

**MINUTES OF FAR NORTH DISTRICT COUNCIL  
EXTRAORDINARY COUNCIL MEETING  
HELD AT THE KAIKOHE MEMORIAL HALL, MEMORIAL AVE, KAIKOHE  
ON WEDNESDAY, 26 JUNE 2024 AT 10:00AM**

**PRESENT:** Kahika - Mayor Moko Tepania, Kōwhai - Deputy Mayor Kelly Stratford, Cr Ann Court, Cr Felicity Foy, Cr Hilda Halkyard-Harawira, Cr Babe Kapa, Cr Penetaui Kleskovic, Cr Steve McNally, Cr Mate Radich, Cr Tāmāti Rākena, Cr John Vujcich

**IN ATTENDANCE:** Kaikohe-Hokianga Community Board Chair Chicky Rudkin, Bay of Islands-Whangaroa Community Board Belinda Ward

**STAFF PRESENT:** Roger Ackers (Group Manager Planning and Policy), Tanya Proctor (Head of Infrastructure Strategy), Jacine Warmington (Group Manager Strategic Relationships), , Kevin Johnson (Group Manager Delivery and Operations), Charlie Billington (Group Manager Corporate Services), Carla Ditchfield (Manager – Legal Services), Aisha Huriwai (Manager – Democracy Services) , Imrie Dunn (Democracy Advisor), Jonathan Slavich (Chief Financial Officer), Marysa Maheno (Democracy Advisor), Angie Thomas (Team Leader Accounting Services), Jo Boyd (Corporate Planner), Casey Gannon (Democracy Advisor), Virtual staff attendees: Emma Healy (Chief of Staff) , Harley Alexander (Multimedia Strategy and Communications Advisor), Jamie-Lee Pulham (Executive Assistant to Group Manager Strategic Relationships), Kim Hammond (Community Board Coordinator), Lisa Eastlake (Financial Planner), Ruben Garcia (Group Manager Community and Engagement), Zakeeda Khan (Senior Corporate Financial Planner).

### **1 KARAKIA TIMATANGA / OPENING PRAYER**

Kahika/Mayor Moko Tepania commenced the meeting with a karakia.

### **2 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND DECLARATIONS OF INTEREST**

#### **APOLOGY**

#### **RESOLUTION 2024/94**

Moved: Kahika - Mayor Moko Tepania

Seconded: Kōwhai - Deputy Mayor Kelly Stratford

**That the apology received from Cr Steve McNally be accepted and leave of absence granted.**

**CARRIED**

### **3 NGĀ TONO KŌRERO / DEPUTATION**

Nil

### **4 NGĀ KŌRERO A TE KAHIKA / MAYORAL ANNOUNCEMENTS**

Acknowledgement that Ngā Kapa Haka Kura Tuarua o Aotearoa 2024 happening this week. Three Kapa Haka teams from Te Tai Tokerau performed yesterday: Te Kura Kaupapa Māori o Kaikohe,

Te Kura Kaupapa Māori o Te Rāwhitiroa, and Te Wharekura o Te Rangi Āniwaniwa – a big mihi to the tamariki performing as they have brought a huge sense of pride to the Far North.

Maramataka today is Oike. A good time to give back to Papatuanuku.

Rate increase is 4.5% after a long process to reduce the increase from 16.5% projected in the consultation period. Thank you to the staff for working hard to get to that point.

## **5 TE WHAKAAETANGA O NGĀ MENETI O MUA / CONFIRMATION OF PREVIOUS MINUTES**

### **5.1 CONFIRMATION OF PREVIOUS EXTRAORDINARY MINUTES**

Agenda item 5.1 document number A4757241, pages 6 - 18 refers.

#### **RESOLUTION 2024/95**

Moved: Kahika - Mayor Moko Tepania

Seconded: Kōwhai - Deputy Mayor Kelly Stratford

**That Council confirm the minutes of the Extraordinary Council meeting held 6 June 2024 as a true and correct record.**

**CARRIED**

NOTE: Amend minutes to clarify an equal motion is lost.

## **6 NGĀ PŪRONGO / REPORTS**

### **6.1 ADOPTION OF FEES AND CHARGES FOR 2024/25**

Agenda item 6.1 document number A4756754, pages 19 - 53 refers.

#### **RESOLUTION 2024/96**

Moved: Kōwhai - Deputy Mayor Kelly Stratford

Seconded: Cr John Vujcich

**That Council:**

- a) adopt the Schedule of Fees and Charges for 2024/25, and**
- b) delegate the Chief Executive Officer authority to make any final minor edits to the fees and charges prior to publication.**

**CARRIED**

At 8:44am, Kahika - Mayor Moko Tepania left the meeting. At 8:45am, Kahika - Mayor Moko Tepania returned to the meeting.

