV have been engaged by the Trust to consider and analyse the indicative percentage movement of the residential properties under the ownership of the Trust for the 12-month period from 1 July 2022 to 30 June 2023. QV reported a 10-15% decrease in the market valuations. Therefore, JP Morgans and Associates Limited ("Morgans") have been engaged to complete a full valuation of the residential properties. Due to the significant decrease that the Morgans valuation indicates for the fair value of land and residential buildings, the Trust has used the valuation as a basis for adjusting the carrying value of land and residential buildings as at 30 June 2023.

Significant assumptions in the 30 June 2023 valuation of residential property include market rents and market yields:

- Market rents for a unit range from \$200/pw - \$450/pw
- Market yields ranged from 2.95% - 10.31%. The yield of 2.95% related to a property with a large amount of surplus land. The yield on the assessed market rental excluding surplus land is 5.96%.

2023 Commercial Land and Buildings

A full revaluation of the Feilding Health Centre has been undertaken by Morgans for the year ended 30 June 2023. In determining fair value Morgans have utilised an assessment of the following approaches:

- Replacement cost approach - the replacement cost of new structures less an allowance for depreciation and saleability.
- Income approach
 - Income capitalisation approach - references the capitalisation of the passing and/or potential net rental income utilising yields have been derived from sales of comparable properties.
 - Discounted cash flow method - discount of known and potential income streams after allowing for growth, non-recovered outgoings, any capital expenditure and other related costs
- Market approach - provides an indication of value by comparing the assets with identical or comparable assets for which price information is available.

Significant assumptions in the 30 June 2023 valuation of the FHC include rental increase and capitalisation rate:

- Rental increase of 3% - 3.50%
- Capitalisation rates of 7.30% - 8.50% on actual rentals.
- Discount rates in the range of 8.15% to 8.65% have been utilised reflecting the current ten-year Government Stock plus an increased margin for investment risk/property type.

Restrictions over titles

The land and buildings situated at 100 Awahuri Road, Feilding, with a valuation of \$3.7m as at 30 June 2024 (30 June 2023: \$3.7m) are pledged as a security for the loan advanced by Manawātū District Council to the Trust. Land and buildings situated at 1-7 Duke Street, with a valuation of \$12.5m as at 30 June 2024 (30 June 2023: \$12.6m), are pledged as a security for the loan advanced by ANZ. ANZ also holds a General Security Agreement of the Assets of the Trust (Please refer to note 9 for more information on loans). There are no other restrictions over the title of the Trust's property, plant and equipment.

7. Intangible Assets 2024

Cost	Software
Opening 1 July 2023	16,553
Additions	0
Closing Cost Amount	16,553
Accumulated Amortisation	
Opening Accumulated Amortisation	16,122
Amortisation	431
Closing Accumulated Amortisation	16,553
Net Book Value	5,949
As at 1 July 2022	5,949
As at 30 June 2023	432
As at 30 June 2024	0

Intangible Assets 2023

Cost	Software
Opening 1 July 2022	16,553
Additions	-
Closing Cost Amount	16,553
Accumulated Amortisation	
Opening Accumulated Amortisation	10,604
Amortisation	5,518
Closing Accumulated Amortisation	16,122
Net Book Value	
As at 1 July 2021	10,172
As at 30 June 2022	5,949
As at 30 June 2023	432

	2024	2023
8. Creditors and Accrued Expenses		
Trade Creditors	229,989	206,479
Other Creditors	57,310	63,768
Tenancy Bonds Held	600	1,719
Income in Advance	18,010	27,545
Total Creditors and Accrued Expenses	305,909	299,512

Trade and other payables are non-interest bearing and are normally settled on 30-day terms, therefore the carrying value of trade and other payables approximates their fair value.

	2024	2023
9. Borrowings		
Manawatū District Council Loans A & B		
Total Outstanding	330,785	437,805
Less:		
Current Portion	112,126	110,009
Term Portion	218,659	327,796
Manawatū District Council - Feilding Health Centre		
Total Outstanding	1,073,934	1,244,617
Less:		
Current Portion	174,651	168,763
Term Portion	899,283	1,075,854
Manawatū District Council - 14 Bowen Street		
Total Outstanding	27,427	31,510
Less:		
Current Portion	4,278	4,101
Term Portion	23,149	27,410
Manawatū District Council - LTP Loan 1		
Total Outstanding	1,000,000	1,000,000
Term Portion	1,000,000	1,000,000
Manawatū District Council - LTP Loan 2		
Total Outstanding	1,400,000	1,400,000
Term Portion	1,400,000	1,400,000
Manawatū District Council - LTP Loan 3		
Total Outstanding	595,223	-
Less:		
Current Portion	25,347	-
Term Portion	569,876	-

	2024	2023
ANZ Term Facilities - Feilding Health Centre		
Total Outstanding	1,010,000	1,226,000
Less:		
Current Portion	216,000	216,000
Total Less:	216,000	216,000
Term Portion	794,000	1,010,000
Total Term Loans	4,904,966	4,841,060

Manawatū District Council Loans A & B

Interest is incurred at the Council's borrowing rate of 4.67% p.a. for the twelve months ended 30 June 2024 (interest rate of 2.77% p.a. for year ended 30 June 2023). The loan from Manawatū District Council is secured by way of registered first mortgage over the land owned by the Trust at 100 Awahuri Road, Feilding.

Manawatū District Council - Feilding Health Centre

The loan was granted by the Council to assist with the development of the Feilding Health Centre. The interest rate applicable to the interest bearing portion of the loan at 30 June 2024 was 4.67% (30 June 2023: 2.77%). The Trust is charged the effective interest rate of 2.34%, because 50% of the loan is interest free (0%). No security is held for this loan.

Manawatū District Council - 14 Bowen Street

The loan was granted by the Council to assist with the purchase of 14 Bowen Street. The interest rate applicable to the interest bearing portion of the loan at 30 June 2024 was 4.67% (30 June 2023: 2.77%). No security is held for this loan.

Manawatū District Council - LTP Loan 1

The term of the loan is 15 years from the date of the first drawing (18 November 2019). The interest rate applicable to the interest bearing portion of the loan at 30 June 2024 was 2.42% (30 June 2023: 2.42%). No security is held for this loan.

Manawatū District Council - LTP Loan 2

The term of the loan is 15 years from the date of the first drawing (15 December 2021). The interest rate applicable to the interest bearing portion of the loan at 30 June 2024 was 4.67% (30 June 2023: 2.77%). No security is held for this loan.

Manawatū District Council - LTP Loan 3

An agreement was signed of 18 June 2024 which states the loan of \$1,400,000 will be made available by MDC to MCT from the signing of the agreement. During 2024, \$600,000 was drawn down and the remaining \$800,000 was received and drawn down on 11 July 2024. The term of the loan is 15 years from the date of the first drawing (17 July 2023). The interest rate applicable to the interest bearing portion of the loan at 30 June 2024 was 6.09%. No security is held for this loan.

ANZ Term Facilities - Feilding Health Centre

ANZ Term Loan 1001 is for 36 months with interest rate at 30 June 2024 was floating at 8.95% (2023: 8.95%). Maturity date for this loan is set at 30 November 2024. ANZ holds a General Security Agreement of the assets of the Trust. This loan has been refinanced and proceeds have been used to repay previous loans.

The Trust has access to an ANZ Commercial Flexi Facility of \$1,500,000 which is an on-demand facility and can be repaid at any time. Interest is incurred at 8.24% with a service line fee of 0.75%. As at 30 June 2024 \$939 was drawn down (2023: \$87,466).

	2024	2023
10. 14 Bowen Street - Deferred Settlement		
Total Outstanding	90,000	90,000
Less:		
Current Portion	90,000	-
Term Portion	-	90,000

The remaining \$90,000 is due on 6 July 2024. No interest is due on this deferred settlement.

