

HE WHAKARĀPOPOTOTANGA  
O TE PŪRONGO Ā-TAU 2022/23  
**ANNUAL REPORT  
SUMMARY 2022/23**



**Please Note:** this document contains summary financial statements that do not include all the disclosures provides in the full financial statements and cannot be expected to provide as complete an understanding as provided in the full financial statements.

The Annual Report for the 2022/23 year, including full financial statements can be found on the Council's website [www.mstn.govt.nz](http://www.mstn.govt.nz)



# NGĀ HUA O ROTO **CONTENTS**

Our vision and community outcomes ..... 3

Key highlights ..... 4

Mayor’s foreword ..... 7

Our performance..... 10

Non-financial performance .....14

    Roads, streets, footpaths and parking areas..... 16

    Water supplies (urban and rural).....17

    Wastewater services .....18

    Stormwater..... 19

    Solid waste management ..... 20

    Community facilities and parks.....21

    Regulatory services ..... 22

Financial summary .....24

Independent auditor’s report..... 32



TE KOHANGA REO  
O HINETEARORANGI

TE MOEMOEĀ ME NGĀ HUA A TE HAPORI

# OUR VISION AND COMMUNITY OUTCOMES

## Masterton/Whakaoriori: providing the best of rural, provincial living



### An Engaged and Empowered Community

Masterton/Whakaoriori is a positive, strong, inclusive and self-determining community, with equitable opportunities for everyone.



### Pride in our Identity and Heritage

Masterton/Whakaoriori values the place and role of tangata whenua, and is proud of our cultural identity and heritage.



### A Sustainable and Healthy Environment

Masterton/Whakaoriori has rivers we can swim in and drink from, clean air to breathe, green and blue spaces that we can enjoy and share with future generations.



### A Thriving and Resilient Economy

Masterton/Whakaoriori has a strong, sustainable low-carbon economy that supports our people and places.



### Efficient, Safe and Effective Infrastructure

Masterton/Whakaoriori has high-quality and cost-effective infrastructure that meets the current and future needs of our community.

# NGĀ KAUPAPA TĪPAKO

# KEY HIGHLIGHTS



## An Engaged and Empowered Community

- Continued support for the Rural Advisory Group, Refugee Resettlement steering group, and recruitment and establishment of the Masterton District Youth Council.
- Supported Youth Week alongside the Masterton District Youth Council, including an event at the skatepark featuring skate competitions, spot prizes, VR experiences delivered by the library, art activities, live music and a sausage sizzle.
- Continued to be part of Welcoming Communities I Te Waharoa ki ngā Hapori, a programme to support newcomers to feel welcome and able to participate in the economic, civic, cultural and social life of their new community.
- Delivered over 680 programmes to 9,000 people at Masterton District Library. Just under 100,000 people visited the library in person and around 229,000 accessed our services online.
- Worked with dog owners, the SPCA, and wider community to rehome 18 dogs and return 188 dogs to their owners.



## Pride in our Identity and Heritage

- Promoted Te Wiki o Te Reo Māori 2022 (Māori Language Week 2022).
- Celebrated Matariki at our library and provided funding totaling \$3,850 for eleven community Matariki events.
- The archive continued sharing our stories, publishing a range of articles and presenting throughout the community.
- Completed the Whiti-poua walking and cycling bridge across the Waipoua River, collaborating with nine mana whenua artists to tell the stories of Masterton's past, present and future through 50 engraved paewhiri (totara boards).



## A Sustainable and Healthy Environment

- Introduction of new planting themes at Queen Elizabeth Park, reflective of climate impact and future sustainability.
- Established the Masterton District Climate Advisory Group to provide Council with advice, information and recommendations on climate change issues.
- Leased an electric bike for staff travel in Masterton.
- Ordered two hybrid vehicles to replace petrol vehicles in our fleet. Due to supply constraints these will be delivered in the next financial year.
- Continued installation of smart water meters.
- Progressed work to review and update the Wairarapa Combined District Plan.
- Continued work to develop wetlands at the Homebush Treatment Plant.
- Provided funding to eight groups from the inaugural Masterton District Council Community Climate Fund. The funding was allocated to groups undertaking projects that met the themes and goals of the Council's Climate Change Action Plan.



## A Thriving and Resilient Economy

- Processed 154 resource consents and 649 building consents.
- Progressed the Hood Aerodrome Masterplan.
- Provided funding to both Destination Wairarapa and Business Wairarapa to support tourism and business development in the district.
- Contributed to the Wellington Leadership Committee Economic Development workstream, including being part of the Wellington Regional Economic Development Plan Steering Group.
- Provided a one-off grant to Pukaha National Wildlife Centre of \$335,000



## Efficient and Effective Infrastructure

- Completed 2.55km of sewer main renewals and 1.43km of water mains renewals (plus another 1.6km of work in progress).
- Resealed 10.5 km of roads and completed 19,660 cubic metres of unsealed metalling.
- Undertook response work in the wake of Cyclone Gabrielle in February 2023, with the initial focus being on bringing major roads to a safe level of service, reinstating bridge abutments, removing forestry slash and setting up temporary traffic management measures on roads with washouts and dropouts.
- Supplied 4.22 billion litres of safe drinking water to the community.
- Progressed work under the Hood Aerodrome Masterplan to support development of the aerodrome, including tendering the stage 1 runway improvements.
- Commenced work to add 16 new car parks at Panama Village for use by tenants and caregivers.

We also provided Community Wellbeing, Events, and Arts funding to a number of individuals, community groups and organisations over the 2022/23 year supporting them to undertake projects and initiatives that support the wellbeing of our community:

- Community Wellbeing Grants – 34 out of 36 applicants were allocated community wellbeing funding, with a total amount of \$126,240. The grants, ranging from \$1,000 to \$12,000, provided assistance towards operating expenses, training, programmes and community needs-related projects.
- Community Events Fund – 18 of 19 applicants were allocated community events funding totaling \$78,026. Funding applications were for sporting, community, and cultural-related events.
- Masterton Arts Fund – four applicants were allocated Masterton Arts Funding. This included funding for: 2023 Young Readers Programme; Masterton Theatre Company’s Aladdin and the Curse of Qataban performance; Preserving our Cinematic Stories; and Yarns in Barns as part of the Wairarapa Festival of Reading.

In addition, funding arrangements confirmed through the 2021-31 Long-Term Plan process continued for a range of groups that contribute to wellbeing in our community. These groups include Masterton Foodbank, Waiwaste Food Rescue, Riversdale Beach Surf Lifesaving Club, Fab Lab, and Te Āwhina Community Hub.





# KŌRERO WHAKATAKI A TE KOROMATUA MAYOR'S FOREWORD

E ngā iwi, e ngā karangataha, te iti me te rahi, tēnā koutou, tēnā tātou.

Over the year to 30 June 2023, Masterton District Council has continued its commitment to serving the community. Our financial plan and performance measures, set through our Long-Term Plan process, have guided our actions and our accomplishments. These achievements underscore how our efforts have contributed to improvements for our community. However, as we reflect on the year, it is important to also acknowledge some of the challenges faced by our community.

The COVID-19 pandemic situation has moved on and evolved, with the bulk of controls and restrictions that were put in place to manage the outbreak now lifted. However, our ability to deliver has been impacted by several associated factors. The high levels of inflation have led to increased costs across the board, making it more expensive to deliver services. Resourcing remains a challenge, with the tight labour market and low levels of immigration through the COVID period presenting employment challenges for both the Council and contractors. Supply of plant and materials has remained constrained as operations across the globe slowly return to normal.

