

**MINUTES OF FAR NORTH DISTRICT COUNCIL
EXTRAORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVE, KAIKOHE
ON WEDNESDAY, 25 JUNE 2025 AT 10:00 AM**

- PRESENT:** Kahika - Mayor Moko Tepania, Kōwhai - Deputy Mayor Kelly Stratford, Cr Ann Court, Cr Felicity Foy, Cr Hilda Halkyard-Harawira, Cr Steve McNally, Cr Mate Radich (online), Cr Tāmāti Rākena, Cr John Vujcich
- IN ATTENDANCE:** Bay of Islands-Whangaroa Community Board Chair Belinda Ward, Kaikohe-Hokianga Community Board Chair Chicky Rudkin, Te Hiku Community Board Chair Adele Gardner and Kawiti Waetford - Kaiwhakawhiti Reo (online)
- STAFF PRESENT:** Guy Holroyd (Chief Executive Officer), Charlie Billington (Group Manager – Corporate Services), Tanya Proctor (Head of Infrastructure), Ruben Garcia (Acting Group Manager – Delivery and Operations), Nicola Smith (Acting Group Manager – Community and Engagement), Nadine Hopkins (Acting Chief of Staff), Briar Macken (Acting Group Manager – Planning and Policy), Ken MacDonald (Chief Financial Officer), Angie Thomas (Team Leader – Accounting Services), Ken Lewis (Manager – Communications and Engagement) Aisha Huriwai (Manager – Democracy Services), Amber Wihongi-Alderton (Democracy Advisor)

1 KARAKIA TIMATANGA / OPENING PRAYER

Kahika - Mayor Moko Tepania commenced the meeting at 10:00am with a karakia.

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

APOLOGY

RESOLUTION 2025/63

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr John VujcichJV

That apologies received from Cr Kapa and Cr Kleskovic be accepted and leave of absence granted.

CARRIED

3 NGĀ TONO KŌRERO / DEPUTATION

There were no deputations.

4 NGĀ KŌRERO A TE KAHIKA / MAYORAL ANNOUNCEMENTS

- Request that audio for meeting livestreaming be checked following reports of poor sound.
- Maramataka phase - Whiro.
- Mihi to our dedicated school teachers as the term ends.
- The Paihia Latter-Day Saints Chapel opens this week.
- FNDC & NRC Local Elections information evening is happening this evening.

5 NGĀ PŪRONGO / REPORTS

5.1 ADOPTION OF FEES AND CHARGES FOR 2025/26

Agenda item 5.1 document number A5234522, pages 5 - 31 refers

RESOLUTION 2025/64

Moved: Kahika - Mayor Moko Tepania

Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That Council

- a) **adopt the Schedule of Fees and Charges for 2025/26, and**
- b) **delegate the Chief Executive Officer authority to make any final minor edits to the fees and charges prior to publication.**

CARRIED

5.2 ADOPTION OF THE 2025-26 ANNUAL PLAN

Agenda item 5.2 document number A5234405, pages 32 - 131 refers

RESOLUTION 2025/65

Moved: Kahika - Mayor Moko Tepania

Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That Council:

- a) **Adopt the Annual Plan for 2025/26**
- b) **Delegate authority to the Chief Executive Officer to approve any minor accuracy, grammatical or formatting amendments prior to the Annual Plan 2025/26 being published and uploaded to the Far North District Council website.**

Against: Cr Ann Court, Cr Felicity Foy, Cr Tāmāti Rākena

CARRIED

5.3 SETTING OF RATES, DUE DATES AND PENALTIES FOR 2025-2026

Agenda item 5.3 document number A5205808, pages 132 - 141 refers

RESOLUTION 2025/66

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr John Vujcich

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 2025 and concluding 30th June 2026;

All rates are shown inclusive of GST

GENERAL RATE**General Rate**

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

Differential	Basis	Rate
General Differential	Per \$ of Land Value	\$0.0033654
Commercial Differential	Per \$ of Land Value	\$0.0092549

Uniform Annual General Charge (UAGC):

A UAGC of \$450.00 per Separately Used or Inhabited Part (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 rating units.

Differential	Basis	Rate
Residential	Per \$ of Land Value	\$0.0000954
Lifestyle	Per \$ of Land Value	\$0.0001052
Farming General	Per \$ of Land Value	\$0.0001309
Horticulture	Per \$ of Land Value	\$0.0000807
Dairy	Per \$ of Land Value	\$0.0002244
Forestry	Per \$ of Land Value	\$0.0016441
Commercial	Per \$ of Land Value	\$0.0002666
Industrial	Per \$ of Land Value	\$0.0002265
Mining/Quarry	Per \$ of Land Value	\$0.0092693
Other	Per \$ of Land Value	\$0.0002052

Ward Services Rate

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

Differential	Basis	Rate
BOI - Whangaroa Ward	Per SUIP	\$485.60
Te Hiku Ward	Per SUIP	\$497.10
Kaikohe - Hokianga Ward	Per SUIP	\$584.10

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 for all rateable rating units identified in the rating area maps for the listed urban communities:

Ahipara	Haruru Falls	Kaikohe	Kawakawa
Awanui	Hihi	Kaimaumau	Karikari
East Coast	Houhora/Pukenui	Kaitiāia	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

DEVELOPMENT RATES**Paihia CBD Development Rate**

Differentiated on the basis of land use set on all rateable rating units 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	\$0.0007369

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 per SUIP. A rating unit or SUIP used primarily as the residence for one household will be treated as having not more than one toilet or urinal.