	2024	2023
11. Employee Costs Payable		
Annual Leave	23,954	24,031
Salary and Wage Accrual	24,003	21,257
PAYE Payable	12,212	10,082
Total Employee Costs Payable	60,169	55,370

There has been no provision for sick leave or long service leave allowed.

	2024	2023
12. Trust Equity		
Capital contributed by owners or members		
Share capital	10	10
Total Capital contributed by owners or members	10	10
Accumulated surpluses or (deficits)		
Retained earnings/Accumulated funds	14,778,687	14,513,145
Current year earnings	248,129	265,543
Total Accumulated surpluses or (deficits)	15,026,816	14,778,687
Asset Revaluation Reserve		
Opening Balance	15,558,983	19,053,946
Gain on revaluation of Property, Plant and Equipment	182,962	(3,494,963)
Total Asset Revaluation Reserve	15,741,945	15,558,983
Total Trust Equity	30,768,771	30,337,680

13. Statement of Commitments

Operating Lease Commitments

Land lease for Feilding Health Centre

The Trust has entered into a 34 years and 11 months lease of the land effective from 13 April 2015. Under the terms of the agreement the Trust received a five year rental holiday, which expired on 13 April 2020. Should the lease not be renewed at the end of the 36 year term the Trust will sell the buildings to the Lessor at a prescribed purchase price. The amounts payable as operating commitments are as follows:

	2024	2023
Land Lease		
Not later than one year	30,000	30,000
Later than one year and not later than five years	120,000	120,000
Later than five years	620,000	650,000
Total Land Lease	770,000	800,000

Commitments

The Trust has entered into commitments with:

- Fix It Roofing Limited to repair and recoat the roofs at the Cedar Complex, on Cedar Crescent, Feilding of \$42,250. A deposit of \$16,034 has been paid.

The total value of the commitments as at 30 June 2024 is \$26,216 (30 June 2023: \$62,931). All commitments are expected to be completed throughout the 2025 financial year.

All Commitments are stated exclusive of GST.

14. Related Party Transactions

The Manawātū Community Trust is a Council Controlled Organisation of Manawātū District Council. The related party transactions are within a normal supplier or client/recipient relationship on terms and conditions no more favourable or less favourable than those that is reasonable to expect the Trust would have adopted in dealing with the party at arm's length in the same circumstances, except for the \$2,500,000 loan from the Manawātū District Council that interest is only charged on 50% of the outstanding loan balance.

No provision has been required, nor any expense recognised, for the impairment of receivables from related parties.

The Trustees are considered key management personnel. Other than fees in note 15 there were no other benefits paid to Trustees.

	2024	2023
The following transactions were carried out with related parties:		
Loan repaid during the period	286,558	277,438
Rates to Manawātū District Council	140,406	135,861
Volumetric water charges by Manawātū District Council	58,681	45,893
Interest to Manawātū District Council	143,687	99,641
	2024	2023
Amounts owing at balance date to related parties:		
Manawātū District Council	66,410	69,175
Loan outstanding to Manawātū District Council at period end	4,427,369	4,113,932
Interest payable at period end	28,202	21,390

	2024	2023
15. Trustee Fees		
Allan Davey	20,157	19,570
Joanne Shortall	20,157	19,570
Liam Greer	20,157	19,570
Tracey Hunt	20,157	19,570
Tyson Schmidt (Chairperson)	28,113	27,294
Total Trustee Fees	108,741	105,574

16. Statement of Contingent Assets and Liabilities

The Manawātū Community Trust is not aware of any contingent assets and liabilities as at 30 June 2024 (30 June 2023: Nil).

17. Capital Management

The Trust's capital is its equity, which comprises Trust capital and retained surpluses. Equity is represented by net assets. The Trust deed requires the Trustees to manage all aspects of the business prudently. The Trust's equity is largely managed as a by product of managing all financial dealings. The objective of managing the Trust's equity is to ensure the Trust effectively achieves its objectives and purpose, whilst remaining a going concern.

18. Events After Balance Date

There were no events that have occurred after the balance date that would have a significant impact on the Performance Report.

19. Explanation of Major Variances Against Budget

Explanations for major variances from the Trust's budgeted figures in the 30 June 2024 statement of intent are as follows:

Statement of Financial Performance

- **Costs from Providing Goods or Services:** Positive variance to budget of \$100,171, primarily due to increased capital improvement projects and reduced minor maintenance work. Smaller miscellaneous variances also contributed to this outcome.
- **Depreciation of Property, Plant, and Equipment:** Negative variance to budget of \$109,583, resulting from a full year of depreciation recorded after the completion of the Feilding Health Centre Clevely Wing project, which was not anticipated during budget setting.
- **Interest on Borrowing:** Positive variance to budget of \$83,483, mainly because the expected interest expenses for the Prince Street development did not occur in the 2024 financial year.

Statement of Financial Position

- **Bank Accounts and Cash:** Positive variance to budget of \$220,867, primarily due to the anticipated costs of the Prince Street development not being incurred in the 2024 financial year.
- **Debtors and Prepayments:** Negative variance to budget of \$162,405, mainly because MCT insurance policies were aligned with the June balance date, mitigating the need for accrual of prepaid insurance expenses.
- **Property, Plant, and Equipment:** Negative variance to budget of \$4,511,390, and the **Asset Revaluation Reserve:** Negative variance to budget of \$3,311,955, both resulting from the anticipated capital gain on property not being achieved and the Prince Street development not being completed in the 2024 financial year.
- **Creditors and Accrued Expenses:** Positive variance to budget of \$364,981, predominantly due to MCT insurance policies being aligned with the June balance date, mitigating the need for accrual of prepaid insurance expenses.
- **14 Bowen Street Deferred Payment:** Negative variance to budget of \$90,000, due to the final installment payable in July 2024 not being included in the 2024 budget.
- **Loan from MDC Non-current Portion:** Positive variance to budget of \$775,534, as \$800,000 of the MDC LTP Loan 3 was not drawn down until July 2024.

- **Loan from ANZ Non-current Portion:** Positive variance to budget of \$216,000, resulting from the financing for the Prince Street development not being required in 2024.

Statement of Cash Flows

- **Receipts from Commercial Lease:** Negative variance to budget of \$65,423, due to the agreed rent for the Clevely Wing site being subject to final measurement and negotiation of square metre lease rates.
- **Payments to Suppliers and Employees:** Positive variance to budget of \$116,784, primarily due to reduced minor maintenance and lower-than-budgeted salary expenses. Other miscellaneous variances also contributed to this balance.
- **Interest Paid:** Positive variance of \$83,483, mainly because the expected interest expenses for the Prince Street development were not incurred in the 2024 financial year.
- **Payments to Acquire Property, Plant, and Equipment:** Positive variance to budget of \$766,094, resulting from the deferral of the Prince Street development until 2025.
- **Proceeds from Loans and Repayments of Loans:** Negative variances to budget of \$641,100 and \$79,936, respectively, due to \$800,000 of the MDC LTP Loan 3 not being drawn down until July 2024.

There are no other major variances against the prospective statement of financial performance, statement of financial position and statement of cash flows.



STATEMENT OF INTENT 2023/24

This Statement of Intent covers the year 1 July 2023 to 30 June 2024

PURPOSE

The purpose of this statement of intent is to

- (a) state publicly the activities and intentions of this council-controlled organisation for the year and the objectives to which those activities will contribute; and
- (b) provide an opportunity for shareholders¹ to influence the direction of the organisation; and
- (c) provide a basis for the accountability of the directors² to their shareholders for the performance of the organisation.