Weather challenges were significant this year. After a very wet winter, we felt the impact of both Cyclone Hale and Cyclone Gabrielle in early 2023. Cyclone Gabrielle in particular hit parts of the district hard with extensive flooding in the Tinui district, major rural road damage, and coastal settlements being cut-off. Our initial response was designed to re-establish road access for those isolated communities and provide a welfare response for the people impacted. Our roading team has worked progressively since then to repair and re-establish the network, a job that remains ongoing into 2024.

Following the initial Civil Defence and roading response, work transitioned into recovery, with the establishment of the Wairarapa Recovery Office, a joint venture by all three Wairarapa district councils, based in Masterton. One of the first tasks of that unit was to run a process to distribute donations made to the Wairarapa Mayoral Relief Fund. Our thoughts are with those who were impacted by these weather events, particularly those who suffered damage to houses, properties and livelihoods.

The severe and repeated wet weather events have impacted the ability of the Masterton wastewater network to cope with infiltration and inundation of stormwater and groundwater. As a result, on a number of occasions areas of the town have experienced surcharging sewers, with some residents not able to use the wastewater system for days at a time and some of those having wastewater discharge on their properties. The Council has responded to these events by providing interim solutions and cleanup on private properties as well as focusing on medium-term solutions to reduce the infiltration. The sewer renewal programme was ramped up during the year, while Government Three Waters 'Better Off' funding was also channeled into this work.

The difficulties our community encountered over the past year have been formidable. Nevertheless, amidst these challenges, we have also found reasons to celebrate some successes.

The 2022 Local Government election included, for the first time, a Māori ward, which enhances representation at the Council table for Māori in our community. Mana whenua representatives have continued to participate in and contribute to Council decision-making. We also provided grants to support Matariki events and support the celebration of our Māori culture and heritage.

We continued our work in the climate space, with the Masterton District Climate Change Action Plan adopted by the Council in September 2022. A Climate Advisory Group, made up of community members, was established to provide the Council with advice, information and recommendations on issues associated with climate change that are affecting the Masterton District.

We've continued to deliver business-as-usual services, including processing close to 400 Land Information Memorandums (LIMs), more than 640 building consents, and completing on average more than 100 building inspections each week.

Despite the challenges posed by rising costs, resourcing constraints, and high levels of rainfall, our teams resealed 10 kilometres of roads, delivered 4.22 billion litres of safe drinking water, and continued an ambitious programme of renewing sewer and water mains.

The Council's financial performance has been sound with an operating surplus of \$10.56 million, generated by revenue received to fund capital and renewal projects.

It has been another busy and successful year for the Council. Thank you for working with us.



A handwritten signature in black ink, which appears to read "Gary Caffell". The signature is written in a cursive style.

Gary Caffell, Mayor

# TAUĀKI PAEARU MAHI

# OUR PERFORMANCE

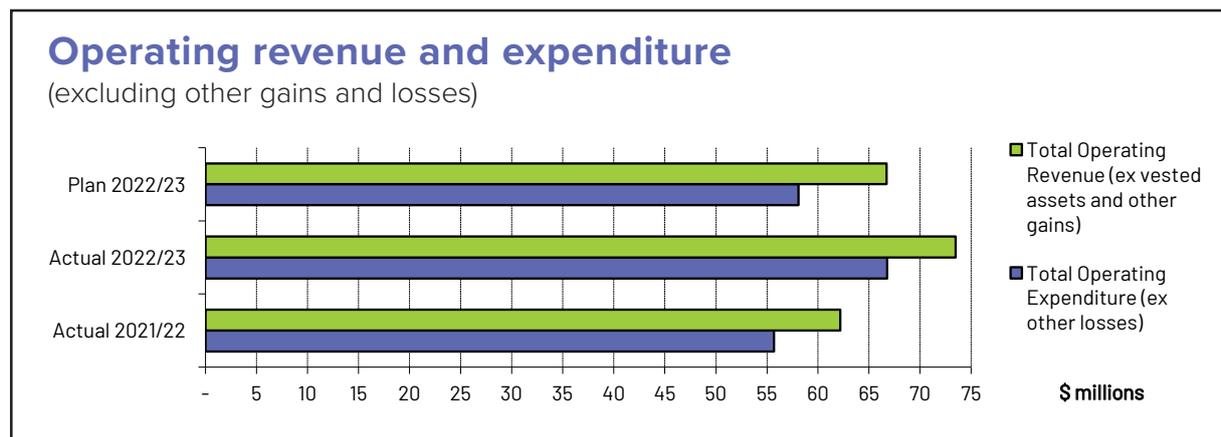
## Overall financial and non-financial results

The Council's financial performance has been sound with an operating surplus of \$10.56 million generated by revenue received to fund capital and renewal projects. The impact of the weather events can be seen in the operating expenditure (excluding depreciation and other losses) at \$49.5 million or 17.6 per cent more than planned. Offsetting this operating income (excluding other gains ) of \$73.5 million or 10.2 per cent more than the planned level.

The operating surplus of \$10.56 million includes \$5.44 million of assets vested from subdivision developers and financial instrument revaluation gains of \$0.74 million. The surplus after excluding vested assets and valuation gains and losses was \$6.73 million, compared to the planned \$8.62 million.

Total capital expenditure (excluding vested assets) was \$28.95 million against the planned total of \$40.91 million - some 70.8% (last year 59.3 per cent). Delays and slow progress on several major projects have contributed to that lower level of spending, in particular the Animal Shelter and the Airport upgrade account for much of the under-spent capital budget.

The graph that follows shows the 2022/23 financial performance compared to the Annual Plan and prior year. In summary, both expenditure and revenue are more than planned, resulting in a surplus of \$6.73 million (before vested assets and other gains and losses). The planned and actual surplus represents external funding that has helped fund capital expenditure, particularly to reinstate roading assets.



Rates revenue made up 47 per cent of effective operating revenue and rates arrears were 1.7 per cent of the amount levied, an increase from 1.3 per cent at the same time last year. The slowing economy and impacts of inflation on many households is likely to be the reason for the small increase in numbers and value of rates arrears.

We revalued our infrastructural assets as at 30 June 2023 and land and buildings assets as at 30 June 2021. The 2023 revaluation resulted in a further uplift in these asset values of 8.7 per cent following a fair value increase that was allowed for in 2022. The Plan did not anticipate a value increase.

We continued to deliver on our maintenance and renewal programmes for roads and other assets within the road corridor, water supplies, wastewater systems and stormwater assets, and we've continued our catch-up on maintenance and renewals of our district facilities.

We spent 70.8 per cent of the capital expenditure programme (\$28.95 million) and had \$5.44 million added to the Council's assets as infrastructure vested as part of subdivision developments. This compares to the prior year where \$24.6 million was achieved. Three capital projects - the animal shelter, airport upgrade and Millard Avenue urbanisation - were not progressed as quickly as anticipated and these make up a large proportion of the under-spent capital. More than planned capital expenditure was expended on water and wastewater network renewals due to both project delivery timing and decisions to increase the programme of work on these asset renewals.

