

AGENDA

Ordinary Council Meeting

Membership:

Kahika - Mayor Moko Tepania - Chairperson
Kohepu - Deputy Mayor Chicky Rudkin
Cr Arohanui Allen
Cr Rachel Baucke
Cr Ann Court
Cr Felicity Foy
Cr Hilda Halkyard-Harawira
Cr Tāmāti Rākena
Cr Davina Smolders
Cr Kelly Stratford
Cr John Vujcich

Thursday, 25 June 2026

Time: 10:00 AM

Council Chamber

Memorial Ave

Kaikohe

**Far North District Council
Ordinary Council Meeting**
will be held in the Council Chamber, Memorial Ave, Kaikohe on:
Thursday 25 June 2026 at 10:00 AM

Te Paeroa Mahi / Order of Business

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Supplementary Report – under separate cover

7.5 [Staged Road Closure to enable Kaitaia Stormwater Drainage Upgrade](#)

Far North District Council Values

The Code of Conduct is designed to give effect to the following values:

1. **Public interest:** members will serve the best interests of the people within their community, district or region and discharge their duties conscientiously, to the best of their ability.
2. **Public trust:** members, in order to foster community confidence and trust in their Council, will work together constructively and uphold the values of honesty, integrity, accountability and transparency;
3. **Ethical behaviour:** members will not place themselves in situations where their honesty and integrity may be questioned, will not behave improperly and will avoid the appearance of any such behaviour;
4. **Objectivity:** members will make decisions on merit; including appointments, awarding contracts, and recommending individuals for rewards or benefits.
5. **Respect for others:** will treat people, including other members, with respect and courtesy, regardless of their race, age, religion, gender, sexual orientation, or disability. Members will respect the impartiality and integrity of officials;
6. **Duty to uphold the law:** members will comply with all legislative requirements concerning their role, abide by this Code of Conduct, and act in accordance with the trust placed in them by the public;
7. **Equitable contribution:** members will take all reasonable steps to ensure they fulfil the duties and responsibilities of office, including attendance at meetings and workshops, background reading, attendance at civic events, and participation in relevant training seminars organised by the Council.
8. **Leadership:** members will actively promote and support these principles and ensure they are reflected in the way in which the Council operates including regular review and assessment.

These values complement, and work in conjunction with, the principles of s.14 of the LGA 2002 and the governance principles of s.39 of the LGA 2002.

1 KARAKIA TĪMATANGA / OPENING PRAYER

Ka tuku mātou kia kaha mai ngā māngai kua whiriwhirihia mō Te Kaunihera o Te Hiku o te Ika ki te mahi me te ngākau auaha me te whakamahi i ngā pūkenga me te mātauranga i roto i ngā wānanga me ngā whakataunga kia whakatūria ai tētahi Hapori e matatika ana, e tū kotahi ana ka mutu ka whakapiki anō i te oranga o tō tātou rohe, ka whakatau anō i ngā take o te rohe i runga i te tika me te pono.

We ask that through Council discussions and decisions the representatives we have elected may govern the Far North District with imagination, skill and wisdom to achieve a fairer and more united Community that enhances the wellbeing of our district and solves the District's problems efficiently and effectively.

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

Members need to stand aside from decision-making when a conflict arises between their role as a Member of the Council and any private or other external interest they might have. This note is provided as a reminder to Members to review the matters on the agenda and assess and identify where they may have a pecuniary or other conflict of interest, or where there may be a perception of a conflict of interest.

If a Member feels they do have a conflict of interest, they should publicly declare that at the start of the meeting or of the relevant item of business and refrain from participating in the discussion or voting on that item. If a Member thinks they may have a conflict of interest, they can seek advice from the Chief Executive Officer or the Manager - Democracy Services (preferably before the meeting).

It is noted that while members can seek advice the final decision as to whether a conflict exists rests with the member.

[Elected Member - Register of Interests](#)

3 NGĀ TONO KŌRERO / DEPUTATIONS

No requests for deputations were received at the time of the Agenda going to print.

4 NGĀ KŌRERO A TE KAHIKA / MAYORAL ANNOUNCEMENTS

5 HE PĀNUI WHAKAMŌTINI / NOTICE OF MOTION

5.1 NOTICE OF MOTION

File Number: A5827986

I, Councillor Davina Smolders, give notice that at the next Ordinary Meeting of Council to be held on 25 June 2026, I intend to move the following motion:

MŌTINI / MOTION

That the Far North District Council:

- a) Directs the Chief Executive to amend the standard staff report template used for all Standing Committees, Community Boards, and full Council meetings, to be implemented no later than August 2026.**
- b) Requires the amended template to include the following mandatory, isolated headings immediately following the Executive Summary:**
 - i. Direct Ratepayer Financial Impact: Detailing exact costings, identified funding sources, and all multi-year compliance, operational, or maintenance costs.**
 - ii. Opportunity Cost: Identifying which specific projects, services, or budget lines will be impacted, delayed, or defunded in order to execute the recommended option.**
 - iii. Discarded Alternatives: A summary of all reasonably practicable options considered by staff but rejected prior to drafting the recommendation, including the specific financial or operational reasons for their rejection.**
 - iv. Author's Professional Assessment & S.E.P. Application: This section must state the primary author's professional role/expertise. It must contain their unvarnished, original assessment of the decision's significance, explicitly referencing the specific criteria and Schedules within the Council's Significance and Engagement Policy. This assessment cannot be altered by subsequent internal review.**
 - v. LTP / Annual Plan Compliance & Executive Sign-Off: An explicit statement confirming whether the recommendation is fully funded within the current Long-Term Plan and Annual Plan. If the recommendation requires unbudgeted expenditure or is materially inconsistent with existing plans, the report must include explicit written sign-off from the Chief Financial Officer (CFO) and Chief Executive (CE) acknowledging the financial variance before being placed on the agenda.**
 - vi. Internal Advisory & Consultation Record: A transparent record detailing the feedback, pushbacks, and advice provided by internal advisory departments (special advisory, Legal, and Finance) during the drafting process. This section must explicitly document how the proposal was evaluated from a Te Ao Māori perspective, record any objections raised internally against the primary author's S.E.P. or technical assessment, and note how the original draft was amended to reach the final recommendation.**
- c) Directs that the use of "Not Applicable" (N/A) or blank responses under any of the aforementioned headings is not permitted for any substantive decision without**

a detailed written justification explaining why the section legally or operationally does not apply.

Context and Discussion | Horopaki ngā kōrerorero

The quality of Council decision making is directly dependent on the quality, completeness, and transparency of the information provided to elected members.

Sections 76, 76AA, 77, 80 and 97 of the Local Government Act 2002 require councils to identify options, assess impacts, consider significance, understand financial implications, and make informed decisions. To fulfil these obligations, elected members must have access to clear and comprehensive information that has not been diluted through internal drafting processes.

Currently, Council reports often combine technical, financial, legal, strategic, and cultural considerations into a single narrative. While this approach may streamline report writing, it can make it difficult for elected members to clearly identify direct financial impacts, opportunity costs, alternative options considered, and the specific significance assessment applied under Council's Significance and Engagement Policy.

In addition, reports do not consistently provide visibility of whether recommendations are fully funded within the Long Term Plan or Annual Plan, nor do they reveal the internal advisory discussions that contributed to the final recommendation.

This Notice of Motion seeks to improve transparency and strengthen governance by ensuring elected members can clearly understand:

The direct financial impact on ratepayers.

- The opportunity cost of proposed decisions.
- Alternative options considered and rejected.
- The author's original professional assessment and significance analysis.
- Whether recommendations align with approved budgets and planning documents.
- The internal advisory feedback that shaped the final recommendation.

The intent is not to interfere with staff processes, but to provide elected members with greater visibility of the information and analysis underpinning recommendations presented for decision.

1. Purpose

To ensure elected members are provided with clear, unfiltered data in all staff reports, enabling the Council to fully meet its decision-making obligations under Sections 76, 76AA, 77, 80, and 97 of the Local Government Act 2002. This includes full visibility of the primary author's professional assessment, strict application of the Significance and Engagement Policy (S.E.P.), direct financial impacts, LTP compliance, and a transparent record of the internal advisory feedback that shaped the final document.

2. Background

The governing body relies on the unvarnished expertise of staff to make informed decisions that impact ratepayers. Currently, standard report templates allow technical, financial, and cultural impacts to be blended into a single narrative. Furthermore, reports frequently reach decision-making committees without explicit verification that the recommendations align with the Council's adopted Long Term Plan (LTP) or Annual Plan.

This structural format obscures hard costs, bypasses rigorous S.E.P. analysis, exposes the Council to the risk of unbudgeted expenditure, and effectively hides the internal "workings" that led to the final recommendation.

In the spirit of genuine transparency, fiscal responsibility, and inclusiveness, the governing body must have complete visibility of how a report was developed. Councillors must be able to see the primary author's

strict application of S.E.P. Schedules, verify executive sign-off on budget compliance, understand the unvarnished financial realities and discarded alternatives, and review the exact internal advisory feedback that occurred during the drafting process.

Policy and planning implications | Ngā pānga ki ngā kaupapa here me te whakamahere

This proposal aligns with:

- The Local Government Act 2002, particularly Sections 76, 76AA, 77, 80 and 97.
- The Far North District Council Significance and Engagement Policy.
- Council's commitment to transparent and evidence-based decision making.
- Good governance principles requiring elected members to have access to sufficient information before making decisions.

The proposal supports community outcomes relating to accountable governance, financial stewardship, transparency, and public confidence in Council decision making.

The proposed amendments do not alter Council policy. They improve the presentation and accessibility of information already considered during report preparation.

Financial implications | Ngā pānga ā-pūtea

Any costs associated with amending report templates are expected to be minor and can be accommodated within existing operational budgets.

No additional staffing resources are anticipated.

The proposal may create efficiencies by reducing requests for supplementary information during meetings and improving elected member understanding of recommendations before decisions are made.

Risks and Legal mitigations | Ngā tūraru me ngā whakamaurutanga ā-ture

The primary risk of not implementing this proposal is that elected members may continue to receive information in a format that does not clearly identify significance assessments, financial impacts, alternative options, or planning compliance.

Improved transparency reduces governance risk by providing clearer evidence that Council has met its statutory decision-making obligations under the Local Government Act 2002.

The proposal does not alter statutory responsibilities, delegations, or staff authority. It simply improves the reporting framework used to present information.

Impacts on Māori | Ngā pānga ki te Māori

The proposal does not alter any existing Māori engagement processes, partnership arrangements, or statutory obligations.

The proposed Internal Advisory and Consultation Record section specifically seeks to improve transparency by documenting how proposals were evaluated from a Te Ao Māori perspective alongside other professional advice received during report development.