### **6.2 ADOPTION OF THE 2024-27 LONG TERM PLAN**

Agenda item 6.2 document number A4749755, pages 54 - 308 refers.

#### **RESOLUTION 2024/97**

Moved: Cr John Vujcich

Seconded: Kōwhai - Deputy Mayor Kelly Stratford

**That Council:**

- a) adopt the Revenue and Financing Policy contained in the final 2024-27 Long Term Plan and the Treasury, Liability and Investment Policies; and,
- b) adopt the 2024–27 Long Term Plan as amended in accordance with the decisions made at the Deliberations meeting held on 06 June 2024 and the Council meeting held on 13 June 2024, and
- c) authorise the Chief Executive Officer to approve any minor accuracy, grammatical or formatting amendments prior to the 2024-27 Long Term Plan and associated documents being published or uploaded onto the Far North District Council website.

**CARRIED****6.3 SETTING OF RATES, DUE DATES AND PENALTIES FOR 2024-2025**

Agenda item 6.3 document number A4736936, pages 309 - 318 refers.

**RESOLUTION 2024/98**

Moved: Kahika - Mayor Moko Tepania

Seconded: Kōwhai - Deputy Mayor Kelly Stratford

**That, pursuant to Section 23 of the Local Government (Rating) Act 2002 (the Act), Council sets the rates as described below for the year commencing 1st July 2024 and concluding 30th June 2025;**

**All rates are shown inclusive of GST**

**GENERAL RATE****General Rate**

Differentiated on the basis of land use set on all rateable land

Differential	Basis	Rate
General Differential	Per \$ of Land Value	\$0.0029344
Commercial Differential	Per \$ of Land Value	\$0.0080696

**Uniform Annual General Charge (UAGC):**

A UAGC of \$450.00 per SUIP on every rateable Rating Unit

Definition of a SUIP:

- Any part of a rating unit that is used or occupied by any person, other than the ratepayer, having a right to use or inhabit that part by virtue of a tenancy, lease, licence, or other agreement
- Any part or parts of a rating unit that is used or occupied by the ratepayer for more than one single use.

The following are considered to be separately used parts of a rating unit:

- individual flats or apartments
- separately leased commercial areas which are leased on a rating unit basis
- vacant rating units

**TARGETED RATES****ROADING RATES****Uniform Roading Rate**

A Uniform Targeted Rate of \$100 per SUIP on every rateable Rating Unit

**Differential Roading Rate**

Differentiated on the basis of land use set on all rateable land

Differential	Basis	Rate
Residential	Per \$ of Land Value	\$0.0000816
Lifestyle	Per \$ of Land Value	\$0.0000898
Farming General	Per \$ of Land Value	\$0.0001112
Horticulture	Per \$ of Land Value	\$0.0000678
Dairy	Per \$ of Land Value	\$0.0001872
Forestry	Per \$ of Land Value	\$0.0013942
Commercial	Per \$ of Land Value	\$0.0002272
Industrial	Per \$ of Land Value	\$0.0001986
Mining/Quarry	Per \$ of Land Value	\$0.0078519
Other	Per \$ of Land Value	\$0.0001736

**Ward Services Rate**

Differentiated on the basis of location set on all rateable land in the identified wards

Differential	Basis	Rate
BOI - Whangaroa Ward	Per SUIP	\$447.50
Te Hiku Ward	Per SUIP	\$425.90
Kaikohe - Hokianga Ward	Per SUIP	\$559.10

**STORMWATER RATES**

**Stormwater Public Good Rate** is set on every rating unit in the district

Per Rating Unit	\$10.00
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Fixed rate set on differential categories on all rateable land identified in the rating area maps for the listed urban communities;

Ahipara	Haruru Falls	Kaikohe	Kawakawa
Awanui	Hihi	Kaimaumu	Karikari
East Coast	Houhora/Pukenui	Kaitāia	Kerikeri/Waipapa
Kohukohu	Ōkaihau	Paihia/Te Haumi	Taupo Bay
Moerewa	Ōpononi/Ōmāpere	Rāwene	Tauranga Bay
Ngāwhā	Ōpua/Ōkiato	Russell	Whangaroa/Kāeo

Differential	Basis	Rate
General	50%	\$187.50

Commercial	100%	\$375.00
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## DEVELOPMENT RATES

### Paihia CBD Development Rate

Differentiated on the basis of land use set on all rateable land identified in the rating area maps

Differential	Basis	Rate
General Differential	Per SUIP	\$18.00
Commercial Differential	Per SUIP	\$56.00

### Kaitiāia BID Rate

Commercial rating units defined in the rating area map	Basis	Rate
	Per \$ of Land Value	\$0.0007578

### BOI Recreation Centre Rate

Rating Units defined in the rating area map	Basis	Rate
	Per SUIP	\$5.00

## SEWERAGE RATES

Separate sewerage rates are set for each sewerage scheme on every rating unit that is connected to each scheme or to which the scheme is “available”, that is where a rating unit is capable of being connected to a public reticulated wastewater disposal system.