OBJECTIVES OF THE COUNCIL CONTROLLED ORGANISATION

1. Section 59 of the Local Government Act 2002 provides:

Principal objective of a council-controlled organisation

- (1) The principal objective of a council-controlled organisation is to

- (a) achieve the objectives of its shareholders, both commercial and non-commercial, as specified in the statement of intent; and
- (b) be a good employer; and
- (c) exhibit a sense of social and environmental responsibility by having regard to the interests of the community in which it operates and by endeavouring to accommodate or encourage these when able to do so; and
- (d) if the council-controlled organisation is a council-controlled trading organisation, conduct its affairs in accordance with sound business practice.

- (2) In subsection (1)(b), good employer has the same meaning as in clause 36 of Schedule 7 of the Local Government Act 2002.

¹ 'Shareholders' include any partners, joint venture partners, members or other persons holding equity securities in relation to the organisation. In this case the shareholders will be the Mayor and the Councillors of the Manawatu District Council.

² 'Directors' and the 'Board' include trustees, managers or office holders (however described in the organisation).

NATURE AND SCOPE OF ACTIVITIES

Nature

The Nature of the Trust is to promote and provide housing and wellbeing services that are relevant and meet long term community needs.

Scope

The Trust is a robust, professional, and viable organisation that is providing a modern healthy living environment, up to date, good quality, sustainable housing and health facilities that address the needs of the community to enhance the long term wellbeing of Manawatu residents.

OBJECTIVES OF THE MANAWATU COMMUNITY TRUST

The objectives of the Manawatu Community Trust as identified in its Deed of Trust are:

1. Any charitable purpose within the Manawatu District
2. To create a fund to be used for:
 - 2.1 The promotion of any purpose or purposes within the Manawatu District for the relief of poverty and for the benefit of the residents of the Manawatu District.
 - 2.2 The promotion and provision of housing for the elderly and disabled residents of the Manawatu District.
 - 2.3 The promotion of health services for the residents of the Manawatu District.
 - 2.4 The promotion of wellbeing services for residents of the Manawatu District – these services shall include services promoting the improvement of the lifestyle, health and welfare of residents in the Manawatu District and creating a sense of community for the benefit of the residents of the Manawatu District.
 - 2.5 To accept gifts and grants of whatever description, provided that any private benefit conferred on any individual is incidental to the above purposes.

GOVERNANCE

Five Trustees have been appointed by the Manawatu District Council to the Trust with terms as set out below.

- **Tyson Schmidt**, Chairperson, reappointed for 3 years from 1 July 2022 – 30 June 2025
- **Liam Greer**, appointed for 3 years from 1 April 2021 – 31 March 2024
- **Joanne Shortall**, appointed for 3 years from 1 April 2021 – 31 March 2024
- **Tracey Hunt**, appointed for 3 years from 1 July 2021 – 30 June 2024
- **Allan Davey**, appointed for 3 years from 6 May 2022 – 5 May 2025

The Trust meets on a monthly basis, and on a regular basis meets with senior staff to review the operational business of the Trust.

STATEMENT OF ACCOUNTING POLICIES

The Trust has elected to apply PBESFR-A (PS) Public Benefit Simple Format Reporting – Accrual (Public Sector) on the basis that the Trust does not have public accountability (as defined) and has total annual expenses of less than \$2 million in the two years prior to June 2022.

All transactions in the financial statements are reported using the accrual basis of accounting.

The financial statements are prepared on the assumption that the Trust will continue to operate in the foreseeable future.

PERFORMANCE TARGETS

Goal 1: Develop and maintain existing housing stock

Description	Starting Point	Target	Results to 30 th June 2024	Results to 30 th June 2023	Management Comments
Have all occupied housing stock at a 3 Star* rating or above by 2025. <i>*A rating system from 1 to 5 Star, 5 Star being the highest.</i>	Housing at a 3 Star rating or above as at 30 June 2021: 193 of 205	2024: 200 of 205 2025: All housing stock 2026 All housing stock	2024: 205 of 205.	2023: 198 of 205	Achieved.
Maintain average month end occupancy at above 95%.	Average month end occupancy 2022: 96%	2024: >95% 2025: >95% 2026: >95%	2024: 96% average occupancy of the full residential portfolio.	2023: 96% average monthly occupancy	Achieved.
Be responsive to urgent maintenance requirements or resident health and safety needs	Maintenance requests from tenants are recorded electronically and are subsequently responded to in accordance with their priority. Service Contractors are engaged with regard to their ability to provide prompt and reliable services to our tenants.	Electronic recording indicates maintenance requests are assessed and addressed promptly. Service contractors are engaged in accordance with the priority of the maintenance request.	There were 11 urgent plumbing jobs recorded within the MCT database and were allocated to the appropriate service provider within expected timeframe.	All maintenance jobs were recorded on the MCT database and allocated to appropriate service people as required	Achieved.

Goal 2: Increase the number of housing units.

Description	Starting Point	Target	Results to 30 th June 2024	Results to 30 th June 2023	Management Comments
MCT will facilitate development to a total of 250 housing units by 2030	As at 30 June 2022: 205 units.	2024: 205 2025: 208 2026: 220	2024: 205	2023: 205	Achieved.

Collaborate with the MDC in defining, developing, and refining a strategy to address housing needs for elderly and disabled residents in the Manawatu.	Availability of suitable land and residential planning regulations have been assessed	2023: Agreement reached on co-operative goals. 2025 – 2026: Advancing goals as determined above	Oroua Community Housing Trust Deed and Board have been established and the entity is registered with the Companies Office and Charities Services. Application for CHP registration was submitted in April and MCT is working through additional requests for information.	MCT has provided updates in respect of scoping the establishment of a Feilding based CHP at Council meetings.	Achieved.
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Goal 3: Develop services promoting health and wellbeing

Description	Starting Point	Target	Results to 30 th June 2024	Results to 30 th June 2023	Management Comments
The promotion of wellbeing services promoting the improvement of lifestyle, health and welfare and creating a sense of community for the benefit of the residents of the Manawatu.	Needs assessment developed in association with Manchester House.	2024: Outcome decisions made, and planning commenced for services and community facilities. 2025 – 2026: Implementation of community services and facilities.	Research-based future needs assessment has been completed. Resultant MCT actions are in process.	The joint research collaboration between MCT, Manchester House Social Services (funded by MDC) has been completed.	Achieved.
Continue to offer Manawātū residents the option of rentals at no more than 30% of the superannuation and accommodation benefits available.	April 2023: Highest rental at 30% of single superannuation benefit and available accommodation supplement. Note that 92% of tenants are not at the highest rental.	2024: <30% 2025: <30% 2026: <30%	The highest rent is \$200 per week, which is 30% of the single superannuation and accommodation benefits available.	Highest rental at 30 June 2023 is \$191 which is 30% of the single superannuation benefit and 30% of the available accommodation benefit	Achieved. Only 38% of MCT tenants pay the top rent of \$200. The lowest rent paid per week is \$173 and the median rent is \$196

Compliance and Financial Performance Targets

Description	Starting Point	Target	Results to 30 th June 2024	Results to 30 th June 2023	Management Comments
Provide financial reporting to the MDC as required applying PBE SFR (PS) Public Benefit Entity Simple Format Reporting - Accrual (Public Sector).	Meet half yearly and annual reporting deadlines set by MDC and Audit NZ.	2024 - 2026: Reports submitted on time and to the satisfaction of MDC.	The six month and EOY reports where completed as expected.	Failed to meet statutory deadline for Annual Reports FY2022 due to delays in completing audit.	Achieved.
Meet ANZ financial undertakings as per our loan agreements to maintain an effective equity / total tangible asset % greater or equal to 50%.	As at 30 June 2022: 83.6%	2024-2026: $\geq 50\%$	84%	83%	Achieved.
Maintain an interest coverage ratio of EBITDA to interest at above 3.	As at 30 June 2022: 8.4	202 -2026: >3	5.12	6.3	Achieved.