We completed \$10.3 million of subsidised roading renewals and upgrading work, including the Colombo Road bridge replacement. This is 89 per cent of planned work as contractor resources were diverted into emergency response and repairs to roads after more major storm events followed on from February 2022. Events in July 2022, January and February 2023 resulted in further damage to the network. A total of \$3.5 million of unplanned capital work was completed on retaining walls and road renewals as a response to the storm events. A further \$5.14 million (unbudgeted) was spent on immediate responses to the storm damage. Funding assistance from Waka Kotahi allowed this work to proceed with haste, but Council's unbudgeted share of the extra costs has been \$1.85 million.



Our 2021-31 Long-Term Plan identified three major projects:

- Through the 2021-31 LTP process Council resolved to make the vacant land at Panama Village on Ngaumutawa Road available for someone else to build public housing on. Following the LTP amendment in 2021/22, Council has been progressing work for the High Court application to seek permission to sell the vacant land.
- Funding for the Civic Facility project, which includes the Masterton District Library and Archive, was a topic for consultation in the 2021-31 Long-Term Plan (LTP). The Council's 2020/21 Annual Plan resolution committed to building a new civic centre. Following the receipt of updated cost estimates for the Civic Facility in 2022, and public consultation as part of the 2023/24 Annual Plan process, Council has resolved to explore alternative options ahead of consultation as part of the 2024-34 Long-Term Plan.
- We also consulted on options for the Town Centre Revamp project as part of the 2021-31 LTP process. The decision was made to defer the start of significant work to 2024, and then proceed with the full Masterton Revamp programme of work over a 10-year period. This will be revisited as part of the 2024-34 Long-Term Plan process.

2022-23 has again seen the capital expenditure on sewer main renewals exceed planned levels (\$3.15 million vs plan of \$1.52 million). This has occurred as a response to the weather-related flooding and sewer overflow events. The extra expenditure has been an attempt to reduce storm and ground water getting into the wastewater network. The extra funding needed has come from Government's Three Waters 'Better Off' funding, Council's depreciation funds and new loans. The success of the additional renewals work has yet to be assessed, but the issues do not have a 'quick fix' and will require a long term renewal strategy, including renewing pipes on private properties.

The level of subdivision activity and new residential building remained high during the year. This is seen in financial contributions from developers being \$3.66 million, or \$0.8 million more than last year. Income from building consent fees was \$1.44 million, or 12 per cent less than planned and last year. Assets worth \$5.44 million have been vested in the Council from subdivision development.

We met 76.7 per cent of our non-financial performance measures, an improvement on the previous year. In particular, community facilities and activities have seen an increase in the number of measures that have been achieved, associated with increasing usage trends in the Library and Recreation Centre compared to the previous Covid-19 impacted years. Highlights in our non-financial reporting include strong results in our water supply activity with seven out of nine measures (77.8 per cent) achieved, stormwater with four out of five measures achieved (80 per cent) and in roading where five out of six measures (83.3 per cent) were achieved.



## Cyclone Gabrielle and weather response and impacts

The Masterton District has been significantly impacted by rain and weather events over the past 18 months. Cyclone Gabrielle, which hit the district in February 2023, had a particularly devastating impact in areas like Tinui, where floodwaters impacted homes and businesses, with many still feeling the effects. These events have impacted our ability to deliver some aspects of our business-as-usual work, as efforts have been directed to response and recovery.

The Masterton urban area has also been impacted by the weather events, with heavy rain and continually high groundwater conditions causing the wastewater network to not cope due to infiltration. There have been properties which have not had wastewater services on three or four separate occasions over the course of the year for periods of several days. Temporary services such as portaloos have been provided and property cleanups have been done following overflow events. At the end of June 2023, installation of improved mitigations had started, including back-flow valves and emergency holding tanks on the worst affected properties.

The financial impacts of the weather events have come through additional spending on:

1. Roading maintenance (\$5.13 million of emergency response costs) and unplanned roading capital expenditure on assets such as retaining walls (\$4.7 million)
2. Wastewater network renewals (\$3.9 million versus the plan of \$1.52 million)
3. Operating costs in the wastewater reticulation and stormwater activities being \$0.9 million more than planned (some 53%)

## COVID-19 response and impacts

In March 2023, the World Health Organization (WHO) declared that Covid-19 no longer represented a “global health emergency”. The statement represented a major step towards ending the pandemic, three years after WHO first declared its highest alert level for the virus.

The economic impacts in the aftermath of the pandemic have seen inflation spike and supply chain shortages. The costs of many projects the Council has had planned have escalated and this has resulted in reconsideration of some of them.

# PAEARU MAHI KORE PUTEA

# NON-FINANCIAL PERFORMANCE

Our 2021-31 LTP defines the level of service we aim to achieve for each of our eight activity areas. Performance targets are set that assist us to measure how well we are delivering that level of service.

The LTP includes 43 performance targets across council activities.

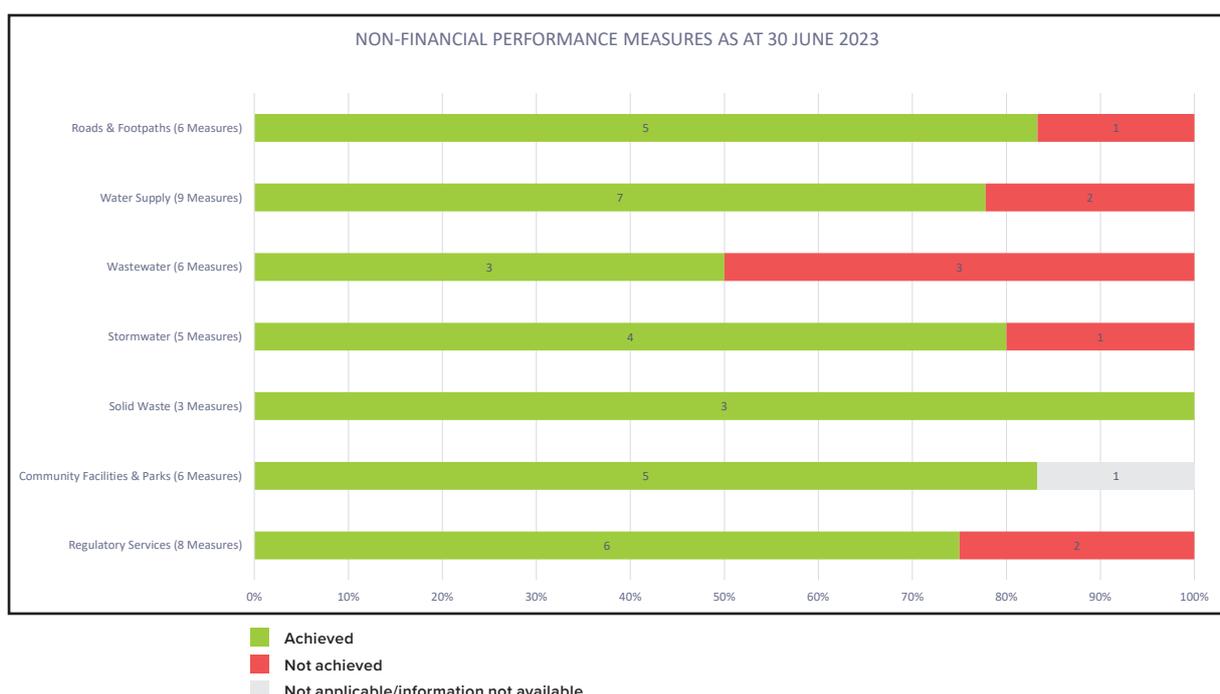
The graph that follows shows that we achieved 33 of our 43 targets (76.7 per cent) and did not achieve 9 targets (20.9 per cent). One measure (2.3 per cent) was not available to report.