The proposal may enhance understanding of how Māori perspectives are considered within Council decision-making processes.

External Community engagement | Whakawhiti kōrero ki te hāpori o waho

No formal external engagement has been undertaken.

Conclusion | Whakakapi

This Notice of Motion seeks to strengthen governance, transparency, and accountability by improving the standard format of Council reports.

By clearly identifying financial impacts, opportunity costs, alternative options, significance assessments, budget compliance, and internal advisory feedback, elected members will be better equipped to fulfil their

statutory decision-making responsibilities and make fully informed decisions on behalf of the Far North community.

ĀPITIHANGA / ATTACHMENTS

Nil

6 TE WHAKAAETANGA O NGĀ MENETI O MUA / CONFIRMATION OF PREVIOUS MINUTES

6.1 CONFIRMATION OF PREVIOUS MINUTES

File Number: A5817750

Author: Imrie Dunn, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

The minutes are attached to allow Council to confirm that the minutes are a true and correct record of previous meetings.

TŪTOHUNGA / RECOMMENDATION

That Council confirm the minutes of the following meetings as a true and correct record as follows:

- a) Council 28 May 2026 Meeting
- b) Council 11 June 2026 Extraordinary Meeting

1) TĀHUHU KŌRERO / BACKGROUND

Local Government Act 2002 Schedule 7 Section 28 states that a local authority must keep minutes of its proceedings. The minutes of these proceedings duly entered and authenticated as prescribed by a local authority are prima facie evidence of those meetings.

Secretarial notes are included in the minutes to capture the essence of the debate during each item. Secretarial notes do not reiterate the whole conversation.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The minutes of the Council meeting held 11 December 2025 are attached:

Far North District Council Standing Orders Section 27.3 states that no discussion shall arise on the substance of the minutes in any succeeding meeting, except as to their correctness.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

The reason for the recommendation is to confirm the minutes are a true and correct record of the previous meetings.

3) PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

There are no financial implications or the need for budgetary provision as a result of this report.

ĀPITIHINGA / ATTACHMENTS

1. [2026-05-28 Council Minutes - A5795049](#)  
2. [2026-06-11 Extraordinary Council Minutes - A5813192](#)  

Hōtaka Take Ōkawa / Compliance Schedule:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
 - a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
 - b) Assess the options in terms of their advantages and disadvantages; and
 - c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	This is a matter of low significance.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	This report complies with the Local Government Act 2002 Schedule 7 Section 28.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	It is the responsibility of each meeting to confirm their minutes therefore the views of another meeting are not relevant.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	There are no implications for Māori in confirming minutes from previous meeting. Any implications on Māori arising from matters included in meeting minutes should be considered as part of the relevant report.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	This report is asking for minutes to be confirmed as true and correct record, any interests that affect other people should be considered as part of the individual reports
State the financial implications and where budgetary provisions have been made to support this decision.	There are no financial implications or the need for budgetary provision arising from this report
Chief Financial Officer review.	The CFO has not reviewed this report.

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**MINUTES OF FAR NORTH DISTRICT COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVE, KAIKOHE
ON THURSDAY, 28 MAY 2026 AT 10:02 AM**

- PRESENT:** Kahika - Mayor Moko Tepania, Kohepu - Deputy Mayor Chicky Rudkin, Cr Arohanui Allen (VC), Cr Rachel Baucke, Cr Ann Court, Cr Felicity Foy, Cr Hilda Halkyard-Harawira (VC), Cr Tāmami Rākema, Cr Davina Smolders, Cr Kelly Stratford, Cr John Vujcich
- IN ATTENDANCE:** Bill Subritzky (Te Hiku Community Board Chairperson), Jessie McVeagh (Kaikohe-Hokianga Community Board Chairperson), Belinda Ward (Bay of Islands-Whangaroa Community Board Chairperson)
- STAFF PRESENT:** Emma Healy (Acting Chief Executive Officer), Hillary Sumpter (Group Manager – Delivery and Operations), Jacine Warmington (Group Manager – Strategic Relationships), Tanya Proctor (Head of Infrastructure VC), Aaron Taikato (Group Manager - Te Hono), Ruben Garcia (Group Manager – Communications and Engagement VC), Kate Ivicheva (Group Manager – Planning and Policy), Roger Ackers (Head of Strategic Reform Initiatives), Briar Macken (Manager – Strategy and Policy), Donald Sheppard (Policy Advisor), Virginia Smith – (Policy Advisor), Ken Lewis (Manager – Communication and Engagement), Rebecca Rowsell (Senior Solicitor), Rachel Smith (Executive Officer) Ken Macdonald (Chief Financial Officer), Imrie Dunn (Democracy Advisor), Aisha Huriwai (Manager-Democracy Services)

1 KARAKIA TIMATANGA / OPENING PRAYER

At 10:02 am, Kahika - Mayor Moko Tepania commenced the meeting with a prayer.

2 NGĀ KŌRERO A TE KAHIKA / MAYORAL ANNOUNCEMENTS

- Māramataka today is Hotu high energy, leading up to full moon.
- Kahika welcomed those attending in person, those joining online, and those watching the livestream.
- The Chief Executive was on leave and Emma, Chief of Staff, was attending as Acting Chief Executive.
- An update was provided on local government reform, that the public survey on proposed structural change for Northland was open and due to close on Sunday, with more than 400 responses received to date.
- Kahika noted attendance at the first shareholder representative group meeting for Northland Water Services, advising that the company had now been incorporated and that Kahika and Cr John Vujcich were Council's shareholder representatives.
- Members were advised of an upcoming community event in July, Rumble in Russell, involving rugby and netball representatives.
- Acknowledgement was given to the district's business associations for their work on a community safety initiative, including funding secured for a CCTV gaps analysis.
- Kahika advised that District Plan hearings panel recommendations were now available online for members to consider ahead of the Council's deliberations.
- Kaipara District Council was welcomed to the Local Government Reform Steering Group.
- Acknowledgement was given to all those who participated in Youth Week activities across the Far North.

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- Members were advised that a documentary film crew was present in the room and footage would be taken during the meeting, except during deputations.

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

Nil

4 NGĀ TONO KŌRERO / DEPUTATION

- Moana Eruera representing Ngāpuhi Iwi Social Services in relation to a proposal for the current Kaikohe Library site
- Mel Rameka spoke as the pāirau-kaitiaki taitamariki team leader in support of Moana Eruera’s deputation, identifying trusted adult support and appropriate home, space, location, and surroundings as key needs for rangatahi.

TABLED AT MEETING

<p>RESOLUTION 2026/19 Moved: Kahika - Mayor Moko Tepania Seconded: Kohepu - Deputy Mayor Chicky Rudkin Cr Moko Tepania [enter text]</p>	CARRIED
<p>Attachments tabled at meeting</p> <p>1 NISS Proposal for Kaikohe Library Building Document ID A5797638 refers.</p>	

5 HE PĀNUI WHAKAMŌTINI / NOTICE OF MOTION

5.1 NOTICE OF MOTION - LGOIMA COMPLIANCE REPORTING AND ACCOUNTABILITY 5 MAY 2026

Agenda item 5.1 document number A5764216, pages 7 - 9 refers.

<p>RESOLUTION 2026/20 Moved: Cr Davina Smolders Seconded: Cr Rachel Baucke That Council:</p> <p>a) Direct the Chief Executive to provide a LGOIMA performance report to be tabled at each ordinary Te Miromiro Committee for Assurance, Risk and Finance;</p> <p>b) Require that the report includes, for the preceding reporting period:</p> <ul style="list-style-type: none"> i. Total number of LGOIMA requests receive ii. Number of requests responded to within the 20 working day statutory timeframe iii. Number of requests where an extension was notified within the statutory timeframe iv. Number of responses provided within the extended deadline v. Number of requests where statutory timeframes (including extensions) were not complied with
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- c) Request that the above information is also provided for the previous 12-month period to establish a baseline for performance monitoring.
- d) Request advice from the Chief Executive on:
 - i. Systems and processes currently in place to ensure compliance with the Local Government Official Information and Meetings Act 1987
 - ii. Any identified resourcing or system constraints impacting timeliness
 - iii. Actions being taken, or proposed, to improve compliance where required
- e) Direct that LGOIMA performance reporting forms part of Council's ongoing governance and transparency framework.

CARRIED

At 10:49 am, meeting was adjourned and resumed at 10:55 am.

6 TE WHAKAAETANGA O NGĀ MENETI O MUA / CONFIRMATION OF PREVIOUS MINUTES

6.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 6.1 document number A5791632, pages 10 - 30 refers.

RESOLUTION 2026/21

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr John Vujcich

That Council confirm the minutes of the following meetings as a true and correct record:

- a) Council 29 April 2026 Meeting
- b) Council 1 May 2026 Extraordinary Meeting
- c) Extraordinary Council meeting held on 20 May 2026, subject to the following minor amendments to the recorded voting for Resolution 2026/16:
 - i. in minute item 5.1b, amend the recorded vote from *abstained to against* for Crs Ann Court, Rachel Baucke, and Davina Smolders;
 - ii. in minute item 5.1c, amend the recorded abstention from Cr Rachel Baucke to Cr Ann Court.

CARRIED

7 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

7.1 COMMUNITY BOARD MINUTES

Agenda item 8.1 document number A5759885, pages 245 - 263 refers.

RESOLUTION 2026/22

Moved: Kohepu - Deputy Mayor Chicky Rudkin

Seconded: Cr Felicity Foy

That Council note the minutes from the following Community Board meetings:

- a) Te Hiku Community Board Meeting held 4 May 2026;
- b) Kaikohe-Hokianga Community Board Meeting held 6 May 2026;
- c) Bay of Islands-Whangaroa Community Board Meeting held 7 May 2026.

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CARRIED

Secretarial Note: Board Chairs provided updates on key matters in their areas, including local industry and flooding issues in Te Hiku, community engagement and infrastructure progress in Kaikohe-Hokianga, and steering group representation, Taupō Bay access, and coastal erosion matters in Bay of Islands-Whangaroa.

8 NGĀ PŪRONGO / REPORTS

8.1 COUNCIL PARTICIPATION IN THE JOINT NORTHLAND RESOURCE MANAGEMENT REFORM PROGRAMME

Agenda item 7.1 document number A5723959, pages 31 - 40 refers.