Tyson Schmidt
Chairperson
Manawatu Community Trust



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Manawatū Community Trust

ANNUAL REPORT
FOR THE YEAR ENDED 30 JUNE 2025

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Chairperson's Report

Manawatū Community Trust For the year ended 30 June 2025

On behalf of the Trustees of the Manawatū Community Trust I am pleased to present our Annual Report for the year ending 30 June 2025.

Date: _____

Liam Greer
Chairperson

Compilation Report and Disclaimer of Liability

Manawatū Community Trust For the year ended 30 June 2025

Compilation Report and Disclaimer of Liability to the Trustees of Manawatū Community Trust.

Scope

On the basis of information provided and in accordance with Service Engagement Standard 2 Compilation of Financial Information, we have compiled the Performance Report of Manawatū Community Trust for the year ended 30 June 2025.

This Report has been prepared in accordance with the accounting policies described in the Notes to the Performance Report.

Responsibilities

The Trustees are solely responsible for the information contained in this Performance report and have determined that the accounting policies used are appropriate to meet their needs and for the purpose that the Report was prepared.

The Performance Report was prepared exclusively for the Trustees benefit. We do not accept responsibility to any other person for the contents of the Report.

No Audit or Review Engagement Undertaken

Our procedures use accounting expertise to undertake the compilation of the Performance Report from information provided to us by the Trustees. Our procedures do not include verification or validation procedures. No audit or review engagement has been performed and accordingly no assurance is expressed.

Independence

We have no involvement with Manawatū Community Trust other than for the preparation of the Performance Report and management reports and offering advice based on the financial information provided.

Disclaimer

We have compiled these financial statements based on information provided which has not been subject to an audit or review engagement. Accordingly, we do not accept any responsibility for the reliability, accuracy or completeness of the compiled financial information contained in the Performance Report. Nor do we accept any liability of any kind whatsoever, including liability by reason of negligence, to any person for losses incurred as a result of placing reliance on this Performance report.

BDO Manawatu Limited

32 Amesbury Street

Palmerston North

Dated:

Entity Information

Manawatū Community Trust For the year ended 30 June 2025

Legal Name of Entity

Manawatū Community Trust

Entity Type and Legal Basis

The Trust is a Registered Charity in New Zealand under the Charitable Trusts Act 1957. The Trust is controlled by The Manawatū District Council as a council-controlled organisation as defined in section 6 of the Local Government Act 2002.

Entity's Purpose or Mission

The primary objective of the Trust is to promote and provide housing, health and wellbeing services that are relevant and meet the long term needs of the community.

Entity's Operational Structure

The trust operates as a single unit.

Entity's governance arrangements

The Trust comprises a Board of five Trustees who oversee the governance of the Trust, a Trust Manager/General Manager Teresa Hague, who is responsible for the day to day management of the Trust's business and all reporting requirements of the Trust which includes reporting to the Trust Board. The Trust also employs five other people with particular responsibilities for property and tenancy management, accounts and office administration. The Trustees are appointed by Manawatū District Council for a three year term. The Trust produces an Annual Statement of Intent which is approved by Manawatū District Council, the Trust reports to Council against this statement on a 6 monthly basis.

Trustees

Allan Davey
Joanne Shortall
Liam Greer
Tracey Hunt
Tyson Schmidt (Resigned June 2025)
Ian McKelvie (Appointed July 2025)

Accountant

BDO Manawatu Limited
32 Amesbury Street
Palmerston North

Auditors

Audit New Zealand
31 Amesbury Street
Palmerston North

Bankers

ANZ Bank New Zealand Limited
Commercial Banking
PO Box 92210
Auckland 1142

Lawyers

John W Key Barristers -Solicitors
Law House
71 Kimbolton Road
Feilding

Approval of Performance Report

Manawatū Community Trust For the year ended 30 June 2025

The Trustees are pleased to present the approved Performance report including the historical financial statements of Manawatū Community Trust for year ended 30 June 2025.

APPROVED

Chairperson

Date

Trustee

Date

Statement of Financial Performance

Manawatū Community Trust For the year ended 30 June 2025

	NOTES	ACTUAL 2025	BUDGET 2025	ACTUAL 2024
Revenue				
Donations, koha, bequests and other fundraising revenue	1	7	-	-
Revenue from service delivery grants/contracts (central or local government)	1	-	-	2,447
Revenue from service delivery grants/contracts (non-government)	1	3,123,324	3,044,043	2,926,417
Interest, dividends, and other investment revenue	1	30,841	9,363	9,852
Other revenue	1	5,000	-	-
Total Revenue		3,159,172	3,053,406	2,938,716
Expenses				
Employee remuneration and other related expenses	2	551,581	606,907	517,078
Other expenses related to service delivery	2	1,185,411	1,071,754	960,477
Other expenses	2	1,258,547	1,292,322	1,213,032
Total Expenses		2,995,539	2,970,983	2,690,587
Surplus/(Deficit) for the Year		163,634	82,423	248,129

This statement has been compiled without undertaking an audit engagement or review engagement and should be read with the Compilation Report-Disclaimer of Liability and Notes to the Performance Report.

Statement of Financial Position

Manawatū Community Trust

As at 30 June 2025

	NOTES	ACTUAL 30 JUNE 2025	BUDGET 30 JUNE 2025	ACTUAL 30 JUNE 2024
Assets				
Current Assets				
Cash and short-term deposits	3	561,603	406,713	486,067
Debtors and prepayments	3	57,886	337,663	68,595
Inventory	3	7,235	-	6,188
Investments	4	620,818	-	-
Total Current Assets		1,247,542	744,376	560,849
Non-Current Assets				
Property, Plant and Equipment	6	35,781,216	37,372,375	36,238,110
Total Non-Current Assets		35,781,216	37,372,375	36,238,110
Total Assets		37,028,758	38,116,751	36,798,960
Liabilities				
Current Liabilities				
Bank overdraft	7	939	-	939
Creditors and accrued expenses	7	229,641	464,118	302,895
Employee costs payable	7	51,060	52,000	60,169
Deferred revenue	7	21,178	22,000	18,010
Loans	8	572,625	498,873	532,403
Other current liabilities	7	19,205	13,080	100,208
Total Current Liabilities		894,647	1,050,071	1,014,624
Non-Current Liabilities				
Loans	8	5,095,406	6,125,763	4,904,966
Other non-current liabilities	7	106,300	103,428	110,599
Total Non-Current Liabilities		5,201,706	6,229,191	5,015,565
Total Liabilities		6,096,353	7,279,262	6,030,189
Total Assets less Total Liabilities (Net Assets)		30,932,405	30,837,489	30,768,771
Accumulated Funds				
Capital contributed by owners or members	9	10	10	10
Accumulated surpluses or (deficits)	9	15,190,450	15,109,239	15,026,816
Asset revaluation reserves	9	15,741,945	15,728,240	15,741,945
Total Accumulated Funds		30,932,405	30,837,489	30,768,771

This statement has been compiled without undertaking an audit engagement or review engagement and should be read with the Compilation Report-Disclaimer of Liability and Notes to the Performance Report.