This is the second year of reporting against the 2021-31 LTP.

Our water infrastructure activities have generally performed well against targets. However, the higher than usual rainfall experienced in the district since February 2022 impacted wastewater and stormwater results in 2022/23. Three of the six wastewater measures, and one of the five stormwater measures, were not achieved.

We received a higher number of complaints about our wastewater service, primarily related to continued issues with the wastewater network resulting from high groundwater tables. In the February heavy rainfall events, 29 portaloos were deployed on a pre-emptive basis.

The COVID-19 pandemic situation has evolved, with the bulk of the controls and restrictions put in place by the Government to manage the outbreak now lifted. However, there remains a long tail to the impact, with economic and social disruption. Global supply lines for goods continue to be impacted, contributing to the high levels of inflation that we are seeing both nationally and internationally. Despite the recent upturn in immigration, many sectors are still facing staffing challenges due to the delayed impacts of previously closed borders.



## Resident satisfaction

Key Research, an independent research company, undertook a Resident's Satisfaction Survey on behalf of Council. Data was collected in two waves, between 20 Feb – 22 March (wave 1) and 3-31 May 2023 (wave 2). The results of the survey will help to inform our long-term planning.

A total of 3,200 invitations were posted to Masterton residents randomly selected from the electoral roll, and 490 responses were received. Highlights of the 2023 Satisfaction Survey included:

### Overall performance

- Overall Satisfaction with Masterton District Council - 41%
- Satisfaction with Reputation - 46%
- Satisfaction with Services and Facilities - 57%
- Satisfaction with Value for Money - 45%

### Overall Satisfaction with Services by Category

- Parks, Reserves & Open Spaces - 74%
- Waste Management - 69%
- Water Management (water, stormwater and wastewater) - 52%
- Regulatory Services - 47%
- Roads and Footpaths - 31%

### Within service categories satisfaction ratings overall were highest for:

- Parks, Reserves and Green Spaces - 82%
- Sports fields and Playgrounds - 75%
- Library and Archive - 74%
- Kerbside Recycling Collection - 74%
- Kerbside Rubbish Collection - 72%

### Within service categories satisfaction ratings overall were lowest for:

- Roads throughout the district - 27%
- Ease of moving around district - 35%
- Planning Services - 35%
- Stormwater Services - 36%
- Building Services - 39%
- Hood Aerodrome - 39%



BAG STATION

FILL UP AGAIN

MINDFULNESS CARDS

INTERIORS

NATURAL COM  
THANK Y  
HELPED  
NAMASTE

NGĀ HUARAHĪ WAKA, ARA-HIKOI, ME NGĀ TŪRANGA WAKA  
**ROADS, STREETS, FOOTPATHS  
 AND PARKING AREAS**



We provide a safe and efficient local transport network throughout the Masterton District. This involves the construction, management, and maintenance of road, street and footpath networks including pavements, bridges, traffic services, on and off-street parking and streetlights.

Measures of success in this area include:

- quality of ride on sealed local road network
- reducing the number of serious crashes
- road resurfacing
- condition of footpaths
- customer service requests responded to within specified timeframes.

Five of the six performance measures for this activity (83 per cent) were achieved in 2022/23.

While the impacts of Cyclone Gabrielle were felt across the district, Tīnui and surrounding areas were the worst impacted.

The initial response focused on bringing major roads to a safe level of service, reinstating bridge abutments, removing forestry slash and setting up temporary traffic management measures on roads with washouts and dropouts. Moving into the recovery phase, specialist assessment is taking place to identify the type and scope of the work required, and the associated costs.

**KEY HIGHLIGHTS**

RESEALING OF  
**10KM**  
 OF ROADWAY

REPLACEMENT  
 OF THE SOUTH BOUND LANE OF  
**COLOMBO ROAD  
 BRIDGE**

REHABILITATION OF  
**1.6KM**  
 OF SEALED ROAD  
 PAVEMENT

RESURFACED  
**4.3KM**  
 OF SEALED FOOTPATH

**19,660**  
 CUBIC METRES  
 OF UNSEALED  
 METALLING  
 COMPLETED

HOPUA WAI (TĀONE ME TE TAIWHENUA)

# WATER SUPPLIES (URBAN AND RURAL)



Water is provided to the Masterton urban reticulation system, Tinui, and the Waingawa industrial area. In rural areas, we provide non-drinking water to rural water schemes and water race supplies. We own and maintain a network of water mains, trunk mains, tanks, reservoirs, and water treatment facilities at Kaituna and Tinui.

Measures of success in this area include:

- reducing the number of complaints about clarity, taste, pressure etc
- improving our response time for urgent and non-urgent callouts
- reducing the percentage of water lost from Council's reticulation system
- compliance with drinking water standards.

Seven of the nine performance measures for this activity (78 per cent) were achieved in 2022/23. One not achieved relates to the average consumption of drinking water per day per resident within the district.

The other not achieved relates to the old and new Drinking Water Quality Assurance Rules (DWQAR) - Bacterial Compliance. Standards weren't achieved due to the need to install new monitoring equipment for this standard. This equipment has now been installed. It is expected that this measure will be achieved for next year.

It is important to note that the non-achievement of the two measures described above does not reflect any issues with the safety of Masterton's drinking water.

## KEY HIGHLIGHTS

CONTINUED ACCESS PROVIDED TO A SEPARATE FLUORIDE-FREE WATER SUPPLY



THE SUPPLY OF **4.22** BILLION LITRES OF SAFE DRINKING WATER TO THE COMMUNITY



TĪNUI WATER TREATMENT PLANT BACK UP AND OPERATIONAL WITHIN **24 HOURS** AFTER DAMAGE CAUSED BY CYCLONE GABRIELLE

# RATONGA WAI PARU WASTEWATER SERVICES



Wastewater services are provided to approximately 9,600 residential, commercial, and industrial properties in the urban area, Waingawa industrial area, Riversdale, Castlepoint, and Tinui. This includes maintaining our network of pipes, pump stations, treatment plants, wetland cells, and a waste stabilisation pond.

Measures of success in this area include:

- reducing the total number of complaints related to odour, system faults, blockages, etc
- reducing the time taken to resolve complaints
- reducing number of dry-weather overflows
- compliance with resource consents
- alternative system provided where loss of service exceeds 24 hours.

Three of the six performance measures for this activity were achieved (50 per cent) in 2022/23.

Cyclone Gabrielle, which struck New Zealand in February 2023, impacted results for this activity and contributed to the non-achievement of targets in 2022/23.

The number of complaints about our wastewater service increased, from 152 in 2021/22 to 257 in 2022/23. The higher number of complaints were primarily related to continued issues with the wastewater network resulting from high groundwater tables. The higher than usual rainfall over the last year has resulted in overflows of the wastewater network.