RESOLUTION 2026/23

Moved: Kohepu - Deputy Mayor Chicky Rudkin
 Seconded: Cr John Vujcich

That Council:

- a) **Approve the establishment of the Northland joint Resource Management Reform Work Programme as set out in this report.**
- b) **Approve the proposed governance and programme delivery structure, including the establishment of a Resource Management Joint Committee.**
- c) **Approve the Draft Terms of Reference for the Resource Management Joint Committee (attachment 1).**
- d) **Nominate Cr Felicity Foy and Kohepu Chicky Rudkin as members of the Local Resource Management Joint Committee.**
- e) **Approve its quarter share of funding for the establishment and delivery of the programme, being an indicative contribution of \$15,000 in 2025/26 and \$125,000 in 2026/27.**
 - \$15,000 in 2025/26 funded from the existing Policy and Planning budget**
 - \$100,000 identified in the draft Annual Plan for 2026-27**
- f) **Approve Northland Regional Council acting as the sponsoring and host council for the RM Reform Work Programme on behalf of participating councils.**

CARRIED

Note: Cr Kelly Stratford nominated Cr Felicity Foy and Kohepu Chicky Rudkin

8.2 APPOINTMENT OF FNDC REPRESENTATIVE TO THE TE PUĀWAITANGA - BAY OF ISLANDS SPORTS HUB GOVERNANCE GROUP

Agenda item 7.2 document number A5777812, pages 41 - 44 refers.

RESOLUTION 2026/24

Moved: Cr John Vujcich
 Seconded: Cr Tāmati Rākena

That Council

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- a) **appoint Cr Kelly Stratford as the Far North District Council representative on the Te Puāwaitanga – Bay of Islands Sports Hub governance group and**
 - b) **appoint Bay of Islands-Whangaroa Community Board Member Tyler Bamber as the Community Board Representative subject to the constitution change**
- CARRIED**
- Abstained: Cr Kelly Stratford

Secretarial Note: Councillors noted the Governance Group had requested Community Board Deputy Chairperson Tyler Bamber to be appointed as a Community Board representative. The Chairperson of the Bay of Islands-Whangaroa Community Board, and Councillors supported it being included in this decision subject to formal changes to enable formal appointment.

At 11:40 am, meeting was adjourned, and resumed at 11:47 am.

8.3 FORMAL APPROVAL OF THE MORINGAEHE KAITIAKI AGREEMENT FOR THE MANAGEMENT OF MORINGAEHE RESERVE.

Agenda item 7.3 document number A5782337, pages 45 - 61 refers.

- MOTION**
- Moved: Cr Hilda Halkyard-Harawira
 Seconded: Cr Davina Smolders
- That Council;
- a. approve the Kaitiaki Agreement for the management of Moringaehe Reserve and
 - b. authorise the Chief Executive to execute the agreement on behalf of Council.
- AMENDMENT**
- Moved: Cr Felicity Foy
 Seconded: Kohepu Chicky Rudkin
- c) That 1 and 3 Whāro way be mowed 12 times a year by CityCare
- Amendment was withdrawn.
- RESOLUTION 2026/25**
- Moved: Cr Hilda Halkyard-Harawira
 Seconded: Cr Davina Smolders
- That Council;**
- a. **approve the Kaitiaki Agreement for the management of Moringaehe Reserve and**
 - b. **authorise the Chief Executive to execute the agreement on behalf of Council.**
- Against: Crs Ann Court and Davina Smolders
Abstained: Cr Rachel Baucke
- CARRIED**

At 12:12 pm, meeting was adjourned, and resumed at 1:01 pm.

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8.4 UPDATING ALCOHOL CONTROL AREAS

Agenda item 7.4 document number A5540434, pages 62 - 99 refers.

RESOLUTION 2026/26

Moved: Cr Kelly Stratford
 Seconded: Cr Ann Court

That Council, under section 147b of the Local Government Act 2002, and in accordance with clauses 6.1 and 7.1 of the Alcohol Control Bylaw 2018:

- a) **Declare two new permanent Alcohol Control Areas that will apply 24 hours a day, 7 days a week, all year round:**
 - i) **Waitangi - as shown in Attachment 3, map 25**
 - ii) **Lake Ngātu - as shown in Attachment 3, map 11.**
- b) **Amend five current permanent Alcohol Control Areas that will continue to apply 24 hours a day, 7 days a week, all year round:**
 - i) **Kaitāia - as shown in Attachment 3, map 7**
 - ii) **Kerikeri - as shown in Attachment 3, map 9**
 - iii) **Waipapa - as shown in Attachment 3, map 24**
 - iv) **Paihia - as shown in Attachment 3, map 17**
 - v) **Kaikohe as shown in Attachment 3, map 6.**
- c) **Agree that the resolutions in a) and b) above will come into effect on 01 August 2026.**
- d) **Approve amending the Register of Resolutions and other relevant Additional Information in the Alcohol Control Bylaw 2018 as per Attachment Three.**
- e) **Authorise the Chief Executive to make any necessary minor edits or amendments to the Register of Resolutions and other Additional Information in the Alcohol Control Bylaw 2018 to correct spelling or typographical errors or to reflect decisions made by the Council at its meeting on 28 May 2026.**

CARRIED

Against: Cr Davina Smolders

8.5 REVIEW OF DOG MANAGEMENT BYLAW AND POLICY

Agenda item 7.5 document number A5778307, pages 100 - 159 refers.

RESOLUTION 2026/27

Moved: Cr Kelly Stratford
 Seconded: Cr Felicity Foy

That Council:

- a) **determines, under section 155(1) of the Local Government Act 2002, that a bylaw is still the most appropriate way of addressing dog-related problems in the Far North District;**
- b) **determines, under section 155(2) of the Local Government Act 2002, that the current form of the Dog Management Bylaw 2018 is not the most appropriate form;**
- c) **determines, under section 155(3) of the Local Government Act 2002, that the current Dog Management Bylaw 2018 gives rise to implications under the New Zealand Bill**

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- of Rights Act 1990 that are justified as reasonable limitations on these rights;
- d) agrees that the statutory review of the Dog Management Bylaw 2018 has been completed by making the determinations in a) to c) above;
 - e) approves the Dog Management Bylaw 2018 continuing with amendment;
 - f) determines that the current form of the Dog Management Policy 2018 is not the most appropriate form;
 - g) approves the Dog Management Policy 2018 continuing with amendment.
- CARRIED**

Secretarial Note: Discussion noted that the dog bylaw review is being progressed to meet statutory requirements, with further amendments to be developed through community engagement. It was also noted that future changes may be influenced by anticipated central government review of the Dog Control Act, and that the review presents an opportunity to consider broader issues, including the relationship between district plan zoning and dog ownership, and the effects of multiple dogs in commercial areas on surrounding activities and businesses.

8.6 BROADWAY KAIKOHE PLACEMAKING PLAN

Agenda item 7.6 document number A5779852, pages 160 - 244 refers.

- MOTION**
- Moved: Cr Kelly Stratford
 Seconded: Cr John Vujcich
- That Council endorse the Broadway Kaikohe Placemaking Plan.
- AMMENDMENT**
- Moved: Kahika - Mayor Moko Tepania
 Seconder: Kohepu Chicky Rudkin
- That Council :**
- a) endorse the Broadway Kaikohe Placemaking Plan;
 - b) direct the Chief Executive to work with community, hapū, government agencies, private sector partners and other stakeholders to pursue funding and implementation opportunities (subject to reporting back to Council) for priority projects identified in the plan; and
 - c) report back to the Kaikohe-Hokianga Community Board and Te Kūkupa Committee for Strategy, Policy and Regulation on progress on a six-monthly basis.
- CARRIED**
- The amendment became the substantive motion.
- RESOLUTION 2026/28**
- Moved: Kahika - Mayor Moko Tepania
 Seconded: Cr Kelly Stratford
- That Council :**
- a) endorse the Broadway Kaikohe Placemaking Plan;
 - b) direct the Chief Executive to work with community, hapū, government agencies, private sector partners and other stakeholders to pursue funding and implementation opportunities (subject to reporting back to Council) for priority

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projects identified in the plan; and
c) report back to the Kaikohe-Hokianga Community Board and Te Kūkupa Committee for Strategy, Policy and Regulation on progress on a six-monthly basis.

Against: Cr Hilda Halkyard-Harawira

CARRIED

At 1:58 pm, meeting was adjourned and resumed at 2:08 pm

7 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS CONTIUNED

7.2 UPDATE ON COUNCIL CLOSED LANDFILLS

Agenda item 8.2 document number A5677651, pages 264 - 268 refers.

RESOLUTION 2026/29

Moved: Cr Kelly Stratford
 Seconded: Cr John Vujcich

That Council receive the report Update on Council Closed Landfills.

CARRIED

7.3 CONFIRMATION OF COMMITTEE AND JOINT COMMITTEE MINUTES - MAY 2026

Agenda item 8.3 document number A5729663, pages 269 - 270 refers.

RESOLUTION 2026/30

Moved: Kahika - Mayor Moko Tepania
 Seconded: Cr Tāmati Rākena

That Council receive the report Committee and Joint Committee Minutes May 2026

Abstained: Cr Ann Court

CARRIED

9 TE WĀHANGA TŪMATAITI / PUBLIC EXCLUDED

RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION 2026/31

Moved: Kahika - Mayor Moko Tepania
 Seconded: Cr Felicity Foy

That the public be excluded from the following parts of the proceedings of this meeting.

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

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General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
9.1 - Confirmation of Previous Minutes - Public Excluded	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>
9.2 - Land Purchase Taipā - Lot 1 DP 606688	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>
9.3 - Te Koukou Committee for Transport and Infrastructure - External Appointment	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>
9.4 - Confirmation of Committee and Joint Committee Minutes - May 2026 - Public Excluded	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>

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	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	
9.5 - Appointment of Adjudication Panel	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
<p><i>Note: Kahika has mentioned that for item 9.5- Appointment of Adjudication Panel, Community Board Chairs will need to leave the room and only relevant staff to the report will remain in the room.</i></p> <p style="text-align: right;">CARRIED</p>		

9.7 CONFIRMATION OF INFORMATION AND DECISIONS TO BE RELEASED IN PUBLIC

<p>RESOLUTION 2026/32</p> <p>Moved: Cr Felicity Foy Seconded: Kahika - Mayor Moko Tepania</p> <p>That Council confirm the information and decisions contained in the part of the meeting held with public excluded remain in public exclusion other than the decision that item 9.5 Appointment of Adjudication Panel was left to lie.</p> <p style="text-align: right;">CARRIED</p>

10 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

At 3:53 pm, Kahika Moko Tepania closed the meeting with a karakia.

11 MEETING CLOSE

The meeting closed at 3:53 pm.

The minutes of this meeting will be confirmed at the Ordinary Council Meeting held on 25 June 2026.