Statement of Cash Flows

Manawatū Community Trust For the year ended 30 June 2025

	NOTES	ACTUAL 2025	BUDGET 2025	ACTUAL 2024
Capital grants and donations				
Cash Flows from Operating Activities				
Cash was received from				
Donations, koha, bequests, and other fundraising receipts	7	-	-	-
Funding from non-government service delivery grants/contracts		3,118,436	3,044,043	2,883,318
Interest, dividends and other investment receipts		29,762	9,363	9,852
Goods and Services Tax		1,106	-	17,730
Total Cash was received from		3,149,311	3,053,406	2,910,900
Cash was applied to				
Employee remuneration and other related payments		(560,690)	(606,908)	(512,278)
Payments related to service delivery		(1,323,253)	(1,071,753)	(903,237)
Other payments		(289,340)	(373,164)	(287,017)
Total Cash was applied to		(2,173,283)	(2,051,825)	(1,702,532)
Total Cash Flows from Operating Activities		976,028	1,001,581	1,208,368
Cash Flows from other activities				
Cash was received from				
Sale of property, plant and equipment		5,000	-	-
Cash received from loans from other parties		800,000	1,180,000	600,000
Total Cash was received from		805,000	1,180,000	600,000
Cash was applied to				
Payments to acquire property, plant and equipment		(515,336)	(1,489,000)	(772,406)
Payments to purchase investments		(620,818)	-	-
Repayments of loans from other parties		(569,338)	(495,105)	(502,564)
Total Cash was applied to		(1,705,492)	(1,984,105)	(1,274,970)
Total Cash Flows from other activities		(900,492)	(804,105)	(674,970)
Net Increase/(Decrease) in Cash		75,536	197,476	533,398
Opening Cash Balance		485,128	209,238	(48,270)
Closing Cash Balance		560,664	406,714	485,128

Statement of Accounting Policies

Manawatū Community Trust

For the year ended 30 June 2025

Basis of Preparation

The entity has elected to apply with XRB's Tier 3 PBE (PS) standard. This is on the basis that it does not have public accountability and has total annual expenses equal to or less than \$5,000,000. All transactions in the Performance Report are reported using the accrual basis of accounting. The Performance Report is prepared under the assumption that the entity will continue to operate in the foreseeable future.

This is the Entity's first Performance Report presented in accordance with XRB's NFP Tier 3 Standards.

Goods and Services Tax (GST)

The entity is registered for GST. All amounts are stated exclusive of goods and services tax (GST) except for accounts payable and accounts receivable which are stated inclusive of GST.

Income Tax

Manawatū Community Trust is wholly exempt from New Zealand income tax having fully complied with all statutory conditions for these exemptions.

Bank Accounts and Cash

Bank accounts and cash in the Statement of Cash Flows comprise cash balances and bank balances (including short term deposits) with original maturities of 90 days or less.

Presentation Currency

The Performance Report is presented in New Zealand dollars (NZ\$) and all values are rounded to the nearest NZ\$.

Revenue Recognition

Donations and grants with a documented expectation regarding use have been recognised as revenue over time as the expectation is satisfied.

Donated assets that are significant and have useful lives of 12 months or more are recorded on receipt at readily obtainable values. Other donated assets are not recorded.

Sale of goods is recorded when the goods are sold (usually when the goods are received by the purchaser).

Provision of services are recognised on a stage of completion basis.

Lease or rental revenue is recorded on a straight line basis unless another systematic basis is representative of the user's benefit.

Interest income is recorded as it is earned.

Trade Receivables

Trade receivables are initially measured at the amount owed. When it is likely that the amount owed, or some portion, will not be collected, an impairment adjustment is recorded. Interest charged on overdue amounts are added to the individual debtor balance.

Inventories

Inventories are recorded at cost and if become impaired, written down to lower of cost and selling price.

Property, Plant and Equipment

Property, plant and equipment consist of rental accommodation available for the elderly and disabled, and property leased out and operated as an integrated health centre, the Manchester House Senior Hub Facility and The Feilding Menzshed. This has been classified as property plant and equipment rather than investment property as it is held to meet service delivery objectives rather than to earn rentals or for capital appreciation.

Land is measured at fair value, and buildings are measured at fair value less accumulated depreciation. All other asset classes are measured at cost less accumulated depreciation and impairment losses.

Revaluation

Land and buildings are revalued with sufficient regularity to ensure that their carrying amount does not differ materially from the assets' fair value and at least every three years.

The carrying values of revalued assets are assessed annually to ensure that they do not differ materially from the assets' fair values. If there is a material difference, then an off-cycle asset valuation is undertaken.

Revaluations of property, plant, and equipment are accounted for on a class-of-asset basis.

The net revaluation results of revaluing are credited or debited to the asset revaluation reserve in equity. Where this would result in a debit balance in the asset revaluation reserve, this balance is recognised in the Statement of Comprehensive Revenue and Expenses. Any subsequent increase on revaluation that reverses a previous decrease in value recognised in the Statement of Comprehensive Revenue and Expenses will be first recognised in the Statement of Comprehensive Revenue and Expenses up to the amount previously expensed, and then recognised in equity.

Additions

The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that the asset will provide future economic benefits or service potential to the Trust and the cost of the item can be measured reliably.

Work in progress is recognised at cost less impairment and is not depreciated.

In most instances, an item of property, plant and equipment is recognised at its cost. Where an asset is acquired at no cost, or for a nominal cost, it is recognised at fair value as at the date of acquisition.

Disposals

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount of the asset. Gains and losses on disposals are included in the Statement of Financial Performance. When revalued assets are sold, the amounts included in asset revaluation reserves in respect of those assets are transferred to retained earnings.

Subsequent costs

Costs incurred subsequent to initial acquisition are capitalised only when it is probable that future economic benefits or service potential associated with the item will flow to the Trust and the cost of the item can be measured reliably.

The costs of day-to-day servicing of property, plant and equipment are recognised in the Statement of Financial Performance.

Depreciation

Depreciation is provided on a straight-line basis on all property, plant and equipment other than land (which is not depreciated), at rates that will write off the cost (or valuation) of the assets over their useful lives. The residual value and useful life of an asset is reviewed and adjusted, if applicable, at each financial year end.

The useful lives and associated depreciation rates of major classes of assets have been estimated as follows:

Land	Indefinite	None
Buildings and Improvements	2 - 78 years	1.28% - 50%
Furniture and Fittings	7.69 - 10 years	10% - 13%
Motor Vehicles	5 years	20%
Plant and Equipment	3 - 10 years	10% - 33%

Impairment of Assets

Property, plant, and equipment assets subsequently measured at cost that have a finite useful life are reviewed for impairment whenever events or changes in circumstances indicated that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

If an asset's carrying amount exceeds its recoverable amount, the asset is regarded as impaired and the carrying amount is written-down to the recoverable amount. The total impairment loss is recognised in the Statement of Financial Performance. The reversal of an impairment loss is recognised in the Statement of Financial Performance.

Intangible Assets

Recognition and measurement

Intangible assets are initially measured at cost. All of the Trust's intangible assets are subsequently measured in accordance with the *cost model*, being cost (or fair value for items acquired through non-exchange transactions) less accumulated amortisation and impairment. The Trust has no intangible assets with indefinite useful lives. Cost includes expenditure that is directly attributable to the acquisition of the asset.

Subsequent expenditure

Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure, including expenditure on internally generated goodwill and brands, is recognised in surplus or deficit as incurred.

Amortisation

Amortisation is recognised in surplus or deficit on a straight-line basis over the estimated useful lives of each amortisable intangible asset.

The estimated useful lives amortisation rates are:

- Software 3 years (2022: 3 years).

Investments

Investments are recorded when purchased and are recorded at cost. If it appears that the carrying amount of the investment will not be recovered, it shall be written down to the current market price. Any impairment expense is recorded in the Statement of Financial Performance.

Provisions

Provisions are recognised when the entity has an obligation which can be reliably measured at balance date as a result of a past event and it is probable that the company will be required to settle the obligation.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the obligation at balance date. Movements in the best estimate are recorded in the Statement of Financial Performance.

Loans

Loans are recorded when the amount borrowed has been received and measured at cost. Interest expense is recognised on an accruals basis.

Tier 2 PBE Accounting Standards Applied

The Trust has elected to apply Tier 2 Accounting Standard PBE IPSAS 17 Property, Plant and Equipment and PBE IPSAS 31 Intangible Assets when preparing its financial statements.

Changes in Accounting Policies

There have been no changes in accounting policies. Policies have been applied on a consistent basis with those of the previous reporting period.

