



# Palmerston Island; Cyclone Centre & Heavy Machinery Shelter Site Survey.

Activity	Comment's
<b>1. Background</b>	<p>In January 2017, NSDC endorsed and recommended the use of \$1million NZD for Palmerston Island Cyclone Centre. The Funds agreed to were those provided by the Government of Japan for the sole purpose of the project based on the Feasibility Study conducted by AC consulting in 2003 under the management of Office of the Minister for Island Administrations (OMIA) at the time.</p> <p>Following the initial meeting, a number of issues were tabled which require the mobilisation of a smaller team to sit down and work through the issues and try and resolve these accordingly.</p> <p>The main issues identified are as follows;</p> <ul style="list-style-type: none"> <li>• The status of the land area where the building was to be built were not clear. The area identified in the 2003 report was not the same land identified by the current Palmerston Island Council as the preferred site. This means the area have to be surveyed.</li> <li>• The concept design produced in 2003 is also in tangent with the views of the current Council. For this reason, it was suggested that these two issues be pursued and the final decisions on it must be made known to all the parties concerned prior to the finalisation of any works going forward</li> </ul>
<b>2. First Deliberations</b>	<p>The meeting on the January 19<sup>th</sup> recorded and confirmed the meeting agreement in respect of proposed land for the Cyclone Centre for Palmerston as follows:</p> <ol style="list-style-type: none"> <li>1. Landowners" * have agreed to the site for the CMC;</li> <li>2. Only the title for the actual land required for the CMC is required to be obtained.</li> <li>3. Legal access is not a concern or required;</li> <li>4. Minutes of <u>informal landowner meetings</u> will be obtained to support an application to the High Court to define the proposed site as part of the Crown Land.</li> <li>5. Crown law opinion to be obtained by Michelle to confirm process.</li> <li>6. If Application to High Court to define the site as Crown land is not the correct procedure and/or there are "Landowner" objections then another option will have to be considered. The other options may attract compensation or consideration to be paid to "Landowners".</li> <li>7. In any event a legal survey will have to be obtained.</li> <li>8. Paul will first check with Survey Department at MoJ to determine what surveys already exist and report back.</li> <li>9. OD will then engage and instruct surveyor to prepare survey for the proposed site.</li> <li>10. Until the site is confirmed and the survey completed the application to the High Court cannot be filed.</li> </ol> <p>* It has been suggested that proposed site will be part of the 10 acres of Crown Land retained by the Crown when the Crown vested the Island of Palmerston in the inhabitants of Palmerston Islands in 1954.</p>
<b>3. Activities Done</b>	<ol style="list-style-type: none"> <li>1. The meeting noted the points raised above especially points 1-6</li> <li>2. Ministry of Justice (MoJ) – Paul was supposed to see the MoJ about the maps but he was sent to Atiu and nothing was done.</li> <li>3. OD proceeded to check with MoJ on availability if survey maps <ul style="list-style-type: none"> <li>• Unfortunately only one map could be accessed and was illegible</li> <li>• OD approached Ken Tiro, a local surveyor whether he has additional survey informations on Palmerston - OD also led a survey team to the islands of Palmerston and Nassau in 2013 to conduct land survey for the solar farms on the two islands. He was aware that a survey diagram for the two site were prepared by Ken under that assignment.</li> <li>• Ken advised he could provide something for the working committee</li> </ul> </li> </ol>