.....
CHAIRPERSON

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**MINUTES OF FAR NORTH DISTRICT COUNCIL
EXTRAORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVE, KAIKOHE
ON THURSDAY, 11 JUNE 2026 AT 10:01 AM**

PRESENT: Kohepu - Deputy Mayor Chicky Rudkin, Cr Arohanui Allen, Cr Rachel Baucke, Cr Ann Court, Cr Felicity Foy, Cr Hilda Halkyard-Harawira (online), Cr Davina Smolders, Cr Kelly Stratford, Cr John Vujcich.

IN ATTENDANCE: Belinda Ward (Bay of Islands-Whangaroa Community Board Chair)(online).

STAFF PRESENT: Guy Holroyd (Chief Executive Officer), Tanya Proctor (Head of Infrastructure), Aaron Taikato (Manuhautu Te Hono – Group Manager Te Hono), Roger Ackers (Head of Strategic Reform Initiatives), Kate Ivicheva (Group Manager – Planning & Policy), Jacine Warmington (Group Manager – Strategic Relationships), Charlie Billington (Group Manager – Corporate Services), Emma Healy (Chief of Staff), AK Taihia (Submissions and Hearings Administrator), Sarah Trinder (Senior Policy Planner), Tammy Wooster (Manager – Integrated Planner), Kenton Baxter (Policy Planner), Aisha Huriwai (Manager – Democracy Services), Marysa Maheno (Democracy Advisor).

1 KARAKIA TIMATANGA / OPENING PRAYER

Kohepu-Deputy Mayor Chicky Rudkin commenced the meeting with a karakia at 10:01AM.

2 NGĀ KŌRERO A KOHEPU / DEPUTY MAYOR ANNOUNCEMENTS

Acknowledgements

Acknowledged the passing of two Rangatira of Te Hiku o te Ika, Lenny Bristowe and Tarati Buckley, and extended thoughts and condolences to their whānau.

Also acknowledged the absence of Kahika–Mayor Moko Tepania, who is in Auckland with his Nan following her major heart surgery. Thoughts and prayers are with Kahika Moko Tepania, his Nan, and their whānau.

Meeting Announcements

Advised that there is no Kaiwhakawhiti Reo – Language Interpreter available for this Extraordinary Council meeting.

Informed members of the public that the meeting is being livestreamed and requested that paper-shuffling and side conversations be kept to a minimum, as these can interfere with sound quality.

Advised that the agenda for today's meeting is available online.

Stated that, for the public excluded part of the meeting, Council will resolve to move into public excluded and then adjourn briefly to allow members of the public to leave the room.

3 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND DECLARATIONS OF INTEREST T

APOLOGY

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RESOLUTION 2026/33

Moved: Kohepu - Deputy Mayor Chicky Rudkin

Seconded: Cr John Vujcich

That the apology received from Kahika-Mayor Moko Tepania and Cr Tāmami Rākena be accepted and leave of absence granted.

CARRIED

4 NGĀ PŪRONGO / REPORTS

4.1 FAR NORTH DISTRICT COUNCILS PARTICIPATION IN THE LOCAL GOVERNMENT REFORM HEAD START PATHWAY PROCESS

Agenda item 5.1 document number A5808859, pages 7 - 14 refers

RESOLUTION 2026/34

Moved: Kohepu - Deputy Mayor Chicky Rudkin

Seconded: Cr John Vujcich

That Council:

- a) **Approves the Council’s continued participation, alongside Northland Regional Council, Whangārei District Council and Kaipara District Council, in the Government’s Head Start pathway for local government reform;**
- b) **Agrees that further analysis is progressed on structural options, including:**
 - i) **a single unitary authority; and**
 - ii) **two sub-regional unitary authorities;**

CARRIED

At 10:15AM Cr Stratford left the room and returned at 10:16AM.

The meeting adjourned at 10:17AM and resumed at 10:25AM.

Bay of Islands-Whangaroa Community Board Chair Belinda Ward removed herself from the meeting at 10:17AM.

4.2 DECISIONS ON SUBMISSIONS ON FAR NORTH PROPOSED DISTRICT PLAN

Agenda item 5.2 document number A5809164, pages 15 - 27 refers

MOTION

Moved: Cr John Vujcich

Seconded: Cr Ann Court

That Council:

- a) **receive the report “Decisions on Submissions to the Far North Proposed District Plan”;**
- b) **receive the Hearings Panel recommendation reports and associated documents;**
- c) ~~**accept the recommendations of the Hearings Panel and makes decisions on submissions in accordance with clause 10 of Schedule 1 of the Resource Management Act 1991 and for the reasons set out in the recommendation reports, including in relation to Proposed Plan Variation;**~~
- d) **accept and make the recommendations of the PDP Hearings Panel on notices of**

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requirement to requiring authorities in accordance with clause 9(1) of Schedule 1 of the Resource Management Act 1991;

- e) **accept the recommendations of the hearings panel and makes the decisions relating to designations for Far North District Council as requiring authority in accordance with clause 9(2) of Schedule 1 of the Resource Management Act 1991;**
- f) **approve public notification of Council’s decisions on submissions and Far North District Council designations, and its recommendations on designations from other requiring authorities no later than 30 June 2026;**
- g) **recognise formally the significant time and input that submitters within the process have put into the submissions, further submissions and hearings process; and**
- h) **recognise formally the significant time and input that the staff and the Hearings Panel appointed to make recommendations with the process have put into the submissions, further submissions and hearings process.**

Secretarial Note:

- *After all amendments were passed, the committee returned to the original motion, without option C, to be able to debate the original motion on the table.*
- *Cr Smolders spoke in support to the original motion.*
- *Cr Stratford acknowledged all the staff, past and present, who contributed to the proposed district plan process and reflected on the long journey it has been.*
- *Cr Foy, again, acknowledged the years of work put in to the plan, praised staff and thanked commissioners.*

In Favour: Kohepu Chicky Rudkin, and Crs Arohanui Allen, Rachel Baucke, Ann Court, Felicity Foy, Hilda Halkyard-Harawira, Davina Smolders, Kelly Stratford and John Vujcich

Against: Nil

CARRIED 9/0

AMENDMENT

Moved: Cr Kelly Stratford
 Seconded: Cr Felicity Foy

c) Except that Council rejects the Hearings Panel recommendation in relation to Submission S555.001 (Ngā Kaingamaha o Ngāti Hine Charitable Trust) and accepts the relief sought to rezone Section 25 SBRS of Kawakawa from Rural Residential Zone to General Residential Zone with the Te Mataora Precinct overlay.

Secretarial Notes:

- *Cr Stratford spoke to her amendment and provided supporting statements to the amendment.*
- *Cr Foy spoke to the amendment as seconder and praised the Council staff involved that went out of their way to address concerns of the community. Also voiced that it would be unfortunate if Kawakawa were to miss out on the \$6.5M going toward infrastructure upgrades which is a significant opportunity.*
- *Cr Court noted that amendments are procedural, however, is uncomfortable with amendments being brought to the table without the full evidence being at hand as the Proposed District Plan Process is a process that goes over several years where the same elected members are not present throughout the whole process.*
- *Cr Vujcich spoke in support of the amendment.*
- *Cr Court spoke further to her concerns and noted that she will not be supporting any*

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amendments to the hearing panel's recommendations.

- *Cr Smolders acknowledged that proposed changes have been raised that align by instincts and values, however, stated that she was not an elected member present throughout the whole Proposed District Plan Process. She believes that the process has been robust and thorough but does not have the confidence to support the amendment.*
- *Cr Stratford provided her closing statement.*

The meeting adjourned at 11:17AM and resumed at 11:29AM

In Favour: Crs Arohanui Allen, Felicity Foy, Hilda Halkyard-Harawira, Kelly Stratford and John Vujcich

Against: Crs Ann Court and Davina Smolders

Abstained: Kohepu Chicky Rudkin and Cr Rachel Baucke

CARRIED 5/2

AMENDMENT

Moved: Cr Kelly Stratford
 Seconded: Cr Hilda Halkyard-Harawira

Further, Council rejects the Hearings Panel recommendation in relation to Submission 257.023 (Te Hiku Community Board) and accepts the relief sought to amend the Infrastructure Chapter and Planning Maps to recognise and provide for district land drainage infrastructure within the Kaitāia, Waiharara, Kaikino and Motutangi drainage districts.

Secretarial Notes:

- *Cr Stratford noted that submitters raised concerns around the land drainage infrastructure, drainage channels and associated maintenance corridors. She stated that the current plan does not identify land drainage infrastructure on the planning maps. A section 32aa evaluation would recognise land drainage infrastructure within the district plan would be more effective and efficient method of managing effects on the land drainage assets.*
- *Cr Halkyard-Harawira supported all of Cr Stratford's statements.*
- *Cr Baucke stated that she supports the amendment, however, will be abstaining from voting as she sees that there would be a perceived conflict being a previous member of the Te Hiku Community Board. Cr Baucke gave her supporting statements for the amendment.*
- *Cr Smolders spoke against the proposed amendment due to her same concerns for the first amendment.*
- *Cr Stratford, in closing, urged the committee to support this amendment and to see the views of the panellists.*

In Favour: Crs Arohanui Allen, Hilda Halkyard-Harawira, Kelly Stratford and John Vujcich

Against: Crs Ann Court and Davina Smolders

Abstained: Kohepu Chicky Rudkin, and Crs Rachel Baucke and Felicity Foy

CARRIED 4/2

The meeting adjourned at 11:57AM and resumed at 12:35PM.

The meeting adjourned at 1:00PM and resumed at 1:06PM.

AMENDMENT

Moved: Cr Kelly Stratford
 Seconded: Cr John Vujcich

and that by amending the proposed district plan, I am referring to the amendments

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proposed in the evidence (in particular s32aa and Te Mataora Precinct document) provided by the submitter in the 1st amendment;

and that by amending the proposed district plan, I am referring to the amendments proposed in the evidence and the appendices named 1 and 2 and s32aa tabled for the second amendment

In Favour: Crs Arohanui Allen, Hilda Halkyard-Harawira, Kelly Stratford and John Vujcich

Against: Crs Ann Court and Davina Smolders

Abstained: Kohepu Chicky Rudkin, and Crs Rachel Baucke and Felicity Foy

CARRIED 4/2**AMENDMENT**

Moved: Cr Kelly Stratford

Seconded: Cr Felicity Foy

- i) And that the appeals optioning report is brought back to Council for decision as referenced in the appeals section of the report.**

In Favour: Crs Arohanui Allen, Rachel Baucke, Felicity Foy, Hilda Halkyard-Harawira, Kelly Stratford and John Vujcich

Against: Cr Ann Court

Abstained: Kohepu Chicky Rudkin and Cr Davina Smolders

CARRIED 6/1Secretarial Note:

- *Cr Court, for public record, restated that her opposition to the amendments are based on the concerns regarding procedural fairness, adherence to the principles of natural justice, and the need for decisions to be made on the basis of proper evidence and due process.*

The meeting adjourned at 1:33PM and resumed at 1:43PM.