Notes to the Performance Report

Manawatū Community Trust For the year ended 30 June 2025

	2025	2024
1. Analysis of Revenue		
Donations, koha, bequests, and other general fundraising activities		
Donation Income	7	-
Total Donations, koha, bequests, and other general fundraising activities	7	-
Government service delivery grants/contracts		
Grants	-	2,447
Total Government service delivery grants/contracts	-	2,447
Non-government service delivery grants/contracts		
Commercial Lease Received	1,038,218	1,011,050
Residential Rent Received	2,056,704	1,889,933
Other Revenue	28,402	25,433
Total Non-government service delivery grants/contracts	3,123,324	2,926,417
Interest, dividends and other investment revenue		
Interest Received	30,841	9,852
Total Interest, dividends and other investment revenue	30,841	9,852
Other revenue		
Depreciation Recovered on Sale of Fixed Assets	5,000	-
Total Other revenue	5,000	-
	2025	2024

2. Analysis of Expenses

Employee remuneration and other related expenses		
Wages & Salaries	483,434	433,489
Superannuation Contributions	13,581	12,858
Annual & Statutory Leave	23,481	23,954
Other related costs	31,084	46,777
Total Employee remuneration and other related expenses	551,581	517,078
Other expenses related to service delivery		
Administration Expenses		
Accounting Fees	15,807	26,392
Audit Fees	56,881	45,883
Bank Charges	419	490
Consultants Fees	-	20,508
Legal Fees	-	4,744
Motor Vehicle expenses	14,401	14,212
Non Property Insurances	2,460	3,392
Office Expenses	40,775	30,166
Trust Development Fund	4,097	4,421

	2025	2024
Wellbeing Initiative	-	2,086
Total Administration Expenses	134,839	152,294
Bowen Street Expenses		
Maintenance	-	1,880
Property Expenses	7,884	5,811
Total Bowen Street Expenses	7,884	7,691
Feilding Health Centre		
General Expenses	11,492	5,873
Grounds Maintenance	14,391	21,516
Lease Expense	34,699	19,977
Property Insurance	85,663	77,929
Rates	4,156	4,163
Repairs & Maintenance	75,154	47,384
Valuation Expenses	2,140	5,300
Total Feilding Health Centre	227,694	182,141
Housing		
Bad Debts Expense	-	2,059
General Expenses	4,515	1,379
Healthy Homes Compliance	22,290	3,228
Maintenance	309,189	148,073
Major Maintenance	-	2,261
Property Insurance	264,710	252,376
Rates	142,670	137,924
Rubbish Removal	14,891	14,619
Valuation Expenses	1,800	2,070
Volumetric Water Charges	54,928	54,362
Total Housing	814,994	618,351
Total Other expenses related to service delivery	1,185,411	960,477
Other expenses		
Amortisation Expense	-	432
Depreciation	972,230	925,583
Interest Expense	286,317	287,017
Total Other expenses	1,258,547	1,213,032
	2025	2024

3. Analysis of Assets

Cash and short term deposits		
ANZ Current Account	545,349	69,099
ANZ Savings Account	11,192	413,962
ANZ Debit Card	4,967	1,993
Petty Cash Account	95	1,012
Total Cash and short term deposits	561,603	486,067

	2025	2024
Debtors and prepayments		
Trade Receivables	48,817	38,546
Prepayments	9,069	18,296
Deferred GST Receivable	-	11,752
Total Debtors and prepayments	57,886	68,595
Inventory		
Appliances on Hand	7,235	6,188
Total Inventory	7,235	6,188

The carrying value of debtors and prepayments approximates their fair value. The trade receivables have been individually assessed as impaired where the tenant has vacated the premises and management have concluded that it is remote that the overdue amounts will be recovered. The amount of trade receivables written off during the period was \$Nil (30 June 2024: \$2,096). The Trust holds no collateral as security against these financial assets.

Trade Receivables includes accrued revenue of \$19,938 for the commercial rent increase from 1 March 2025 to 14 June 2025. There is the possibility the Trust will apply a discount for the rent increase. However, this is still under negotiation.

	2025	2024
4. Investments		
Current		
Term Deposits (held at cost)		
Opening carrying value	-	-
Investments	620,818	-
Closing carrying value	620,818	-
Total Investments	620,818	-

5. Intangible Assets 2025

Cost	Software
Opening 1 July 2024	16,553
Additions	0
Closing Cost Amount	16,553
Accumulated Amortisation	
Opening Accumulated Amortisation	16,553
Amortisation	
Closing Accumulated Amortisation	16,553
Net Book Value	5,949
As at 1 July 2023	432
As at 30 June 2024	0
As at 30 June 2025	0

Intangible Assets 2024

Cost	Software
Opening 1 July 2023	16,553
Additions	0
Closing Cost Amount	16,553
Accumulated Amortisation	
Opening Accumulated Amortisation	16,122
Amortisation	431
Closing Accumulated Amortisation	16,553
Net Book Value	5,949
As at 1 July 2022	5,949
As at 30 June 2023	432
As at 30 June 2024	0

6. Property, Plant and Equipment 2025

Cost	Commercial Land & Buildings	Residential Land	Residential Buildings & Improvements	Residential Furniture & Fittings	Work in Progress	Plant & Equipment	Vehicles	Total
Opening 1 July 2024	12,982,000	8,692,000	14,611,556	379,481	445,445	71,915	54,402	37,236,799
Additions	-	-	-	27,311	445,481	9,489	33,055	515,336
Disposals	-	-	-	-	-	-	(9,370)	(9,370)
Work in progress transferred to capital	-	-	435,543	-	(435,543)	-	-	-
Closing Cost Amount	12,982,000	8,692,000	15,047,099	406,792	455,384	81,404	78,087	37,742,765
Accumulated Depreciation								
Opening accumulated depreciation	(261,484)	-	(620,461)	(40,286)	-	(50,899)	(25,559)	(998,689)
Depreciation expense	(261,484)	-	(647,163)	(40,957)	-	(8,329)	(14,308)	(972,230)
Disposals	-	-	-	-	-	-	9,370	9,370
Closing Accumulated Depreciation	(522,968)	-	(1,267,624)	(81,243)	-	(59,228)	(30,497)	(1,961,549)
Net book value								
As at 1 July 2023	12,982,000	8,692,000	14,180,000	-	314,377	15,328	37,849	36,221,554
As at 30 June 2024	12,720,516	8,692,000	13,991,095	339,195	445,445	21,016	28,843	36,238,110
As at 30 June 2025	12,459,032	8,692,000	13,779,475	325,549	455,384	22,176	47,590	35,781,216

Property, Plant and Equipment 2024

Cost	Commercial Land & Buildings	Residential Land	Residential Buildings & Improvements	Residential Furniture & Fittings	Work in Progress	Plant & Equipment	Vehicles	Total
Opening 1 July 2023	12,982,000	8,692,000	14,180,000	-	314,377	60,669	54,402	36,283,448
Restated Assets	-	-	194,174	-	-	-	-	194,174
Reclassified Assets	-	-	(194,174)	194,174	-	-	-	-
Additions	-	-	-	185,307	562,624	14,095	-	762,025
Disposals	-	-	-	-	-	(2,849)	-	(2,849)
Work in progress transferred to capital	-	-	431,556	-	(431,556)	-	-	-
Closing Cost Amount	12,982,000	8,692,000	14,611,556	379,481	445,445	71,915	54,402	37,236,799
Accumulated Depreciation								
Opening accumulated depreciation	-	-	-	-	-	(45,341)	(16,553)	(61,894)
Restated Assets	-	-	(11,212)	-	-	-	-	(11,212)
Reclassified Assets	-	-	11,212	(11,212)	-	-	-	-
Depreciation expense	(261,484)	-	(620,461)	(29,074)	-	(5,558)	(9,006)	(925,583)
Closing Accumulated Depreciation	(261,484)	-	(620,461)	(40,286)	-	(50,899)	(25,559)	(998,689)
Net book value								
As at 1 July 2022	13,105,000	9,848,000	16,615,000	-	242,214	18,985	29,601	39,858,800
As at 30 June 2023	12,982,000	8,692,000	14,180,000	-	314,377	15,328	37,849	36,221,554
As at 30 June 2024	12,720,516	8,692,000	13,991,095	339,195	445,445	21,016	28,843	36,238,110

Commercial Land and Buildings

A market rent review of the Feilding Health Centre has been undertaken by Morgans for the year ended 30 June 2025 and a market rent review of the Clevely Wing was undertaken by Morgans for the year ended 30 June 2024. The valuation of the market movement was not material, therefore the three yearly cycle of revaluation assessments was appropriate.