The additional pan rate is set on the basis of the third and every subsequent water closet or urinal within the SUIP. A rating unit used primarily as a residence for a single household must not be treated as having more than a single pan.

### Ahipara Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$348.16
Available	Per Rating Unit	\$348.16
Additional Pan Rate	Per additional pan	\$208.90

### East Coast\* Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$311.40
Available	Per Rating Unit	\$311.40
Additional Pan Rate	Per additional pan	\$186.84

### Hihi Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$1,307.93
Available	Per Rating Unit	\$1,307.93

Additional Pan Rate	Per additional pan	\$784.76
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**Kāeo Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$706.47
Available	Per Rating Unit	\$706.47
Additional Pan Rate	Per additional pan	\$423.88

**Kaikohe Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$153.75
Available	Per Rating Unit	\$153.75
Additional Pan Rate	Per additional pan	\$92.25

**Kaitiāia and Awanui Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$276.96
Available	Per Rating Unit	\$276.96
Additional Pan Rate	Per additional pan	\$166.18

**Kawakawa Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$456.20
Available	Per Rating Unit	\$456.20
Additional Pan Rate	Per additional pan	\$273.72

**Kerikeri Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$666.23
Available	Per Rating Unit	\$666.23
Additional Pan Rate	Per additional pan	\$399.74

**Kohukohu Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$706.75
Available	Per Rating Unit	\$706.75
Additional Pan Rate	Per additional pan	\$424.05

**Ōpononi Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$366.41
Available	Per Rating Unit	\$366.41
Additional Pan Rate	Per additional pan	\$219.85

**Paihia Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$450.82
Available	Per Rating Unit	\$450.82
Additional Pan Rate	Per additional pan	\$270.49

**Rangiputa Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$243.76
Available	Per Rating Unit	\$243.76
Additional Pan Rate	Per additional pan	\$146.26

**Rāwene Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$434.18
Available	Per Rating Unit	\$434.18
Additional Pan Rate	Per additional pan	\$260.51

**Russell Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$468.80
Available	Per Rating Unit	\$468.80
Additional Pan Rate	Per additional pan	\$281.28

**Whangaroa Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$673.09
Available	Per Rating Unit	\$673.09
Additional Pan Rate	Per additional pan	\$403.85

**Whatuwhiwhi Sewerage Capital Rate**

Differential	Basis	Rate
Connected	Per SUIP	\$387.49
Available	Per Rating Unit	\$387.49
Additional Pan Rate	Per additional pan	\$232.49

*\*East Coast includes Taipa, Cable Bay, Coopers Beach, Mangonui*

**Sewerage Public Good Rate** is set on every rating unit in the district

Per Rating Unit	\$15.00
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**District Wide Sewerage Operating Rate** is set on every rating unit connected to a sewerage scheme

Operating Rate	Basis	Rate
Connected (All schemes)	Per SUIP	\$867.00

Additional Pan Rate	Per additional pan	\$520.20
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## WATER RATES

Separate water rates are set for each water supply scheme differentiated on the basis of supply or availability of supply to each scheme, that is, capable of being connected to a public reticulated water supply system.

### Kaikohe Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$347.41
Available	Per Rating Unit	\$347.41

### Kaitiāia Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$287.89
Available	Per Rating Unit	\$287.89

### Kawakawa Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$367.61
Available	Per Rating Unit	\$367.61

### Kerikeri Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$229.14
Available	Per Rating Unit	\$229.14

### Ōkaihau Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$407.92
Available	Per Rating Unit	\$407.92

### Ōmāpere/Ōpononi Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$613.16
Available	Per Rating Unit	\$613.16

### Paihia Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$239.40
Available	Per Rating Unit	\$239.40

### Rāwene Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$290.51
Available	Per Rating Unit	\$290.51

**Water Public Good Rate** is set on every rating unit in the district

Per Rating Unit	\$15.00
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### District Wide Water Operating Rates

The District wide operating rates are assessed on the basis of the quantity of water supplied as recorded by meter, or for a non-metered supply, per SUIP.