Ahipara Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$344.07
Available	Per Rating Unit	\$344.07
Additional Pan Rate	Per additional pan	\$206.44

East Coast* Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$320.26
Available	Per Rating Unit	\$320.26
Additional Pan Rate	Per additional pan	\$192.16

Hihi Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$1,302.32
Available	Per Rating Unit	\$1,302.32
Additional Pan Rate	Per additional pan	\$781.39

Kāeo Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$762.14
Available	Per Rating Unit	\$762.14
Additional Pan Rate	Per additional pan	\$457.28

Kaikohe Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$247.16
Available	Per Rating Unit	\$247.16
Additional Pan Rate	Per additional pan	\$148.30

Kaitiāia and Awanui Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$464.60
Available	Per Rating Unit	\$464.60
Additional Pan Rate	Per additional pan	\$278.76

Kawakawa Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$598.61
Available	Per Rating Unit	\$598.61

Additional Pan Rate	Per additional pan	\$359.17
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Kerikeri Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$628.31
Available	Per Rating Unit	\$628.31
Additional Pan Rate	Per additional pan	\$376.99

Kohukohu Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$1,079.28
Available	Per Rating Unit	\$1,079.28
Additional Pan Rate	Per additional pan	\$647.57

Ōpononi Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$265.38
Available	Per Rating Unit	\$265.38
Additional Pan Rate	Per additional pan	\$159.23

Paihia Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$520.41
Available	Per Rating Unit	\$520.41
Additional Pan Rate	Per additional pan	\$312.25

Rangiputa Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$280.05
Available	Per Rating Unit	\$280.05
Additional Pan Rate	Per additional pan	\$168.03

Rāwene Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$524.00
Available	Per Rating Unit	\$524.00
Additional Pan Rate	Per additional pan	\$314.40

Russell Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$555.69
Available	Per Rating Unit	\$555.69
Additional Pan Rate	Per additional pan	\$333.42

Whangaroa Sewerage Capital Rate

Differential	Basis	Rate
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Connected	Per SUIP	\$807.56
Available	Per Rating Unit	\$807.56
Additional Pan Rate	Per additional pan	\$484.54

Whatuwhiwhi Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$399.88
Available	Per Rating Unit	\$399.88
Additional Pan Rate	Per additional pan	\$239.93

**East Coast includes Taipa, Cable Bay, Coopers Beach, Mangonui. This is a change in name from Taipa to East Coast and not a new rate..*

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	\$917.06
Additional Pan Rate	Per additional pan	\$550.23

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	\$399.92
Available	Per Rating Unit	\$399.92

Kaitiāia Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$538.76
Available	Per Rating Unit	\$538.76

Kawakawa Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$468.18
Available	Per Rating Unit	\$468.18

Kerikeri Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$238.15
Available	Per Rating Unit	\$238.15

Ōkaihau Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$410.99
Available	Per Rating Unit	\$410.99

Ōmāpere/Ōpononi Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$681.73
Available	Per Rating Unit	\$681.73

Paihia Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$242.33
Available	Per Rating Unit	\$242.33

Rāwene Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$266.94
Available	Per Rating Unit	\$266.94

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 ³ Supplied	\$4.62
Non-potable Water	Per m ³ Supplied	\$3.00

Non-Metered Water Supply Rate (Includes 250 M³ Supply)

Operating Rate	Basis	Rate
Potable Water	Per SUIP	\$1,527.92
Non-potable Water	Per SUIP	\$1,123.84

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

Kaitāia Drainage Area	Basis	Rate
Area of land within the defined rating area	Per hectare	\$13.00

Kaikino Drainage Area (as defined in the FIS)		
Differential	Basis	Rate
Differential A	Per hectare	\$7.64
Differential B	Per hectare	\$3.82
Differential C	Per hectare	\$1.28

Motutangi Drainage Area (as defined in the FIS)		
Differential	Basis	Rate
Differential A	Per hectare	\$32.05
Differential B	Per hectare	\$16.03
Differential C	Per hectare	\$5.35

Waiharara Drainage Area (as defined in the FIS)		
Differential	Basis	Rate
Differential A	Per hectare	\$8.21
Differential B	Per hectare	\$4.11
Differential C	Per hectare	\$1.37

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 2025-2026 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 2025	27 August 2025
Second Instalment	20 November 2025	27 November 2025
Third Instalment	20 February 2026	27 February 2026
Fourth Instalment	20 May 2026	27 May 2026

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 2025-2026 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 st Invoice	Due Date	Penalty Date	2 nd Invoice	Due Date	Penalty Date
Kaikohe	Nov 2025	22/12/2025	29/12/2025	May 2026	22/06/2026	29/06/2026
Kaitāia	Aug 2025	22/09/2025	29/09/2025	Feb 2026	20/03/2026	27/03/2026
Kawakawa	Jul 2025	20/08/2025	27/08/2025	Jan 2026	20/02/2026	27/02/2026
Kerikeri	Sep 2025	20/10/2025	27/10/2025	Mar 2026	20/04/2026	27/04/2026
Ōkaihau	Jul 2025	20/08/2025	27/08/2025	Jan 2026	20/02/2026	27/02/2026
Ōmāpere/ Ōpononi	Jul 2025	20/08/2025	27/08/2025	Jan 2026	20/02/2026	27/02/2026
Paihia	Oct 2025	20/11/2025	27/11/2025	Apr 2026	20/05/2026	27/05/2026
Rāwene	Jul 2025	20/08/2025	27/08/2025	Jan 2026	20/02/2026	27/02/2026

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: \$308
- Administration Fee: \$51 per year
- Financing Fee on all Postponements: Currently set at 4.18% 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.

Against: Cr Tāmati Rākena, Cr Ann Court

CARRIED

The meeting adjourned at 11:21 am and resumed at 11:31 am

6 MEETING CLOSE

The meeting closed at 11:40 am with a karakia.

The minutes of this meeting will be confirmed at the Ordinary Council Meeting held on 31 July 2025.

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CHAIRPERSON