Land and Buildings were revalued as at 30 June 2023 using an independent valuer - Morgans. In determining fair value Morgans have utilised an assessment of the following approaches:

- Replacement cost approach – the replacement cost of new structures less an allowance for depreciation and saleability.
- Income approach
 - Income capitalisation approach - references the capitalisation of the passing and/or potential net rental income utilising yields have been derived from sales of comparable properties.
 - Discounted cash flow method – discount of known and potential income streams after allowing for growth, non-recovered outgoings, any capital expenditure and other related costs
- Market approach – provides an indication of value by comparing the assets with identical or comparable assets for which price information is available.

Significant assumptions in the 30 June 2023 valuation of the FHC include rental increase and capitalisation rate:

- Rental increase of 3% - 3.50%
- Capitalisation rates of 7.30% - 8.50% on actual rentals.
- Discount rates in the range of 8.15% to 8.65% have been utilised reflecting the current ten-year Government Stock plus an increased margin for investment risk/property type.

Residential Land, Buildings, and Improvements

For the year ended 30 June 2025 and 30 June 2024 the assessment of property market value movements was undertaken by QV and the analysis of the market movement was not material, therefore the three yearly cycle of revaluation assessments was appropriate

Land and buildings were revalued as at 30 June 2023 using an independent valuer (Morgans). In estimating the fair value of land and buildings, the Fair Value method was used under a highest and best use scenario.

The Fair Value method does make significant use of observable prices in active markets and recent market transactions on arm's length basis. The Highest and Best Use is defined as the most probable use of the asset that is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value.

For the year ended 30 June 2023 QV have been engaged by the Trust to consider and analyse the indicative percentage movement of the residential properties under the ownership of the Trust for the 12-month period from 1 July 2022 to 30 June 2023. QV reported a 10-15% decrease in the market valuations. Therefore, JP Morgans and Associates Limited ("Morgans") have been engaged to complete a full valuation of the residential properties. Due to the significant decrease that the Morgans valuation indicates for the fair value of land and residential buildings, the Trust has used the valuation as a basis for adjusting the carrying value of land and residential buildings as at 30 June 2023.

Significant assumptions in the 30 June 2023 valuation of residential property include market rents and market yields:

- Market rents for a unit range from \$200/pw - \$450/pw
- Market yields ranged from 2.95% - 10.31%. The yield of 2.95% related to a property with a large amount of surplus land. The yield on the assessed market rental excluding surplus land is 5.96%.

Residential Furniture and Fittings

For the year ended 30 June 2024, a new asset class - Residential Furniture & Fittings has been established to provide more clarity and ensure fixed asset classes reflect the actual assets contained. The Heatpumps purchased in 2023 have been restated into the new asset class. The restated assets were included as part of the Residential Improvements in 2023, which resulted in the revaluation loss being overstated.

Restrictions over titles

The land and buildings situated at 100 Awahuri Road, Feilding, with a valuation of \$3.7m as at 30 June 2025 (30 June 2024: \$3.7m) are pledged as a security for the loan advanced by Manawātū District Council to the Trust. Land and buildings situated at 1-7 Duke Street, with a valuation of \$12.5m as at 30 June 2025 (30 June 2024: \$12.5m), are pledged as a security for the loan advanced by ANZ. ANZ also holds a General Security Agreement of the Assets of the Trust (Please refer to note 8 for more information on loans). There are no other restrictions over the title of the Trust's property, plant and equipment.

	2025	2024
7. Analysis of Liabilities		
Bank overdraft		
Commercial Flexi Facility	939	939
Total Bank overdraft	939	939
Creditors and accrued expenses		
Trade Creditors	155,633	229,989
Sundry Expenditure Accruals	65,595	57,310
Tenancy Bonds	1,440	600
GST	6,972	14,996
Total Creditors and accrued expenses	229,641	302,895
Employee costs payable		
Wages Payable	10,809	24,003
Annual Leave Entitlement	23,481	23,954
PAYE Payable	16,769	12,212
Total Employee costs payable	51,060	60,169
Deferred revenue		
Income in Advance	21,178	18,010
Total Deferred revenue	21,178	18,010
Other current liabilities		
14 Bowen Street - Deferred Payment	-	90,000
Lease Payable	19,205	10,208
Total Other current liabilities	19,205	100,208
Other non-current liabilities		
Lease Payable	106,300	110,599
Total Other non-current liabilities	106,300	110,599

2025

2024

8. Loans

ANZ Term Loan 1001 - Feilding Health Centre

Current Portion	216,000	216,000
Non-current Portion	578,000	794,000
Total ANZ Term Loan 1001 - Feilding Health Centre	794,000	1,010,000

Manawatū District Council Loans A & B

Current Portion	117,399	112,126
Non-current Portion	101,332	218,659
Total Manawatū District Council Loans A & B	218,731	330,785

Manawatū District Council - Feilding Health Centre

Current Portion	168,021	174,651
Non-current Portion	731,066	899,283
Total Manawatū District Council - Feilding Health Centre	899,087	1,073,934

Manawatū District Council - 14 Bowen Street

Current Portion	4,489	4,278
Non-current Portion	18,657	23,149
Total Manawatū District Council - 14 Bowen Street	23,146	27,427

Manawatū District Council - LTP Loan 1

Non-current Portion	1,000,000	1,000,000
Total Manawatū District Council - LTP Loan 1	1,000,000	1,000,000

Manawatū District Council - LTP Loan 2

Non-current Portion	1,400,000	1,400,000
Total Manawatū District Council - LTP Loan 2	1,400,000	1,400,000

Manawatū District Council - LTP Loan 3

Current Portion	66,716	25,347
Non-current Portion	1,266,351	569,876
Total Manawatū District Council - LTP Loan 3	1,333,067	595,223

Total Loans	5,668,031	5,437,369
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ANZ Term Facilities - Feilding Health Centre

ANZ Term Loan 1001 is for 36 months with interest rate at 30 June 2025 was floating at 6.42% (2024: 8.95%). Maturity date for this loan is set at 30 November 2024. ANZ holds a General Security Agreement of the assets of the Trust. This loan has been refinanced and proceeds have been used to repay previous loans.

The Trust has access to an ANZ Commercial Flexi Facility of \$1,500,000 which is an on-demand facility and can be repaid at any time. Interest is incurred at 6.24% with a service line fee of 0.75%. As at 30 June 2025 \$939 was drawn down (2024: \$939).

Manawatū District Council Loans A & B

Interest is incurred at the Council's borrowing rate of 4.74% p.a. for the twelve months ended 30 June 2025 (interest rate of 4.67% p.a. for year ended 30 June 2024). The loan from Manawatū District Council is secured by way of registered first mortgage over the land owned by the Trust at 100 Awahuri Road, Feilding.

Manawatū District Council - Feilding Health Centre

The loan was granted by the Council to assist with the development of the Feilding Health Centre. The interest rate applicable to the interest bearing portion of the loan at 30 June 2025 was 4.74% (30 June 2024: 4.67%). The Trust is charged the effective interest rate of 2.37%, because 50% of the loan is interest free (0%). No security is held for this loan.