	<ul style="list-style-type: none"><li>• However, in saying that, Ken was able to produce a survey map based on measurement taken by the Arthur and crew of the Palmerston Island Government</li><li>• Unfortunately, the map was not accepted by the Chief Surveyor who recommended for a full site survey and for the establishment of permanent corner pegs on site.</li></ul>																																																
Pre-mobilisation of the team to Palmerston																																																	
4. Survey team Pre-Mobilisation activities	<p>OD contacted a number of parties to gather resources and cost information on the proposed survey trip to the island of Palmerston. This was for the two purposes of ;</p> <ul style="list-style-type: none"><li>i. Conduct land survey of site for the islands New Cyclone Centre</li><li>ii. Conduct land survey of site for the Island Machinery Shelter</li></ul> <p>Both i and ii above also includes access to the sites</p> <p>The costs are as follows;</p> <table><tr><th>Activity</th><th>Rough Order Cost</th><th>Comments from concerned parties</th></tr><tr><td colspan="3">1. Transport to the Island - \$3000.00</td></tr><tr><td>2. Shipping Bill Doherty-Landholding</td><td>\$3000</td><td>We can do this and will work this in with fishing trips, and allow 4 days on the island</td></tr><tr><td colspan="3">3. Land Surveying Activities -</td></tr><tr><td>i. Ken Tiro</td><td>\$4000 \$1,700 \$5,700</td><td>Can conduct survey of two sites<ul style="list-style-type: none"><li>• Cyclone Center</li><li>• Machinery shelter</li></ul></td></tr><tr><td>ii. William Samuel</td><td>3,015 +520</td><td>Can survey site and Costs does not does not include transport and accommodation</td></tr><tr><td>iii. ICI –Nama Benson</td><td>-</td><td>Too busy due to ICI work commitment ....Our surveyor on Atiu won't be able to attend to your request on Atiu due to his work load that he has to complete before returning to Rarotonga plus he is urgently needed for some project survey work on Rarotonga. .. Email from Joey re Atiu Maramou site Levelling request</td></tr><tr><td colspan="3">4. Consulting with Palmerston Island Govt – Team leader – \$880.00</td></tr><tr><td>i. DSA</td><td>\$560.00</td><td>Based on 4 night on the ship and 4 on land</td></tr><tr><td>ii. Accommodations on the island</td><td>\$320.00</td><td></td></tr><tr><td colspan="3">Total Costs</td></tr><tr><td>Shipping</td><td>3000</td><td></td></tr><tr><td>Team Leader</td><td>880</td><td></td></tr><tr><td>Surveyor 1</td><td>5700</td><td></td></tr><tr><td>Surveyor 2</td><td></td><td>3015</td></tr><tr><td></td><td>\$9510</td><td>6895 +520 = \$7,415</td></tr></table>	Activity	Rough Order Cost	Comments from concerned parties	1. Transport to the Island - \$3000.00			2. Shipping Bill Doherty-Landholding	\$3000	We can do this and will work this in with fishing trips, and allow 4 days on the island	3. Land Surveying Activities -			i. Ken Tiro	\$4000 \$1,700 \$5,700	Can conduct survey of two sites <ul style="list-style-type: none"><li>• Cyclone Center</li><li>• Machinery shelter</li></ul>	ii. William Samuel	3,015 +520	Can survey site and Costs does not does not include transport and accommodation	iii. ICI –Nama Benson	-	Too busy due to ICI work commitment ....Our surveyor on Atiu won't be able to attend to your request on Atiu due to his work load that he has to complete before returning to Rarotonga plus he is urgently needed for some project survey work on Rarotonga. .. Email from Joey re Atiu Maramou site Levelling request	4. Consulting with Palmerston Island Govt – Team leader – \$880.00			i. DSA	\$560.00	Based on 4 night on the ship and 4 on land	ii. Accommodations on the island	\$320.00		Total Costs			Shipping	3000		Team Leader	880		Surveyor 1	5700		Surveyor 2		3015		\$9510	6895 +520 = \$7,415
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5. Deliberations on the costs and decisions made	<ul style="list-style-type: none"><li>1. Transport; Approved for the payment of Charter costs of \$3,000 to Land Holdings</li><li>2. Approval for Ken Tiro to be engaged and seek additional informations from interested surveyors.</li></ul>																																																
6. Activities to be conducted on Palmerston	<p>The following activities will be done during the visit by the two personnel ,</p> <ul style="list-style-type: none"><li>1. Land Surveying – To be led by the Surveyor<ul style="list-style-type: none"><li>• Conduct land survey of site for the islands New Cyclone Centre</li><li>• Conduct land survey of site for the Island Machinery Shelter</li></ul></li></ul>																																																

	<ul style="list-style-type: none"> <li>Map out access for both sites</li> </ul> <p><b>2. Land survey consultations and recording of minutes- to be led by OD</b></p> <ul style="list-style-type: none"> <li>Conduct land owner meeting and record minutes for land court application</li> <li>Conduct meeting relating to the Building infrastructure and report back to the committee.</li> </ul>
<b>Team on Palmerston</b>	
<b>7. Implementation of Required tasks</b>	<p><b>FRIDAY 24<sup>th</sup> FEBRUARY</b></p> <p><b>1. Arrival</b> The team travelled to the island on Land Holdings - FS Zambucca and was met on arrival by Bill Marsters our host on the island. We were ferried ashore and taken to the awaiting welcoming party on the beach. A short welcome ceremony was conducted before we were hosted to an island breakfast. After the breakfast the survey team was dispersed to commence their task for the day. The surveyor Ken Tiro was supported by 2 employees of the Island Government Mark Marsters and Junior Frisbie. By 9.00am OD held his first meeting with the Island Council</p> <p><b>2. Meeting with the Island Council</b> In the council meeting OD outlined again the purpose of the visit and we were given approval and support by the Council but stated that we will need to meet separately with the Akakaingaro family to formalise the land accessing process. We also went through and discussed some of the things that we needed done and the council have no problem with it</p> <p><b>2.1 Good Governance Training session</b> OD conducted a 1 and 1/2 hour governance training session for the councils covering important part of the Island Government Act 2012-13 including roles of the parties involved, The relationships between the council and the island Government Administrations and Government Ministries. It also covered the processes of reporting to OPM, MFEM as well and also the code of conduct. This was well received by the Council who requested for the training session to be re-presented to the whole island community</p> <p><b>2.2 Community Development Planning</b> OD also alluded the Councils to some important good practices that they need to embrace and adopt and one of the important things that the island needed was for them to have long term development plan to guide it in development the island in the future. They were informed that. Palmerston is the only island that does not have a plan of this sort available.</p> <p><b>2.3 Consultations</b> OD discussed briefly on the design of the cyclone centre building. He also did some person to person discussions with resident of the islands on what they see happening and what they want to see developed on the island. While the messages were mixed. The impression made from the responses gave OD the impression that the Council, while pro-development they also want to take a cautious approach to the future development of the island</p> <div style="display: flex; justify-content: space-around; align-items: flex-end;">   </div> <p>Photo 1 Council meeting at the IG building. Photo 2. Community discussions on the IG Act</p>