THE AMENDMENTS BECAME THE SUBSTANTIVE MOTION

RESOLUTION 2026/35

Moved: Cr Kelly Stratford

Seconded: Cr Arohanui Allen

That Council:

- a) **receive the report “Decisions on Submissions to the Far North Proposed District Plan”;**
 - b) **receive the Hearings Panel recommendation reports and associated documents;**
 - c) **accept the recommendations of the Hearings Panel and makes decisions on submissions in accordance with clause 10 of Schedule 1 of the Resource Management Act 1991 and for the reasons set out in the recommendation reports, including in relation to Proposed Plan Variation except that;**
- i) Council rejects the Hearings Panel recommendation in relation to Submission S555.001 (Ngā Kaingamaha o Ngāti Hine Charitable Trust) and accepts the relief sought to rezone Section 25 SBRS of Kawakawa from Rural Residential Zone to General Residential Zone with the Te Mataora Precinct overlay;**

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- ii) that by amending the proposed district plan, referring to the amendments proposed in the evidence (in particular s32aa and Te Mataora Precinct document) provided by the submitter in the 1st amendment;
- d) accept and make the recommendations of the PDP Hearings Panel on notices of requirement to requiring authorities in accordance with clause 9(1) of Schedule 1 of the Resource Management Act 1991;
- e) accept the recommendations of the hearings panel and makes the decisions relating to designations for Far North District Council as requiring authority in accordance with clause 9(2) of Schedule 1 of the Resource Management Act 1991;
- f) approve public notification of Council’s decisions on submissions and Far North District Council designations, and its recommendations on designations from other requiring authorities no later than 30 June 2026;
- g) recognise formally the significant time and input that submitters within the process have put into the submissions, further submissions and hearings process; and
- h) recognise formally the significant time and input that the staff and the Hearings Panel appointed to make recommendations with the process have put into the submissions, further submissions and hearings process.
- i) And that the appeals optioning report is brought back to Council for decision as referenced in the appeals section of the report.

The meeting adjourned at 1:33PM and resumed at 1:42PM

In Favour: Kohepu Chicky Rudkin, and Crs Arohanui Allen, Felicity Foy, Hilda Halkyard-Harawira, Kelly Stratford and John Vujcich

Against: Crs Ann Court and Davina Smolders

Abstained: Cr Rachel Baucke

CARRIED 6/3

RESOLUTION 2026/36

Moved: Cr Kelly Stratford
 Seconded: Cr Arohanui Allen

C) accept the recommendations of the Hearings Panel and makes decisions on submissions in accordance with clause 10 of Schedule 1 of the Resource Management Act 1991 and for the reasons set out in the recommendation reports, including in relation to Proposed Plan Variation except that;

- iii) Further, Council rejects the Hearings Panel recommendation in relation to Submission 257.023 (Te Hiku Community Board) and accepts the relief sought to amend the Infrastructure Chapter and Planning Maps to recognise and provide for district land drainage infrastructure within the Kaitāia, Waiharara, Kaikino and Motutangi drainage districts
- iv) and that by amending the proposed district plan, referring to the amendments proposed in the evidence and the appendices named 1 and 2 and s32aa tabled for the second amendment

In Favour: Kohepu Chicky Rudkin, and Crs Arohanui Allen, Hilda Halkyard-Harawira, Kelly Stratford and John Vujcich

Against: Crs Ann Court and Davina Smolders

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Abstained: Crs Rachel Baucke and Felicity Foy

CARRIED 5/2

5 TE WĀHANGA TŪMATAITI / PUBLIC EXCLUDED

RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION 2026/37

Moved: Kohepu - Deputy Mayor Chicky Rudkin

Seconded: Cr John Vujcich

That the public be excluded from the following parts of the proceedings of this meeting.

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
<p>6.1 - Appointment of Adjudication Panel</p>	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>

CARRIED

Kohepu Chicky Rudkin stated that agenda item 6.1 has been withdrawn and was not considered.

6 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

Kohepu Chicky Rudkin closed the meeting with a karakia.

7 MEETING CLOSE

The meeting closed at 2:00PM.

The minutes of this meeting will be confirmed at the Extraordinary Council Meeting held on 25 June 2026.

.....
CHAIRPERSON

7 NGĀ PŪRONGO / REPORTS

7.1 ADOPTION OF FEES AND CHARGES FOR 2026/27

File Number: A5796883

Author: Angie Thomas, Team Leader - Accounting Services

Authoriser: Charlie Billington, Group Manager - Corporate Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

To adopt the schedule of fees and charges for the 2026/27 financial year.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Under the Local Government Act 2002 (LGA) Council is required to adopt an annual schedule of fees and charges before the start of the financial year to which they apply.
- For the 2026/27 financial year increases are limited to the Local Government Cost Index (LGCI) inflation factor.
- Other changes were made including adding, removing of some fees.
- At the 01 April 2026 meeting the council adopted the statement of proposal for the proposed schedule of fees and charges 2026/27 for public consultation.
- The consultation period was from 20 of April to 17 of May 2026 which ran concurrently with the consultation for the Annual Plan 2026/27.
- 15 submissions (13 online and 2 emails) were received on the proposed schedule. There was 1 verbal submission.

TŪTOHUNGA / RECOMMENDATION

That Council

- a) adopt the Schedule of Fees and Charges for 2026/27, and
- b) delegate the Chief Executive Officer authority to make any final minor edits to the fees and charges prior to publication.

1) TĀHUHU KŌRERO / BACKGROUND

Council reviews and adjusts its fees and charges annually. Although many fees and charges may be set by Council resolution, without community consultation, under sections 12 and 150 of the Local Government Act 2002 (LGA), some must follow a formal process that includes public consultation in accordance with section 83 and 87 (the Special Consultative Procedure or SCP) of the LGA.

Staff review fees and charges annually and recommend changes, additions or deletions to the Schedule of Fees and Charges. In general, most fees have been adjusted by inflation (LGCI) which is forecast at 2.4%.

Consultation

The proposed schedule was publicly consulted through the council's website between 20 of April to 17 of May 2026. This consultation took place to align with the 'inform only consultation' for the Annual Plan 2026/27.

The council received 15 submissions on the proposed schedule. One submitter spoke to their submission.

Key themes raised:

Excessive fee increases
Multiple inspection fees
Waste management fees
Fee reduction – RAPID numbers and swimming pools
Supportive feedback – inflation aligned increases seem reasonable

Other minor wording change

Reinstatement of camping grounds registration fee reference

The reference to “camping grounds” had been removed from the description under Environmental health licences in error. The line should read: “Health (mortuaries, camping grounds and septic tank cleaners)”.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Option 1 Recommended

To adopt the proposed Schedule of Fees and Charges 2026/27, so that Council can raise revenue to cover cost of delivering services in alignment with budgets set in the Annual Plan 2026/27.

Take Tūtohunga / Reason for the recommendation

The reason for the recommendation is to ensure an adopted Schedule of Fees and Charges is in place prior to the start of the 2026/27 financial year.

3) PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

Forecast revenue from the Schedule of Fees and Charges for 2026/27 is recognised in the budgets that will be adopted as part of the Annual Plan 2026/27.

ĀPITIHINGA / ATTACHMENTS

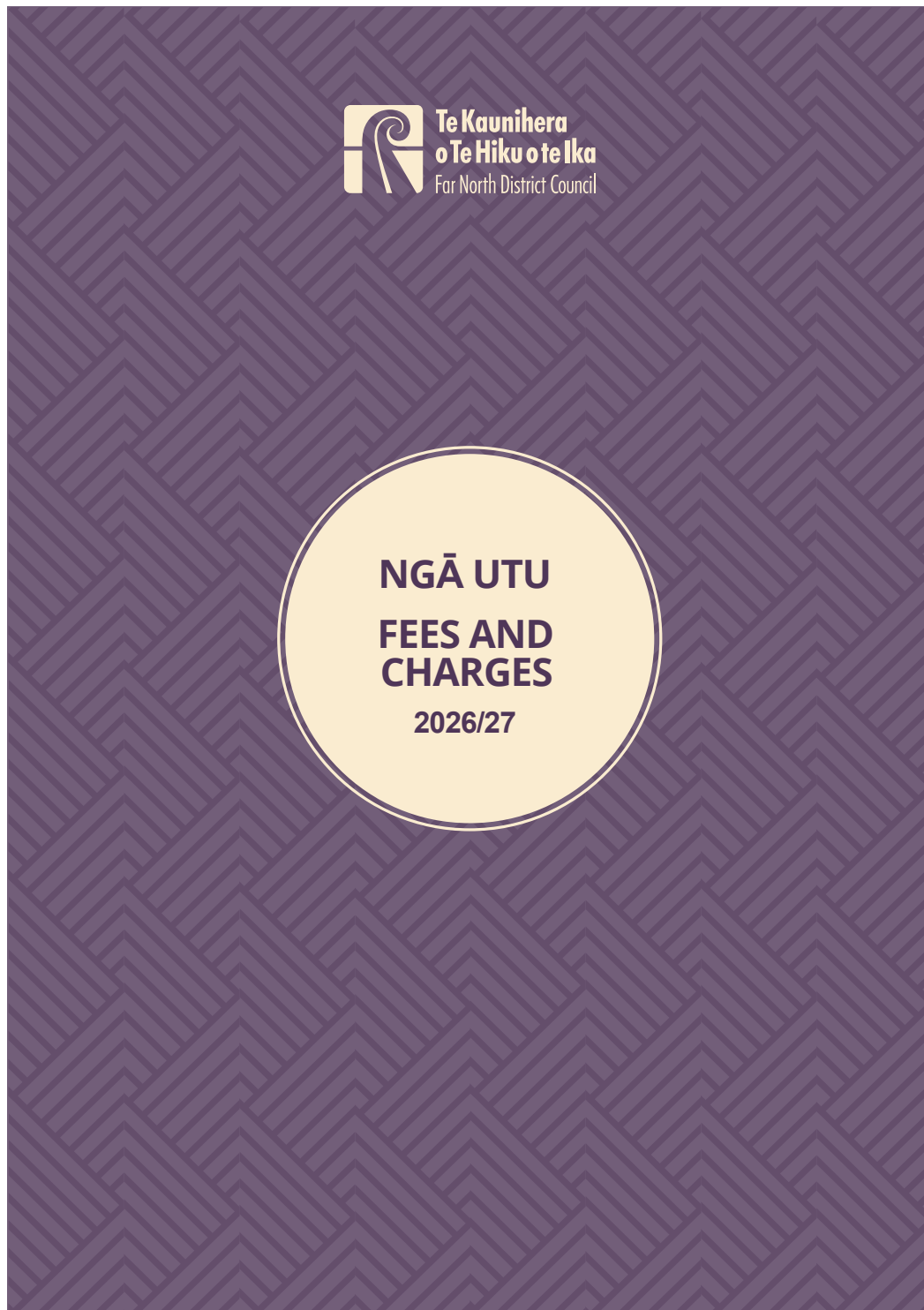
- 1. Fees-and-Charges-FINAL 2026-2027 - A5802937 [↓](#) 

Hōtaka Take Ōkawa / Compliance Schedule:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
 - a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
 - b) Assess the options in terms of their advantages and disadvantages; and
 - c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Low.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	The proposed schedule of Fees and Charges links to the Annual Plan 2026/27.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	Fees and charges hold district-wide relevance.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	Consultation was carried out in accordance with section 83 and 87 of the LGA.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	All other proposals were considered to be of general interest to all demographics.
State the financial implications and where budgetary provisions have been made to support this decision.	No specific budgetary provisions are required for adjusting fees and charges.
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report



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Late payment interest and debt collection fees

The council may charge late payment or default interest and debt collection fees if you fail to pay all amounts charged and/or invoiced by the council.