Manawatū District Council - 14 Bowen Street

The loan was granted by the Council to assist with the purchase of 14 Bowen Street. The interest rate applicable to the interest bearing portion of the loan at 30 June 2025 was 4.74% (30 June 2024: 4.67%). No security is held for this loan.

Manawatū District Council - LTP Loan 1

The term of the loan is 15 years from the date of the first drawing (18 November 2019). The interest rate applicable to the interest bearing portion of the loan at 30 June 2025 was 2.77% (30 June 2024: 2.42%). No security is held for this loan.

Manawatū District Council - LTP Loan 2

The term of the loan is 15 years from the date of the first drawing (15 December 2021). The interest rate applicable to the interest bearing portion of the loan at 30 June 2025 was 4.74% (30 June 2024: 4.67%). No security is held for this loan.

Manawatū District Council - LTP Loan 3

An agreement was signed of 18 June 2024 which states the loan of \$1,400,000 will be made available by MDC to MCT from the signing of the agreement. During 2024, \$600,000 was drawn down and the remaining \$800,000 was received and drawn down on 11 July 2024. The term of the loan is 15 years from the date of the first drawing (17 July 2023). The interest rate applicable to the interest bearing portion of the loan at 30 June 2025 was 5.27% (2024: 6.09%). No security is held for this loan.

	2025	2024
9. Accumulated Funds		
Capital contributed by owners or members		
Opening Balance	10	10
Total Capital contributed by owners or members	10	10
Accumulated surpluses or (deficits)		
Opening Balance	15,026,816	14,778,687
Current year earnings	163,634	248,129
Total Accumulated surpluses or (deficits)	15,190,450	15,026,816
Asset revaluation reserves		
Opening Balance	15,741,945	15,558,983
Gain on Revaluation of Property, Plant & Equipment	-	182,962
Total Asset revaluation reserves	15,741,945	15,741,945
Total Accumulated Funds	30,932,405	30,768,771

10. Commitments

Commitments to lease assets

Land lease for Feilding Health Centre

The Trust has entered into a 34 years and 11 months lease of the land effective from 13 April 2015. Under the terms of the agreement the Trust received a five year rental holiday, which expired on 13 April 2020. Should the lease not be renewed at the end of the 36 year term the Trust will sell the buildings to the Lessor at a prescribed purchase price.

Commitment to purchase property, plant and equipment

Housing Development

The Trust signed a contract agreement dated 11 October 2024 with Colspec Construction Limited for the Housing Development of 7 Prince Street. The construction started in December 2024 and is estimated to be completed in April 2026. The total contract price for the project is \$1,601,306 and actual costs for the 2025 financial year was \$84,229.

	2025	2024
Commitments		
Commitments to lease or rent assets		
Current (less than twelve months)	30,000	30,000
Non Current (later than twelve months)	710,000	740,000
Total Commitments to lease or rent assets	740,000	770,000
Commitment to purchase property, plant and equipment		
Current (less than twelve months)	1,308,211	-
Non Current (later than twelve months)	-	-
Total Commitment to purchase property, plant and equipment	1,308,211	-

11. Related Party Transactions

Key management personnel

The Trustees received payment of \$108,741 in the 2025 financial year (2024: \$108,741). Other than Trustees fees there were no other benefits paid to Trustees.

Manawatū District Council

The Manawatū Community Trust is a Council Controlled Organisation of Manawatū District Council. The related party transactions are within a normal supplier or client/recipient relationship on terms and conditions no more favourable or less favourable than those that is reasonable to expect the Trust would have adopted in dealing with the party at arm's length in the same circumstances, except for the \$2,500,000 loan from the Manawatū District Council that interest is only charged on 50% of the outstanding loan balance.

No provision has been required, nor any expense recognised, for the impairment of receivables from related parties.

	2025	2024
The following transactions were carried out with Manawatū District Council:		
Payments		
Loans repaid	353,337	286,558
Rates	145,700	140,406
Volumetric water charges	28,360	58,681
Interest Expense	203,912	143,687
Total Payments	731,309	629,331

2025

2024

Amounts owing at balance date to Manawatū District Council:

Rates	17,489	66,410
Loans Outstanding	4,874,032	4,427,369
Interest Expense	26,281	28,202
Total Amounts owing at balance date to Manawatū District Council:	4,917,803	4,521,981

12. Contingent Liabilities and Guarantees

There are no contingent liabilities or guarantees as at 30 June 2025 (2024: Nil).

13. Capital Management

The Trust's capital is its equity, which comprises Trust capital and retained surpluses. Equity is represented by net assets. The Trust deed requires the Trustees to manage all aspects of the business prudently. The Trust's equity is largely managed as a by product of managing all financial dealings. The objective of managing the Trust's equity is to ensure the Trust effectively achieves its objectives and purpose, whilst remaining a going concern.

14. Events After the Balance Date

On 3 June 2025, the Trust entered into a loan agreement with Central Energy Trust for \$1,000,000. The Loan funds were received after balance date on 17 July 2025. As the funds were not received until after balance date, no liability has been recognised in these financial statements.

There were no other events that have occurred after the balance date that would have a material impact on the Performance Report

15. Explanation of Major Variances Against Budget

Explanations for major variances from the Trust's budgeted figures in the 30 June 2025 statement of intent are as follows:

Statement of Financial Performance

- **Revenue from service delivery grants/contracts (non-government):** Positive variance to budget of \$79,281, due to higher tenancy occupancy rates.
- **Other expenses related to service delivery:** Negative variance to budget of \$113,657, primarily due to increased building repairs and maintenance.
- **Depreciation of property, plant, and equipment:** Negative variance to budget of \$53,072, resulting from completion of residential building improvements and additional residential furniture and fittings installations.
- **Interest on borrowing:** Positive variance to budget of \$86,847, due to bank lower interest rates and increased principal repayments.

Statement of Financial Position

- **Bank accounts and cash:** Positive variance to budget of \$154,890, primarily due to the anticipated costs of the Prince Street development not being incurred in the 2025 financial year.
- **Investments:** Positive variance against budget of \$620,818, funds for the Prince Street development were invested in term deposits until required.
- **Debtors and prepayments:** Negative variance to budget of \$279,777, mainly due to MCT insurance policies were aligned with the June balance date, mitigating the need for accrual of prepaid insurance expenses.
- **Property, plant, and equipment:** Negative variance to budget of \$1,591,159, mainly due to the Prince Street development not being completed in the 2025 financial year.
- **Creditors and accrued expenses:** Positive variance to budget of \$234,477, mainly due to delays in capital projects resulting in lower contractor costs payable.

- **Loans:** Positive variance to budget of \$956,605, mainly due to delays in the Prince Street development resulting in less borrowing required.

Statement of Cash Flows

- **Funding from non-government service delivery grants/contracts:** Positive variance to budget of \$74,393, due to higher tenancy occupancy rates.
- **Payments to related service delivery:** Negative variance to budget of \$251,500, primarily due to increased building repairs and maintenance.
- **Other Payments:** Positive variance of \$83,824, due to lower bank interest rates and increased principal repayments.
- **Cash received from loans from other parties:** Positive variance to budget of \$380,000, due to less funding required for the Prince Street development.
- **Payments to acquire property, plant, and equipment:** Positive variance to budget of \$973,664, mainly due to the Prince Street development not being completed in the 2025 financial year.
- **Repayments of Loans from other parties:** Positive variances to budget of \$74,233, due to lower bank interest rates and increased principal repayments.

There are no other major variances against the prospective statement of financial performance, statement of financial position and statement of cash flows.

Statement of Intent

Manawatū Community Trust
For the year ended 30 June 2025