## KEY HIGHLIGHTS

THE RENEWAL OF  
**2KM** OF SEWER  
MAINS IN MASTERTON

**\$2.675**  
**MILLION**  
THREE WATERS  
BETTER OFF FUNDING  
ALLOCATED TO  
WASTEWATER  
RENEWALS  
**\$\$\$\$\$**

AVERAGE RESPONSE TIME FOR COMPLAINTS:  
**52 MINUTES**

# WAIMARANGAI STORMWATER



We own and maintain a network of pipes, manholes, and some river stopbanks along the Waipoua, Waingawa and Ruamāhanga Rivers. We also contribute to designated stopbank protection works on these rivers.

Measures of success in this area include:

- reducing the number of complaints received about performance of the stormwater system
- reducing the number of flooding incidents and impact on buildings
- improving our response time in attending a flooding event.

Four of the five performance measures for this activity (80 per cent) were achieved in 2022/23.

## KEY HIGHLIGHTS

**100%** ✓✓✓  
**COMPLIANCE WITH  
RESOURCE CONSENTS**

RESPONDED TO  
**300MM** **24**  
OF RAIN OVER **HOURS**  
DURING CYCLONE GABRIELLE



TARI WHAKARITE PARAPARA

# SOLID WASTE MANAGEMENT



The current refuse collection and transfer station operations, gate fee collection, composting, and recycling services at Nursery Road, and in rural areas, are carried out under performance-based contracts let by competitive tender to the private sector.

We own, maintain, and manage a main transfer and recycling station (Nursery Road, Masterton), and two rural transfer stations (Castlepoint and Riversdale), including associated buildings and the weighbridge at the urban transfer station.

Measures of success in this area include:

- reducing waste to landfill
- reducing number of call backs due to noncollection of official rubbish bags
- operating within our resource consents.

All three performance measures were achieved for this activity, which is an improvement on the two of the three (67 per cent) achieved in 2020/21 and 2021/22.

## KEY HIGHLIGHTS

**9,478**  
PROPERTIES  
PROVIDED WITH  
KERBSIDE RUBBISH  
AND RECYCLING  
COLLECTION



**100%** ✓✓  
COMPLIANCE WITH  
RESOURCE CONSENTS



# NGĀ WHARE O TE HAPORI ME NGĀ PĀKA COMMUNITY FACILITIES AND PARKS



We provide and support a wide range of facilities and parks throughout the district for use by the community. The facilities we provide include:

- Library and archive.
- Property (76 senior housing units, 13 public toilets, seven rural halls, rural holding paddocks, small roadside forestry blocks, Mawley Holiday Park camping ground, and other rental properties).
- 215 hectares of urban and rural parks, reserves and sports fields.
- Trust House Recreation Centre (including a stadium and a range of indoor and outdoor pools).
- Five cemeteries.
- Hood Aerodrome.

Measures of success in this area include:

- Percentage of Council parks and open spaces urgent customer service requests resolved within 4 work hours
- Number of people using the recreational trails that are part of our parks and reserves network
- number of people using the Trust House Recreation Centre.

Five of the six performance measures for this activity (83.3 per cent) were achieved in 2022/23.

## KEY HIGHLIGHTS



**1088** DELIVERIES OF BOOKS  TO THOSE WHO ARE UNABLE TO LEAVE THEIR HOMES

# MANA WHAKARITERITE REGULATORY SERVICES



We provide regulatory services in order to sustainably manage the development and protection of natural and physical resources and to protect the safety and wellbeing of the community.

Regulatory Services have responsibilities under legislation, including in the following areas:

- Resource Management and Planning
- Building Control
- Environmental Health and Alcohol Licensing
- Bylaws
- Parking Control
- Animal Control
- Civil Defence and Emergency Management.

Measures of success in these areas include:

- response time to attend Priority 1 urgent callouts (e.g., dog attacks)
- response time to attend noise control callouts
- number of animal control community education and engagement activities
- percentage of building consents processed within regulatory timeframes
- percentage of code compliance certificates processed within regulatory timeframes
- percentage of resource consents processed within regulatory timeframes
- percentage of commercial Building Warrant of Fitness' (BWOFs) that have been reviewed within 20 working days of their due date.
- proportion of known swimming pools that have been inspected.

Six of the eight performance measures for this activity (75 per cent) were achieved in 2022/23.

# KEY HIGHLIGHTS

**649**   
BUILDING CONSENTS PROCESSED

WITH AN AVERAGE PROCESSING TIME OF  
**17 DAYS** 

**AND 5728**   
BUILDING INSPECTIONS

**18** DOGS REHOMED  **188** DOGS RETURNED TO THEIR OWNERS 

**187** OF FOOD, PERSONAL SERVICES AND   
INSPECTIONS OR VERIFICATIONS ALCOHOL PREMISES

**154**  **AND 390** LAND INFORMATION MEMORANDUM (LIMS) PROCESSED   
RESOURCE CONSENTS





# HE WHAKARĀPOPOTOTANGA PŪTEA **FINANCIAL SUMMARY**

## Summary financial statements

The specific disclosures included in these summary financial statements have been extracted from the full financial statements adopted by the Council on 29 November 2023.

The full financial statements of the Council were prepared in accordance with the requirements of the Local Government Act 2002, which includes the requirement to comply with New Zealand generally accepted accounting practice (NZ GAAP), and in accordance with the PBE (public benefit entity) standards for a Tier 1 entity. The Council complied with the Local Government Act 2002 except as noted below (last bullet point).

The summary financial statements comply with the PBE Tier 1 Standards (IPSAS) as they relate to summary financial statements. They are presented in New Zealand dollars and all values are rounded to the nearest thousand (\$000).

- The Summary Statements of Financial Performance, Comprehensive Revenue and Expense, and Changes in Equity present the financial performance and equity movements of the Council. These statements summarise operating income and expenditure as well as other financial transactions that have impacted on the Council's net equity.
- The Summary Statement of Financial Position presents the assets we own and the liabilities we owe to other parties.
- The Summary Statement of Cashflows shows how we generated and used cash.
- The summary financial statements do not include all the disclosures provided in the full financial statements and cannot be expected to provide as complete an understanding as provided by the full financial statements.
- The full financial statements are included in the 2022-23 Annual Report which is available on the Council website: [www.mstn.govt.nz](http://www.mstn.govt.nz)
- This summary financial report has been examined by the auditor for consistency with the full financial report and an auditor's report is included with this summary.
- The full Annual Report received an unqualified audit opinion and contains an emphasis of matter on the uncertainty over the Water Services Reform programme.
- Legislative Compliance: Section 98 of the Local Government Act 2002 requires Masterton District Council to prepare and adopt an annual report within four months after the end of each financial year. The Annual Report 2022/23 was adopted by resolution of Masterton District Council on 29 November 2023. The delay was a result of a combination of resourcing issues and valuation delays.

## Summary statement of comprehensive revenue and expense

### for the year ended 30 June 2023 - Masterton District Council

This statement shows the revenue Council received and what was spent on delivering services during the year.