### Metered Supply rate (all schemes)

Operating Rate	Basis	Rate
Potable Water	Per m <sup>3</sup> Supplied	\$4.40
Non-potable Water	Per m <sup>3</sup> Supplied	\$2.86

### Non-Metered Water Supply Rate (Includes 250 M<sup>3</sup> Supply)

Operating Rate	Basis	Rate
Potable Water	Per SUIP	\$1,395.21
Non-potable Water	Per SUIP	\$1,009.96

**DRAINAGE RATES** are set on all rateable land in the relevant drainage area

Kaitiāia Drainage Area	Basis	Rate
Area of land within the defined rating area	Per hectare	\$12.47

Kaikino Drainage Area (as defined in the FIS)		
Differential	Basis	Rate
Differential A	Per hectare	\$11.46
Differential B	Per hectare	\$5.73
Differential C	Per hectare	\$1.91

Motutangi Drainage Area (as defined in the FIS)		
Differential	Basis	Rate
Differential A	Per hectare	\$0.00
Differential B	Per hectare	\$0.00
Differential C	Per hectare	\$0.00

Waiharara Drainage Area (as defined in the FIS)		
Differential	Basis	Rate
Differential A	Per hectare	\$20.96
Differential B	Per hectare	\$10.48
Differential C	Per hectare	\$3.50

And that, pursuant to Section 24 of the Act and with the exception of the targeted rates set for the

supply of water pursuant to Section 19 of the Act, Council charges the rates for the 2024-2025 rating year by way of four equal instalments. Each instalment to be paid on or before the due dates set out below;

Rate Instalment	Due Date	Penalty Date
First Instalment	20 August 2024	27 August 2024
Second Instalment	20 November 2024	27 November 2024
Third Instalment	20 February 2025	27 February 2025
Fourth Instalment	20 May 2025	27 May 2025

And that, pursuant to Sections 57 and 58 of the Act and with the exception of the targeted rates set for the supply of water pursuant to Section 19 of the Act, Council imposes the following penalties:

A ten percent (10%) penalty on any portion of any instalment of rates assessed in the 2024-2025 financial year that is not paid on or by the due date for payment as detailed above. This penalty will be added on the penalty dates detailed above;

And that the water meters be read and invoiced on a six-month cycle, or more often if required, and the subsequent invoices become due for payment on the dates in the table below.

And that, pursuant to Sections 57 and 58 of the Act, Council imposes the following penalties in respect of targeted rates set for the supply of water pursuant to Section 19 of the Act:

A ten percent (10%) penalty on any portion of the rate for the supply of water charged pursuant to Section 19 of the Act, as separately invoiced, that is not paid on or by the due date for payment as set out below;

Scheme	1 <sup>st</sup> Invoice	Due Date	Penalty Date	2 <sup>nd</sup> Invoice	Due Date	Penalty Date
<b>Kaikohe</b>	Nov 2024	20/12/2024	27/12/2024	May 2025	20/06/2025	27/06/2025
<b>Kaitiāia</b>	Aug 2024	20/09/2024	27/09/2024	Feb 2025	20/03/2025	27/03/2025
<b>Kawakawa</b>	Jul 2024	20/08/2024	27/08/2024	Jan 2025	20/02/2025	27/02/2025
<b>Kerikeri</b>	Sep 2024	21/10/2024	28/10/2024	Mar 2025	21/04/2025	28/04/2025
<b>Ōkaihau</b>	Jul 2024	20/08/2024	27/08/2024	Jan 2025	20/02/2025	27/02/2025
<b>Ōmāpere/ Ōpononi</b>	Jul 2024	20/08/2024	27/08/2024	Jan 2025	20/02/2025	27/02/2025
<b>Paihia</b>	Oct 2024	20/11/2024	27/11/2024	Apr 2025	20/05/2025	27/05/2025
<b>Rāwene</b>	Jul 2024	20/08/2024	27/08/2024	Jan 2025	20/02/2025	27/02/2025

And that, pursuant to Section 88 of the Act, Council sets Postponement Fees as provided for in the

relevant Rates Postponement Policies;

**FEES IN RESPECT OF POSTPONED RATES**

Pursuant to Section 88 of the Local Government (Rating) Act 2002, Council will charge a postponement fee on all rates that are postponed under any of its postponement policies.

The Postponement fees are as follows:

- Application Fee: \$300
- Administration Fee: \$50 per year
- Financing Fee on all Postponements: Currently set at 4.83% pa but may vary to match Council’s average cost of funds. At Council’s discretion all these fees may be added to the total postponement balance.

**CARRIED**

**7 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER**

KAHIKA MAYOR MOKO TEPANIA CLOSED WITH A KARAKIA.

**8 MEETING CLOSE**

The meeting closed at 9:15am.

The minutes of this meeting will be confirmed at the Extraordinary Council Meeting held on 11 July 2024.

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**CHAIRPERSON**