Late payment or default interest is OCR rate current at the time plus 2% pa flat.

Debt collection fees include costs and disbursements incurred by the council and/or third party engaged by the council to recover the debt. These costs and disbursements include debt collection agency fees, legal fees and court filing fees.

ANIMALS
DOGS

Dog registration

Registering your dog isn't just a legal requirement, it helps keep our communities safe. Registration ensures dogs are known, traceable, and properly managed, especially when there are multiple dogs on a property.

The council keeps fees lower than most councils, and offers additional discounts for:

- Desexed dogs – to encourage responsible ownership
- Gold Card or Community Services Card holders (10%)
- Multiple dogs – when five dogs are registered, the sixth dog is free
 - Applies to the sixth dog only
 - Valid once per owner, during early registration (1 July to 31 August)
 - Normal fees apply to any dogs beyond the sixth.

These fees help cover essential services like dog control, rehoming, and public safety patrols – protecting people, pets, and wildlife.

Dog registration

			1 July 2026 – 31 August 2026	Full fee and late registration penalty 1 September 2026 – 30 June 2027
Registration fee for desexed dogs				
Pet dog			\$61.00	\$92.00
Classified dangerous dog			\$92.00	\$138.00
Working / pig dog			\$48.00	\$72.00
Disability assist dog (approved organisation certified)			No charge	No charge
Multiple dog discount			Register five dogs, get the sixth dog free	Full fee and late registration penalty apply
Discount for Gold Card or Community Card holders			10%	10%

Full fee, penalty and debt recovery costs are incurred between 1 September 2026 and 30 June 2027.

Dog registration

			1 July 2026 – 31 August 2026	Full fee and late registration penalty 1 September 2026 – 30 June 2027
Registration fee for non-desexed dogs				
Pet dog			\$82.00	\$113.00
Working / pig dog			\$69.00	\$92.00
Disability assist dog (approved organisation certified)			No charge	No charge
Multiple dog discount			Register five dogs, get the sixth dog free	Full fee and late registration penalty apply
Discount for Gold Card or Community Card holders			10%	10%

Full fee, penalty and debt recovery costs are incurred between 1 September 2026 and 30 June 2027.

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

Dogs - other fees		
Re-homing dog registration fee (applies to dogs re-homed by the SPCA or via the council pounds).		\$44.00
Dog adoption. Fee includes microchipping, dog registration until the end of the current year, vet check, vaccinations and desexing (if required).		Actual costs
Microchipping		\$37.00
Small dog collar		\$13.00
Large dog collar		\$18.00
Replacement registration tag (per tag)		\$5.00
Dog impounding		
		Proposed 2026/27
Impounding		\$83.00
Second and subsequent impounding		\$205.00
Daily handling		\$20.50 Increased cost to cover shelter operator
Veterinary care		Actual cost
OTHER ANIMALS		
Stock impounding		
Bovine (bull, cow, ox) where one to five head of stock are impounded		\$114.00
Bovine (bull, cow, ox) where six to 10 head of stock are impounded		\$225.00
Bovine (bull, cow, ox) where 11 plus head of stock are impounded		\$339.00
Equine (horse) where one to five are impounded		\$127.00
Equine (horse) where six to 10 are impounded		\$241.00
Equine (horse) where 11 plus are impounded		\$354.00
Ovine (sheep)		\$38.00
Calves, foals, lambs, piglets (feeding off the mother) – no impounding or sustenance charge		No charge
Sustenance fees for impounded stock (per head per day)		\$10.00
NAIT (National Animal Identification and Tracing) tagging		Actual costs
Advertising costs (Advertising of impounded stock as required prior to auction / disposal)		Actual costs + \$18.00 admin cost
Transport of stock to pound		Actual costs + \$18.00 admin cost
Officers time (per hour)		\$105.00

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

BUILDING CONSENTS

Building notes

It is important to note that each building project and site may be different, so please use this information as a guideline only.

Total consent costs may not be known until the consent has been processed to approval.

For an indication of fees payable with your building consent application, please refer to our fee schedule or contact our building staff on free phone 0800 920 029 (Northland land lines only) or 09 401 5200.

When are building fees payable?

If your building project falls under the criteria for fixed fee applications, then you will be paying a fee as stated in the consolidated fees schedule. This fee will be required when lodging your application.

If your building project falls outside the criteria for fixed fee applications, then you will be in the banded fee bracket. These fees will be calculated based on processing time and will be invoiced at time of issue of your consent.

When issuing a Code Compliance Certificate a check is done to see if there are any outstanding inspection or processing fees and these will be invoiced at this time.

What are external services and why are they applicable to my application?

External services are usually for New Zealand Fire Service design review, engineering technical or weather-tightness review for complex design or when unproven methods are proposed or input from Heritage NZ for any archaeological reviews.

When does my consent become commercial and trigger the higher fees?

Generally when the building use is associated with public use and the engagement of employees

Some descriptions of these building types include:

- Communal residential (hostel / prison)
- Communal non-residential (church / school)
- Commercial (bank / service station) Industrial (agricultural building / sewage plant)

These classified uses attract the higher fee due to the additional design complexity and use of specified systems.

In all cases, council payment terms apply to all issued invoices. Documents will be released upon payment.

How do I work out the estimated value?

This is the total value of the building work including GST. Usually the designer or architect supplies the contract square metre rate and the council checks this against national statistics, the MBIE website, Building Economist and Codeword's publications.

Why do I get charged for inspections in advance?

Council policy is to release building consents as soon as possible. Estimated inspection fees are paid in advance to assist this process to avoid delays for all parties.

What are 'actual costs' and what will they include?

- Processing, inspections and administration services
- It may also include external services engaged to carry out reviews for the council e.g. New Zealand Fire Service and Heritage NZ etc.
- Disbursements like scanning, copying, phone, travel and postage.

What happens if I don't go ahead with my building consent, do I get a total refund?

Due to administration, processing and cost overheads. In normal cases there will be a refund for unused inspections, and BRANZ / MBIE levies.

If processing has already begun, partially complete or fully completed fees will be deducted accordingly.

Other fee information

Some levies are set by other agencies and are not affected by this proposal.

All fees are GST inclusive unless otherwise stated.

Building application fees are based on the project value of the building works, simple structures or minor type applications.

Fixed fee applications

This fee applies to residential projects only.

This fee is non-refundable due to the reduced fee offered for these services.

General building fees

	Actual costs
Amended plans application	
BRANZ Levy (applies to project values above \$20,000)	\$1.00 per \$1,000.00 (or part \$1,000.00)
MBIE Levy (applies to project values above \$65,000)	\$1.75 per \$1,000.00 (or part \$1,000.00)
Building warrant of fitness annual renewal	Actual costs
Building warrant of fitness audit report and inspection fee	Actual costs
Building warrant of fitness (audit only)	Actual costs
Certificate of acceptance (COA) upfront lodgment fee	\$627.00
Certificate of acceptance (COA) processing costs	Actual costs
Certificate of public use application	Actual costs
Certificate of title request	\$47.00
Change of use application (actual processing costs are calculated and applied)	Actual costs
Code compliance certificate application	Actual costs
Older code compliance certificate application (includes review of building consents if over four years old)	Actual costs
Compliance schedule and statement	Actual costs
Compliance and accreditation levy (maximum levy fee \$276.00)	\$1.40 per \$1,000.00
Condition assessment report application	\$119.00

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

Enforcement action under the Building Act (Notice to fix notice, dangerous or insanitary notice and breach investigation)		Actual costs
Exemption from requiring building consent application		Actual costs
Extension of time application		\$119.00
Inspections – residential		\$247.00
Inspections – commercial		\$376.00
Request for information (charged on any application type)		Actual costs
Scanning charge per application		\$12.00
Section 72 hazard notification		Actual costs
Section 75 building on two or more allotments notification		Actual costs
Specific expertise – inspection and processing required		Actual costs
Swimming pool inspections		Actual costs
Waiver / modification waiver application to existing building consent		Actual costs
Weekly building consent report (charge per annum)		\$731.00

Hourly rates

Development Engineer		\$285.00
Building Manager / Compliance Manager		\$242.00
Team Leader / Senior Building Officer / Senior Building Specialist / Building Specialist		\$215.00
Building Officer / Building Compliance Officer		\$199.00
PIM Officer (District Plan check)		\$172.00
Building Administration / Compliance Administration		\$156.00

Vehicle crossings

Vehicle crossing application and vehicle crossing inspection fee (Includes first initial site visit and application fee. A further two inspections are required (pre-pour and final inspections (\$205 per inspection). Any additional inspections will be charged separately (\$205 per inspection)		Moved to Resource Consents
Vehicle crossing inspection fee		Moved to Resource Consents
Re-application fee for expired approvals		No longer required administratively
Application for RAPID number		\$33.00
Replacement RAPID signs		\$11.00

BYLAW ENFORCEMENT

Bylaw licenses help maintain safe, orderly public spaces across our district. Whether it's controlling advertising signage, managing brothel signs, or licensing occupation of public areas, these regulations protect community amenity and ensure fair use of shared spaces.

The application fees cover the administrative costs of processing licenses, conducting site assessments, and monitoring compliance. This ensures businesses and individuals can operate legally while maintaining the character and safety of our communities.