Overall Council has achieved a surplus lower than budget for the year, mainly due to unbudgeted costs of storm

	Actual 2022/23 \$000	Budget 2022/23 \$000	Actual 2021/22 \$000
<b>REVENUE</b>			
Rates revenue	37,753	37,679	34,776
Other operating revenue (incl roading subsidies)	34,709	28,676	26,979
Finance revenue	1,027	357	418
Capital revenue (incl vested assets & valuation gains)	6,452	4,369	6,300
<b>TOTAL REVENUE</b>	<b>79,941</b>	<b>71,081</b>	<b>68,473</b>
<b>EXPENSES</b>			
Finance costs	2,538	1,709	1,904
Depreciation & amortisation	17,226	15,967	14,527
All Other Expenses	46,995	40,420	39,242
Other losses (incl write offs on disposal)	2,623	-	2,884
<b>TOTAL EXPENSES</b>	<b>69,382</b>	<b>58,096</b>	<b>58,557</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>10,559</b>	<b>12,985</b>	<b>9,916</b>
Income Tax Expense	-	-	-
<b>NET SURPLUS/(DEFICIT) AFTER TAX</b>	<b>10,559</b>	<b>12,985</b>	<b>9,916</b>
<b>OTHER COMPREHENSIVE REVENUE AND EXPENSE</b>			
Increase/(decrease) in asset valuations	76,544	-	129,409
Change in value of financial assets at fair value through comprehensive revenue & expense	-	-	(4)
<b>TOTAL COMPREHENSIVE INCOME AND EXPENSE</b>	<b>87,103</b>	<b>12,985</b>	<b>139,321</b>

### EXPLANATION OF THE MAJOR VARIANCES

**Operating revenue** - is \$8.9m or 12.5% more than planned. Subsidies & grants of \$20.6m was \$6.3m (43.8%) more than planned. The majority of this variance is due to Waka Kotahi roading subsidy of \$17.5m vs a Plan of \$10.4m - the extra being due to subsidies on storm damage costs incurred during the year (and not planned).

**Capital revenue** - this includes \$5.44m of infrastructural assets vested in the Council from new subdivisions and gains on revaluation of other assets of \$0.85m. Finance revenue of \$0.67m due to higher interest rates and interest from drawn down funds prior to debt repayment.

**All Other Expenses** - \$6.6m or 16.3% more than planned. Roading operating costs, excl depreciation, were \$5.9m (75.4%) more than planned. This variance is largely the result of storm damage response and cleanup costs of \$5.1m (unplanned). Waka Kotahi subsidy has been taken into account to fund a high proportion of this cost, but the Council has had to draw on the Flood Damage Reserve to fund the balance, leaving that reserve in deficit.

Operating costs across the 3 waters, excluding depreciation, totalled \$9.6m (last year \$8.2m). This was 30% more than planned. Additional revenue of \$0.5m (including stimulus funding) helps offset some of this extra spending, but costs associated with responding to the weather events during the year have resulted in this significant over-expenditure. Less funds have been able to be put aside into depreciation reserves as a result of the higher operating costs

**Other losses** were not allowed for in the 2022/23. Other losses include writing off residual value of assets renewed (\$2.27m) and a loss of \$0.18m against the carrying value of the bond investment funds. Carbon credits on forestry assets also lost value.

**Depreciation** - increased following an unplanned fair value adjustment as at 30 June 2022 on infrastructural assets.

## Summary statement of financial position

as at 30 June 2022 - Masterton District Council

What we own and what we owe to other people is summarised below.

	Actual 2022/23 \$000	Budget 2022/23 \$000	Last Year 2021/22 \$000
Current assets	22,912	16,999	20,974
Non-current assets	1,116,266	992,057	1,025,757
<b>TOTAL ASSETS</b>	<b>1,139,178</b>	<b>1,009,056</b>	<b>1,046,731</b>
Current liabilities	20,027	18,874	19,283
Non-current liabilities	46,720	53,187	42,120
Ratepayers' equity	1,072,430	936,995	985,328
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>1,139,178</b>	<b>1,009,056</b>	<b>1,046,731</b>

### EXPLANATION OF THE MAJOR VARIANCES ARE:

Current assets - higher than planned as there were more receivables, particularly Waka Kotahi roading subsidies on storm damage work.

Non-current assets - infrastructural assets are \$133.5m (16.1%) more than planned due to the revaluation of this class of assets being more than was anticipated in the Plan. The increase in value reflects the higher costs of replacing these assets in the current high inflationary environment

Current liabilities - Creditors & other payables are \$13.76m which is 35.3% more than the last year due to the higher value of construction work underway at 30 June 2023. Employee liabilities have increased 4.8% on last year. This includes holiday pay liability increasing 0.3%.

Non-current liabilities - less than budgeted due to less borrowing for capital projects. The valuation of derivative financial instruments reflects the financial market-based valuation where these instruments are now 'in the money'.

## Summary statement of changes in equity

for the year ended 30 June 2023 - Masterton District Council

Changes in equity shows the movement in the net assets that ratepayers own. The variance in special funds and restricted reserves (actual vs budget) is a result of greater financial contributions, less capital expenditure being drawn from these funds than planned and surplus funds identified to carry forward. The large increase in the revaluation reserve is due to higher than expected valuation of infrastructural assets to recognise fair value at 30 June 2023.

	Actual 2022/23 \$000	Budget 2022/23 \$000	Last Year 2021/22 \$000
<b>Equity at the beginning of the year</b>	985,328	924,010	846,007
Total Comprehensive Revenue & Expense	87,103	12,985	139,321
<b>EQUITY AT THE END OF THE YEAR</b>	<b>1,072,431</b>	<b>936,995</b>	<b>985,328</b>
Comprising:			
Retained earnings (ratepayers' equity)	472,930	477,197	456,715
Revaluation reserves	574,738	436,969	500,293
Special funds & restricted reserves	24,763	22,829	28,320
<b>EQUITY AT THE END OF THE YEAR</b>	<b>1,072,431</b>	<b>936,995</b>	<b>985,328</b>

## Summary statement of cashflows

for the year ended 30 June 2023 - Masterton District Council

The following table summarises how the Council generated and used cash during the respective financial years. Cash from operating activities was within 10% of the the level budgeted. Cash applied to investing activities is less than plan due a number of capital projects not proceeding as planned. The budget for cash flow from financing activities anticipated borrowing externally which wasn't required due to the delay in progressing some larger projects .

	Actual 2022/23 \$000	Budget 2022/23 \$000	Last Year 2021/22 \$000
Net cash flow from operating activities	26,844	29,393	18,295
Net cash flow from investing activities	(30,772)	(35,498)	(20,499)
Net cash flow from financing activities	1,700	5,194	1,500
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(2,228)</b>	<b>(911)</b>	<b>(704)</b>
Cash and cash equivalents at beginning of the year	6,323	13,359	7,027
<b>CASH, CASH EQUIVALENTS AND BANK ACCOUNTS AT THE END OF THE YEAR</b>	<b>4,094</b>	<b>12,449</b>	<b>6,323</b>

## Summary statement of capital expenditure

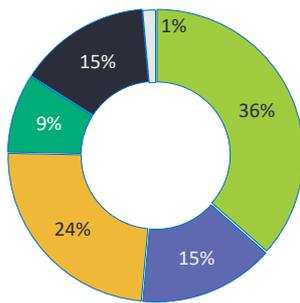
for the year ended 30 June 2023 - Masterton District Council

The table below shows a capital expenditure total of \$34.4 million against a Budget of \$40.9 million.