### 3. Conducting survey activities

After the breakfast Ken and two staff of the island Government attended to their surveying duties and continued until about 6.00pm before taking a break for dinner



Photo 3 Ken on 5m high Refuge Hill



Photo 4. Islands Health Clinic

### 4. Conduction of Island wide Consultations

The island hosted a dinner for everyone on the island at the water catchment at 6.00pm on Friday. After dinner OD made a Governance presentation to the whole island community. The presentation cover the Island Government Act 2012-13 which covers roles of the islands government, Mayor, Island Government and the employees of the IGs. etc. . This was well received by the Public in general as well as the IG employees, the school teachers, the nurse and policeman. The session finished at 8.00pm

### 5. Meeting with the Akakaingaro Family

The meeting with the Akakaingaro family line was held at 9.00pm on Friday night in Bill Tuakana's resident after their family devotion. Five senior members of the Family were present in the meeting.

OD explained the reason for the meeting and requested the family to consider approving the sections that was identified for the Cyclone Centre and Machinery shed as well as the area where the clinic was build including the access.

In the end the family gave their blessings and approved the whole request. On the top of what was asked, they also allowed the area where the Administration building is built to be part of the package.

OD and Arthur spent about two hours going through the land documentation and legal advice provided by Crown Law and CIIC to look at the best way to approach the subject matter with the family. The family's only issue is what happens when the structures stops performing it proposed function and they want any future decision relating to the land to be referred to the family when that time comes.

The final minute of that meeting have been forwarded to DCD-MFEM; The meeting adjourned just before 10.00pm





Photo 5. Machinery Shelter site



Photo 6. Cyclone Centre site

### **SATURDAY 25<sup>TH</sup> FEBRUARY**

#### **6. Continuation of the survey activities.**

The survey team continued from where they left off the previous day and continued working until all the required works were completed at around 1.00pm in the afternoon

#### **7. Consultations with individual residents and Family heads**

OD held additional consultation with other members of the island community throughout the day. Taking information on the island assets and looking at activities and gathering information necessary to complete the island's Community development plan

#### **8. Consultation with the Nurse**

OD also made a call to the practicing Nurse of the island to discuss the status of health of the island. The nurse has been in the island for 4 years.

#### **9. Finalising the agreement**

The morning was also spent tidying up the final wording to the final agreement made the night before with the Akakaingaro family. This was signed by all present on 3 copies and the OPM's copy is now with Michelle of DCD

#### **10. Farewell and Depart**

The team were farewelled by the residents at 3.00pm and departed the island at 4.00pm Saturday 25<sup>th</sup> arriving on Monday morning 27<sup>th</sup> February.



Photo 7 Ken Tiro – Heading back home



Photo 8. OD and FS Zambucca Crew members



Sleeping quarter

Photo 9. Our sleeping quarter is on the deck seen here.

**11. Additional comments;**

Apart from the rough weather going up to Palmerston everything went as planned

**8. Acknowledgements**

The team would like to thank everyone that contributed to the outcome of the visits to the island including

- Mitchell Aisake – DCD MFEM
- Catherine Evans - CLO
- Lloyd Miles - CIIC
- Arthur Neal – EO Palmerston
- Mayor – Taepae Goodly Marsters
- Council members of Palmerston Island Government
- Bill Tuakana Marsters and Senior members of the Akakaingaro families
- Ngametua Pokino – HOM of ICI
- Bill Doherty of Land Holdings
- Captain Thomas and crew of the FV Zambucca
- Mark Marsters and Junior Frisbie - Survey assistants from the Palmerston Island Government
- Island Nurse