Bylaw license application

General bylaw license incorporates fees for:- Application for advertising signs		\$126.00 per application
Application for brothel signs		
Reclaiming of seized advertising signs		\$94.00 per sign
Return of seized noise equipment		\$94.00
Licence to occupy application		\$126.00 per application

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

MONITORING & COMPLIANCE FEES

Changes to the Resource Management Act have put an increased focus on compliance with Resource Management Act and ensuring Environmental Standards and National Policy Statements are adhered to. The fees listed under monitoring and compliance relate to persons who has contravened the Resource Management Act, a national environmental standard, a regulation, a rule in a plan, or a resource consent, for the carrying out of the local authority functions to investigate and remedy the contravention.

Bylaw license application

Monitoring fee – monitoring of resource consents, this may include site visit(s) and/or desktop assessment.		Actual Costs where site visits are required
The cost of staff time and expense associated with investigation, remediation (if necessary), and complaints can be recovered for significant non-compliance with the District Plan, Resource Consents or other legislation, or for repeat offending where environmental impacts are considered to be more than minor.		Actual and reasonable costs based on officers' hourly charge out rate
Compliance Manager - per hour		\$242.00 Moved from Building Consents hourly rates
Monitoring and Compliance Officer - per hour		\$167.00 Moved from Resource Consents Planning Technician and Monitoring Officer Hourly processing charges

CEMETERIES

Cemetery services provide dignified resting places and ensure proper care of burial grounds for generations to come. These fees cover the costs of plot allocation, interment services, ground maintenance, record keeping, and ongoing cemetery management.

Burial plots

Burial plot		\$1,239.00
Interment single depth		\$1,085.00
Interment double depth		\$1,230.00
Interment child (under 10)		\$268.00
Interment - oversize single depth		\$1,197.00
Interment – oversize double depth		\$1,308.00
Disinterment fee		\$2,416.00
Statutory holiday surcharge		\$598.00
Special circumstance surcharge (e.g late arrival or additional processing)		\$560.00

Ash burial

Ash berm (Russell)		\$562.00
Ash berm (All others)		\$289.00
Grave digging for ash burial		\$239.00
Concrete cap		\$124.00

Other fees

Cemetery fees (e.g search fee, headstone, memorial permit, installation fee)		\$43.00
Memorial bench		Actual costs

CERTIFICATES, LICENSE AND PERMITS

Alcohol licensing

Alcohol licensing ensures responsible sale and supply of alcohol across the district. These fees (set by government regulation) cover the processing of license applications, manager certificates, and temporary authorities.

The licensing process includes public notification, compliance checks, and ongoing monitoring to keep our communities safe. Whether you're applying for an on-license, off-license, club license, or manager's certificate, these fees support the administrative work, inspections, and hearings required under the Sale and Supply of Alcohol Act.

Other Certificates and Permits

Various certificates and permits ensure compliance with regulations covering food safety, health standards, and other statutory requirements. These fees cover application processing, inspections, and the administrative work needed to keep businesses operating legally and safely.

Alcohol licensing

The following fees are set under the Sale and Supply of Alcohol (Fees) Regulations 2013		
Application fee - Managers Certificates		\$316.25
Renewal fee - Managers Certificates		\$316.25
Temporary License fee		\$296.70
Temporary Authority fee		\$296.70
Certificate of Compliance Liquor application - this fee is located in the resource consents area of this document		See Liquor compliance certificates
Advertising of an alcohol application		\$47.50
Managers Certificate interview		\$148.00

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

Premises - On, off and club licenses		Application fee	Annual fee
Fee category and cost / risk rating score		Set by legislation	Set by legislation
Very low 0-2		\$368.00	\$161.00
Low 3-5		\$609.50	\$391.00
Medium 6-15		\$816.50	\$632.50
High 16-25		\$1,023.50	\$1,035.00
Very high 26 plus		\$1,207.50	\$1,437.50
Special licenses - risk based fees (see definition below)			Set by legislation
Class 1			\$575.00
Class 2			\$207.00
Class 3			\$63.25
Special license definition			
Class 1 - a large event (400+) people, or more than three medium events (100 - 400 people), or more than 12 small events (fewer than 100 people)			
Class 2 - One to three medium events (100 - 400 people), or Three to 12 small events (fewer than 100 people)			
Class 3 - One or two small events (fewer than 100 people)			
Amusement devices and entertainment premises			Set by legislation
These fees are set under Section 11 of the Amusement Devices Regulations 1978 and are applicable to devices such as merry-go-rounds, Ferris wheels and roller coasters, bumper cars and boats, indoor go-karts, mini-bikes, parasails, jet skis, bungee jumping. Bouncy castles, inflatable slides and non-powered playground equipment are not amusement devices and so you do not require a permit.			
Amusement devices only; one device, for the first seven days of operation or part thereof			\$10.00
Amusement devices only; for each additional device operated by the same owner, for the first seven days or part thereof			\$2.00
Amusement devices only; for each device, for each further period of seven days or part thereof			\$1.00
Collection and transportation of waste and diverted materials			
Waste collector's license			\$583.00 per annum
Environmental health licenses			
(Per annum) Health (Registration of Premises) Regulations 1966 annual renewal 1 July. Pro rata fees for new application throughout the registration year.			
Health (mortuaries, camping grounds and septic tank cleaners) This fee covers the cost of processing the application. New applications are reviewed by building, planning, and environmental health teams to ensure all requirements are met. If requirements are not met, additional fees may apply for planning and building teams additional processing time.			\$375.00
Re-inspection			\$217.00
Change of ownership (new certificate)			\$66.00
Replacement of lost certificate			\$32.00
Fire prevention			
Section clearance (includes administration charge, site inspection if required and contractors' actual costs)			\$116.00 + actual costs
Food Act			
Food Control Plan (FCP)			
Template FCP registration			\$350.00
<i>Application for new registration of FCP (fee includes up to 2.75 hours of processing time, supply of thermometer and printed food safety plan)</i>			
Thermometer			\$35.00
Additional food control plan document and record blanks			\$45.00
Renewal of registration (annual renewal)			\$250.00
Additional processing time <i>Fee for additional time for processing the application</i>			\$168.00
Registration amendment			\$168.00
FCP verification fixed fee			\$595.00
<i>Verification including site visits and compliance checks with FCP (includes up to 3.5hrs of processing and travelling time)</i>			
Failure to attend scheduled verification			\$249.50
Compliance and monitoring fee			\$168.00
Corrective action follow up			\$249.50
Cancellation of scheduled verification less than 24 hours notice			\$168.00
Replacement laminated certificate			\$20.00
Complaint driven investigation resulting in enforcement. <i>Justified complaint requiring investigation by FSO</i>			\$250.00

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

National Programme (NP)		
NP registration		\$300.00
NP renewal (renewal required every 2 years)		\$197.00
Additional national programme document pack		\$30.00
Additional processing time		\$168.00
Registration amendment		\$168.00
NP verification fixed fee		\$406.00
Failure to attend scheduled verification		\$249.50
Compliance and monitoring fee		\$168.00
NP verification fixed fee - NP1 (2.5 hours of processing and travelling time)		\$406.00
NP verification fixed fee - NP2 (3.5 hours of processing and travelling time)		\$525.00
NP verification fixed fee - NP3 (3.5 hours of processing and travelling time)		\$525.00
Cancellation of scheduled verification less than 24 hours notice		\$168.00
Corrective action follow up		\$249.50
Complaint driven investigation resulting in enforcement. <i>Justified complaint requiring investigation by FSO</i>		\$250.00
Gambling Act 2003		
Gaming venue relocation and TAB venue application license fees		\$467.00
Mobile shop, stall, hawkers, alfresco dining and tour operators' licenses (Road Use Bylaw)		
Definitions:		
Mobile shop means a vehicle (including a trailer) from which goods are offered for sale in any public place but does not include any vehicle used exclusively for the delivery of pre-ordered goods, nor any stall.		
Hawker means any person who carries any goods for sale from property to property but does not include any person delivering pre-ordered goods, or any person exposing goods for sale in any public place, nor any mobile shopkeeper.		
Tour operator means any person who offer tourist activities in a specific site in a public space.		
Regular annual licenses		
Mobile shop		
Non-food		
Annual		\$570.00
Seasonal – one month		\$51.00
Food related		
Annual		\$871.00
This fee is for the license to trade in a permitted public place. A food license will also be required		
Seasonal*		\$75.00 per month
Coffee vendor only		
Annual		\$290.00
Seasonal*		\$30.00 per month
Hawkers		
Annual		\$376.00
Seasonal*		Pro rata \$35.00 per month
Street stalls (Fundraising events, charitable trusts, or street appeal collectors) Maximum 20 per year		
Tour operators license		\$231.00
*Minimum of one month		
Alfresco dining license		
All licenses renewable on 1 July each year		
Application and renewal fee		\$122.00
Site inspection		\$85.00
One table		\$59.00
Two tables		\$121.00
Three tables		\$183.00
Four tables		\$242.00
Five tables		\$302.00
New application received during licensing year		Pro rata, according to number of tables*
Re-inspection fee		\$59.00
Change of new ownership – new licensee		\$63.00
*The application fee and site inspection will be charged at full fee		

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

LEASE AND LICENSES OF RESERVES

Council-managed reserves serve many purposes from recreation and conservation to community facilities and grazing. When reserves are leased or licensed, these fees cover the administrative and legal work involved in processing applications, preparing documentation, and managing ongoing agreements. Whether it's a new lease for a sports club, a grazing license, or an easement across reserve land, these fees ensure proper consultation, compliance with the Reserves Act, and protection of public interests. The council keeps fees reasonable while covering the costs of legal work, Department of Conservation liaison, and public notification where required.

Change of reserve status – processing charges

Change of classification of reserve		\$381.00
Revocation of reservation of reserve		\$381.00

Note: This charge covers administrative costs and is to be paid on application for reserve status. This charge is not payable in cases where the application can be processed in conjunction with a request to lease the reserve, in which case the lease processing charge listed below covers the costs. Applicants will be required to meet other costs that may apply – Department of Conservation fees, resource consent application fees, survey costs etc.

Leases of reserves (one year or more) – processing charges

New lease of reserve; e.g. local purpose or recreation (including grazing leases)		\$509.00
Renewal of lease of reserve; e.g. local purpose or recreation		\$255.00

Administration charges to be paid on application for the lease. When applicable, applicants will also be required to meet legal expenses, Department of Conservation fees, resource consent and / or liquor license application fees.