	Actual 2022/23 \$000	Budget 2022/23 \$000	Last Year 2021/22 \$000
Roading renewals programme	4,923	5,801	5,049
Other roading, streetlighting & footpaths	10,372	11,985	3,508
Town centre renewal project	168	667	248
Water supply renewals & land for water storage	3,651	2,905	5,149
Wastewater treatment & disposal renewals	398	1,655	488
Sewerage network renewals	3,863	1,524	1,975
Stormwater upgrades	475	475	498
Riversdale & Castlepoint sewerage schemes	63	355	32
Solid waste management projects	18	170	181
Parks, Reserves & Sports facilities upgrades	1,035	2,290	2,893
Recreation Centre renewals	288	625	126
Waiata House & Civic Centre	357	470	410
Airport upgrades & renewals	1,550	6,718	643
Other property	365	1,796	489
Library books & other capital	832	850	215
Other assets	592	2,620	970
Vested Assets	5,440	-	1,724
<b>TOTAL CAPITAL EXPENDITURE</b>	<b>34,390</b>	<b>40,906</b>	<b>24,597</b>

Note: explanation of variances against Plan can be found in Note 31 in the Annual Report.

## Operating revenue \$73.5m



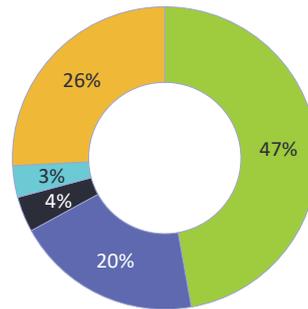
- Targeted Rates, value-based
- Targeted Rates, uniform charges
- NZTA subsidies
- Regulatory user charges & contributions
- Other services user charges & income
- Interest income

51.4% of revenue came from rates. The Council sets targeted rates, split between urban and rural wards and uses both land value and capital value of properties to base the rates payable. Uniform charges are also used to spread a portion of the costs of Council services across properties, also on a targeted basis.

NZTA subsidies were \$7.1m more than planned due to additional revenue relating to flood and storm damage recovery, while regulatory & other contribution income was 9% of total revenue (\$5.6m).

Not included in the graph above is income of \$5.4m which recognised the value of vested assets taken over by the Council from developers of subdivisions and \$2.6m of losses and \$1.0m of gains due to valuation changes and residual value of assets on disposal.

## Costs incurred \$66.8m



- Expenditure on operating activities
- Employees & elected representative costs
- Interest expense
- Grants & funding to external organisations
- Depreciation

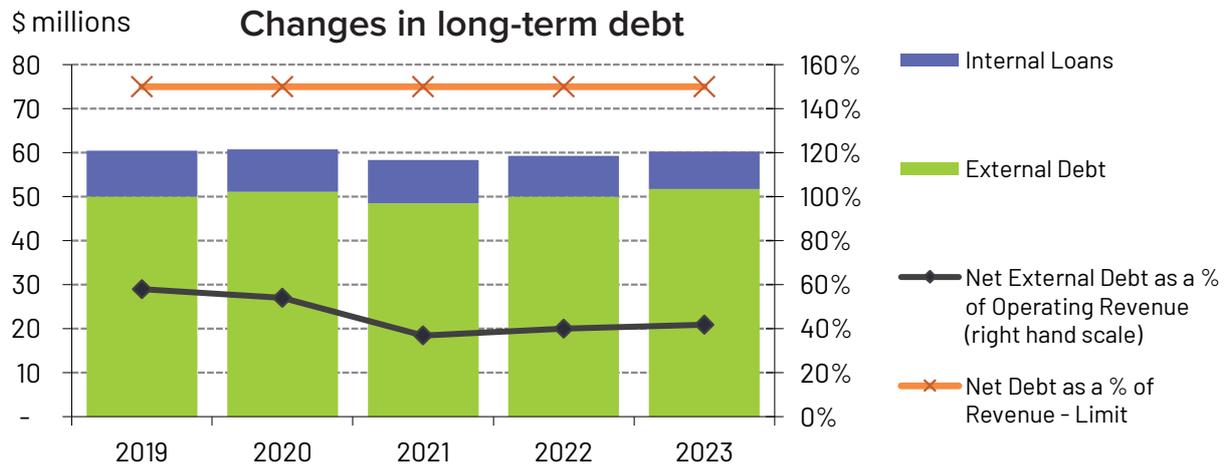
Council incurs costs to provide services necessary for the district to function. These include maintenance of infrastructure for water supply, wastewater and solid waste services, roads and footpaths, sporting and recreational facilities and Council property such as housing for the elderly and public toilets.

Personnel costs of \$13.2m were 19.8% of total operating costs and 6.4% less than budgeted. Operating expenditure was up 27.2% up on the budgeted level largely due to the costs of responding to weather events.

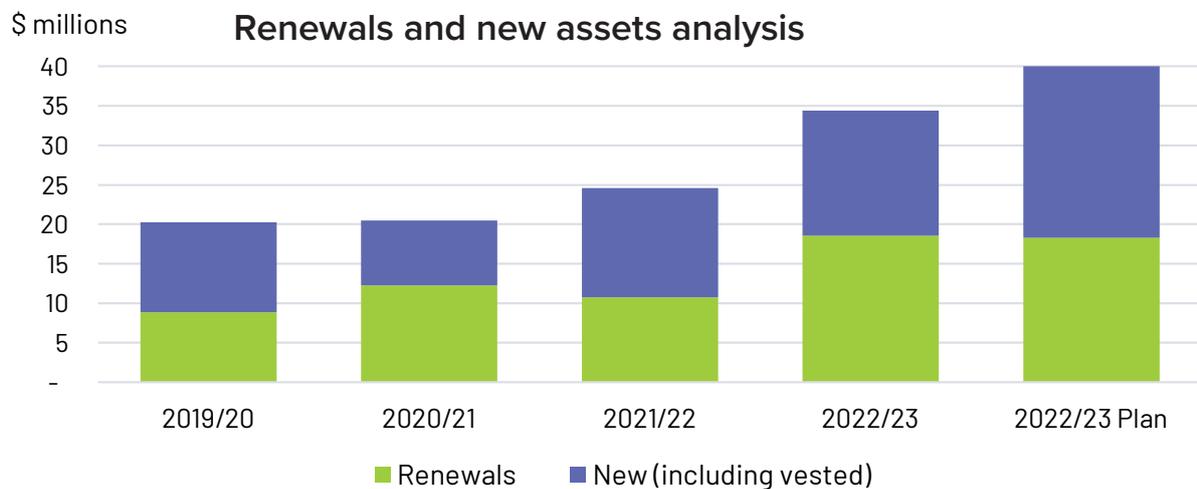
Grants of \$2.26m are 49% more than budgeted due to distributing cyclone relief funding and applying 'Better Off' funding of \$335k to Pukaha.

## Long-term debt

The graph below shows the changes in the Council's long-term debt over the last five years. We have made planned repayments and we borrowed externally to fund a small portion of the 2022/23 capital project work. Interest rate risk is managed by using swaps to fix a portion of the debt portfolio. The Council policy maximum is for net debt not to exceed 150% of operating revenue. Net debt is defined as external debt, less any financial assets (excluding trade and other receivables).



## Capital expenditure



This year Council spent \$18.6m on renewals which is more than the \$10.7m spent in the previous financial year and slightly more than planned. Renewals is expenditure to maintain or extend the life of existing assets and is generally funded from depreciation reserves (ex rates) and roading subsidies. New asset capital expenditure includes Retaining walls (\$4.7m), water meter installations (\$0.6m), Archive shelving (\$0.6m), expansion and upgrades at Hood Aerodrome (\$1.6m), upgrades of Wainuioru water supply (\$0.2m) and assets vested in the Council from subdivision development (\$5.4m).

## Other disclosures

**Related Parties** – the Annual Report includes disclosure of the nature and value of transactions the Council had with other entities where those entities had a direct relationship with a Councillor or senior staff member. Entities include Masterton Trust Lands Trust, Masterton A&P Association, Wairarapa Youth Charitable Trust, Te Hapori Skatepark group and Digital Seniors Trust. The transactions disclosed were effectively ‘at arms length’. The individuals involved were either not part of the decision-making process, or did not vote on the Council resolution where a decision affecting their interests was made. Agendas at Council meetings include an opportunity to declare any potential conflicts of interest.

**Commitments** – There were a total of 24 contract commitments for capital work with a value of \$8.62 million at 30 June 2023. Operating contract commitments were also in place at 30 June 2023 as well as operating lease commitments as a lessee (not later than 5 years - \$0.7 million) and as a lessor (not later than 5 years - \$1.4 million).

**Contingencies** – The full Annual Report contains a description of matters relating to earthquake prone impairment of the Town Hall and District Building, contaminated sites, the Local Government Funding Agency guarantee and a range of court proceedings, settled and current, in which the Council has had an involvement. There is no financial provision been made for any of the current court proceedings as there is no indication of the likelihood of the Council’s defence being successful or otherwise. One contingent asset relates to an insurance claim that has yet to have confirmation that insurance cover is applicable.

An obligation relating to the NZ Mutual Liability Risk Pool Scheme is described. It relates to historic claims and the potential for further calls being made on members of the scheme (MDC was a member).

## Events after balance date

The following events after balance date are worthy of noting.

**Water Services Reform Programme** – The New Zealand Government is implementing a water services reform programme that is intended to ensure all New Zealanders have safe, clean and affordable water services. The Government believes this will be achieved by establishing new public entities to take on the delivery of drinking water, wastewater and stormwater services across New Zealand. The reform will be enacted by three pieces of legislation:

- The Water Services Entities Act 2022, which (as amended by the Water Services Entities Amendment Act 2023 on 23 August 2023) establishes ten publicly owned water services entities. Their establishment date (operational date) will be a date between 1 July 2024 and 1 July 2026.
- The Water Services Legislation Act 2023, which amended the Water Services Entities Act 2022 on 31 August 2023 to provide for the transfer of water services assets and liabilities to the water services entities.
- The Water Services Economic Efficiency and Consumer Protection Act 2023, which provides the economic regulation and consumer protection framework for water services. The consumer protection framework will come into force on 1 July 2024 and the rest of the Act came into force on 31 August 2023.

**Cyclone Gabrielle** in February 2023 had a devastating impact on the Tinui area of our District. A number of homes have been flooded and are no longer able to be lived in. A Crown-supported process of categorisation of affected properties has been undertaken, with Category 3 residential properties potentially subject to a voluntary buy-out. The funding for the buy-out is to be shared 50/50 between Central and Local Government, after insurance has been taken into account.

The Council has, at time of adopting the Annual Report, not yet committed to the voluntary buy-out approach for the 12 houses that have been identified as Category 3. The Council has identified a sum of up to \$2.5 million which it may need to contribute and it wishes to consult the community about whether there is support for the buy-out option. In addition, and not tied to the categorisation process, the Council has allocated \$18.5 million for road repairs and anticipates Waka Kotahi subsidies at 76 per cent of that expenditure, but that subsidy rate has yet to be confirmed.

# INDEPENDENT AUDITOR'S REPORT

## To the readers of Masterton District Council's summary of the annual report for the year ended 30 June 2023

The summary of the annual report was derived from the annual report of Masterton District Council (the District Council) for the year ended 30 June 2023.

The summary of the annual report comprises the following summary statements on pages 13 to 30:

- the summary statement of financial position as at 30 June 2023;
- the summaries of the statement of comprehensive revenue and expense, statement of changes in equity and statement of cash flows for the year ended 30 June 2023;
- the notes to the summary financial statements that include other explanatory information; and
- the summary of statement of service provision (non-financial performance)

## Opinion

In our opinion:

- the summary of the annual report represents, fairly and consistently, the information regarding the major matters dealt with in the annual report; and
- the summary statements comply with PBE FRS-43 Summary Financial Statements.

## Summary of the annual report

The summary of the annual report does not contain all the disclosures required by generally accepted accounting practice in New Zealand. Reading the summary of the annual report and the auditor's report thereon, therefore, is not a substitute for reading the full annual report and the auditor's report thereon.

The summary of the annual report does not reflect the effects of events that occurred subsequent to the date of our auditor's report on the full annual report.

## The full annual report and our audit report thereon

We expressed an unmodified audit opinion on the information we audited in the full annual report for the year ended 30 June 2023 in our auditor's report dated 29 November 2023.

Our auditor's report on the full annual report also includes an emphasis of matter paragraph drawing attention to the Government's three waters reform programme.

The Water Services Entities Act 2022, as amended by the Water Services Entities Amendment Act 2023 on 23 August 2023 and the Water Services Legislation Act 2023 on 31 August 2023, establishes ten publicly owned water services entities to carry out responsibilities for the delivery of three waters services and related assets and liabilities currently controlled by local authorities.

Water services entities' establishment dates are staggered, with all the water services entities becoming operational between 1 July 2024 and 1 July 2026. The financial impact of the water services reform on the Council remains uncertain until the relevant water services entity's establishment date is known, and the allocation schedule of assets, liabilities, and other matters to be transferred is approved. In addition, there is uncertainty around the water services reform legislation. With the change in government, it may be repealed or substantially amended.

This matter is disclosed on page 30 of the summary financial statements.

## Council's responsibility for the summary of the annual report

The District Council is responsible for preparing the summary of the annual report which includes preparing summary statements, in accordance with PBE FRS 43 Summary Financial Statements.

## Auditor's responsibility

Our responsibility is to express an opinion on whether the summary of the annual report represents, fairly and consistently, the information regarding the major matters dealt with in the full annual report and whether the summary statements comply with PBE FRS 43 Summary Financial Statements.

Our opinion on the summary of the annual report is based on our procedures, which were carried out in accordance with the Auditor-General's Auditing Standards, which incorporate the Professional and Ethical Standards and the International Standards on Auditing (New Zealand) issued by the New Zealand Auditing and Assurance Standards Board.

In addition to reporting on the summary and full annual reports, we have carried out a limited assurance engagement related to the District Council's debenture trust deed. These engagements are compatible with those independence requirements.

Other than these engagements, we have no relationship with or interests in the District Council.

*Karen Young*

Karen Young  
Audit New Zealand  
On behalf of the Auditor-General  
Wellington, New Zealand  
19 December 2023





## Phone

06 370 6300 - 8am to 5pm except Tuesdays 9am to 5pm

06 378 7752 after hours

## Email

[mdc@mstn.govt.nz](mailto:mdc@mstn.govt.nz)

## Visit

Masterton District Council  
161 Queen Street, Masterton  
9am - 4pm

## Write to

Masterton District Council  
PO Box 444, Masterton 5840  
[www.mstn.govt.nz](http://www.mstn.govt.nz)

[MSTN.GOV.T.NZ](http://MSTN.GOV.T.NZ)

 [@MastertonDC](https://www.facebook.com/MastertonDC)