Easements under Reserves Act – processing charge

Easement over reserve (plus any addition)		\$500.00
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Leases of Reserves (one year or more) – rentals per year

Lease by commercial operator (e.g. motor camp, carpark)		Individually determined on percentage of Government value
Lease by semi-community group (e.g. bowling club, school)		\$127.00
Lease by community group (e.g. Marae committee)		\$127.00
Grazing leases		By tender process

Note: Lessees are also required to pay rates and in some cases, where the lessees are occupying council owned buildings, they are required to reimburse council when annual insurance premiums are paid.

Temporary license to occupy road reserves and reserves

Temporary license to occupy road reserves – non refundable application fee		\$127.00
Temporary license to occupy road reserves processing fee		Actual cost
Temporary license to occupy reserves – non refundable application fee		\$127.00
Temporary license to occupy reserves processing fee		Actual cost

Rentals

Licenses by commercial operator		Individually determined on percentage of Government value
Licenses by semi-community and community groups		\$127.00
Grazing licenses		By tender process

Permits to occupy reserves – less than one month

No processing charge but written application required		No charge
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Use of reserves

Commercial use (e.g. circus) per showing		\$95.00
Plus deposit (refundable if no turf damage)		\$699.00
Community use ground rental		No charge

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

Paihia Village Green - stallholders / exhibitors		
Residents of the Far North District (per site / per day)		\$10.00
Non-residents of the Far North District (per site / per day)		\$22.00
Community activities (e.g. Carols by Candlelight)		No charge
Hire of entire village green		By negotiation with Focus Paihia

LEGAL

Council's in-house legal team provides professional legal advice and property services across the district. These hourly rates cover the cost of qualified legal professionals handling everything from property transactions to compliance matters.

The Property Legalisation Officer assists with property related matters, while In-house Counsel handles more complex legal work. This service ensures ratepayers have access to experienced legal support without the council needing to engage external solicitors for routine matters, keeping costs down while maintaining professional standards.

Hourly rates		
In-house Counsel		\$308.00
Property Legalisation Officer		\$120.00
Travelling costs – from nearest Council office		As per IRD mileage rates schedule

LIBRARIES

Our libraries are free to use for all local residents with no overdue charging. This reflects the council's commitment to ensuring everyone has access to books, information, and community spaces regardless of their ability to pay.

The small fees we do charge cover specific costs like replacing lost or damaged items, interloan searches from other library systems, and organisational memberships for businesses or groups. These charges simply recover the direct costs involved, keeping our libraries sustainable while remaining accessible to all.

Item replacement		
All items: Replacement value of item plus administration fee		Replacement value of the item plus administration fee

Borrowing		
Local resident borrower		No charge
Organisation borrower (limited users)		Remove
Replacement borrower card		\$2.00
Interloan search		from \$10.00
Book repairs		from \$5.50

We do not charge overdue fees on any borrowed items.

MARINE

The Kohu Ra Tuarua vehicle ferry Ferry provides a vital transport link across the harbour, connecting communities and reducing travel times significantly. The ferry operates as a lifeline service, with fares covering a portion of the ferry's operating costs, with different rates for passengers, vehicles, and motorcycles. Resident discounts and multi-trip concessions make regular travel more affordable for locals who depend on this service daily. The ferry service is partially funded by targeted rates, with user charges helping to offset operational expenses.

Hokianga vehicle ferry		
Children concession		\$4.00
Foot / car passenger – single		\$2.00
Passenger concession		\$10.00
Motorcycle – one way		\$5.00
Campervan – one way		\$40.00
Light vehicle (vehicles <2200 kg – trailers / caravans)		\$20.00
Resident light vehicle		\$7.00
Light vehicle concession – five trips		\$30.00
Light vehicle concession – 10 trips		\$55.00
Heavy vehicle single trip – per axle		\$15.00
Heavy vehicle concession – 10 trips		\$100.00
Special sailings		\$150.00

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

OFFICIAL INFORMATION

Under the Local Government Official Information and Meetings Act, the council must make information available to the public. The first hour of is provided free, as per the Act. Beyond that, charges cover the actual costs of staff time, photocopying, and preparing information for release. These fees prevent unreasonable burdens on ratepayers when requests require significant resources, while still ensuring public access to council information. Annual subscriptions for agendas and minutes are charged at actual cost - noting that these are available online free of charge through the councils website - www.fndc.govt.nz - key words: plans, reports, agendas, minutes.

Local Government Official Information and Meetings Act (LGOIMA) information requests

Staff time per half hour (first hour free)		\$38.00 per half hour
Plan print		\$5.00
Photocopying		\$0.20
Copies of documents required to be available at a reasonable charge under the Local Government Official Information and Meetings Act (All postage payable).		

Annual supply of agendas and minutes

Council		Actual costs
Community boards – per board		Actual costs
All Community boards		Actual costs
All agendas (Council, community boards, hearings)		Actual costs
Hearings agendas		Actual costs

Other council publications

Hard copy of Annual Plan, Long Term Plans and Annual Report (Note: Plans and reports can be found on our website: keywords plans and reports)		Actual costs
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Photocopying charges

A4 (black and white)		\$0.20
A4 (colour)		\$1.00
A3 (black and white)		\$0.40
A3 (colour)		\$2.00

Charges for supply of information when the information is not required to be provided free under the Local Government Official Information and Meeting Act, where the aggregate amount of staff time spent to action the request exceeds half an hour.

Document scanning

One to five pages		\$1.00
Six or more pages		\$2.00

Operative District Plan

Text volume		\$204.00
Map volume		\$183.00
Map pages (individual)		Actual costs
Text and maps (printed)		\$383.00

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

PROPERTY INFORMATION

Property information services provide essential data for property transactions, development planning, and due diligence. These fees cover the cost of collating property files, preparing digital data, creating custom maps, and staff time to process requests. Whether you're buying property, planning development, or need specific geographic data, these services ensure accurate, up-to-date information is available. Fees reflect the time involved in searching records, preparing digital files, and providing professional mapping services using council's geographic information systems.

Electronic property file request

Collating and providing the property file online (per property file)		\$36.00
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Digital data supply

DCDB parcels – per parcel		\$0.20
Staff time (per hour)		\$102.00
USB stick (with data on it)		\$6.00

Physical map requests (paper and pdf)

Staff time (per hour)		\$102.00
Hard copy – A3		\$49.00
Hard copy – A2		\$59.00
Hard copy – A1		\$85.00
Hard copy – A0		\$102.00
Soft copy (PDF format) – A3		\$49.00
Soft copy (PDF format) – A2		\$49.00
Soft copy (PDF format) – A1		\$49.00
Soft copy (PDF format) – A0		\$49.00
USB stick (with data on it)		\$6.00

Note: Where a request covers more than one property and/or requires additional time to process, the charges will be based on 10-minute intervals according to the schedule. FNDC does not provide A4 maps. These are accessible and printable via the mapping website www.fndcmaps.govt.nz

Property information products – maps

Vector maps: locality plan, property plan, property boundaries, addresses, legal description, area – A4		Actual costs
Street map (Cadastral) – reproduction costs		Actual costs

Land Information Memoranda (LIM's)

LIM application		\$415.00
Research fee – where extensive research is required. (This is additional to the application fee)		\$41.00 per half hour

Residential rates postponement fees

Establishment fee: includes legal costs, and production of documents for registering statutory land charge (includes LINZ fee)		\$315.00
Annual administration fee for maintaining rates postponement		\$52.00

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

RESOURCE CONSENTS

Resource consents notes

These fees and charges are set by various sections of the Resource Management Act (RMA) 1991, the Fast Track Approvals Act 2024, Natural Environment Act 2026, the Planning Act 2026 sections of the Local Government Act (LGA) 2002, and sections of the Sale and Supply of Alcohol Act 2012. Pursuant to ss36 and 36AAA RMA 1991, Council may fix deposits and additional charges to recover the actual and reasonable costs of consent processing, certification, monitoring and enforcement, having regard to the statutory cost-recovery criteria. Charges are published under s36AAB RMA and, when set or amended, are consulted on in accordance with s150 LGA 2002.

Resource consent fees are calculated based on actual processing costs. Instalments for some application types are payable at the time of lodgement - these are stated in the fee schedule as instalment amounts. Actual processing costs will be calculated and invoiced after the decision is issued.

Notes:

- These fees have been rounded up to the nearest whole dollar
- All fees GST inclusive unless otherwise stated
- Instalment fees are charged at the following stages: application lodgement; limited or notification process; and hearings process.

Application for resource consent, designation or heritage orders		
Applications made under the Resource Management Act: Simple land use (single Zone Rule breach with no engineering assessment required) <i>This instalment is payable at the time of lodgement. Actual processing costs will be calculated and invoiced after the decision is issued. Interim invoicing may apply.</i>		\$2,500.00
Applications made under the Resource Management Act: Variation/cancellation of consent condition – Sec 127 Change or cancellation of consent notice condition - 221(3) Outline plan consideration (176A) Application for extension – Sec 125 lapsing a consent Fast track Consents <i>This instalment is payable at the time of lodgement. Actual processing costs will be calculated and invoiced after the decision is issued. Interim invoicing may apply.</i>		\$2,800.00
Applications made under the Resource Management Act: Complex Land use. May include 3waters (water, stormwater, wastewater), earthworks or traffic breaches. Development in Natural Hazard Zones or Flooding and Coastal erosion. <i>This instalment is payable at the time of lodgement. Actual processing costs will be calculated and invoiced after the decision is issued. Interim invoicing may apply.</i>		\$2,688.00
Applications made under the Resource Management Act: Subdivision 1-4 lots <i>This instalment is payable at the time of lodgement. Actual processing costs will be calculated and invoiced after the decision is issued. Interim invoicing may apply.</i>		\$5,000.00
Applications made under the Resource Management Act: Subdivision 5-8 lots <i>This instalment is payable at the time of lodgement. Actual processing costs will be calculated and invoiced after the decision is issued. Interim invoicing may apply.</i>		\$6,000.00
Applications made under the Resource Management Act: Subdivision 9+ lots <i>This instalment is payable at the time of lodgement. Actual processing costs will be calculated and invoiced after the decision is issued. Interim invoicing may apply.</i>		\$7,000.00
Applications made under the Resource Management Act: Discharge to land (less than 3m ²) <i>This instalment is payable at the time of lodgement. Actual processing costs will be calculated and invoiced after the decision is issued. Interim invoicing may apply.</i>		\$1,200.00
Applications made under the Resource Management Act: Updating of cross lease flats plans <i>This instalment is payable at the time of lodgement. Actual processing costs will be calculated and invoiced after the decision is issued. Interim invoicing may apply.</i>		\$3,117.00
Applications made under the Resource Management Act: Combined subdivision / land use <i>This instalment is payable at the time of lodgement. Actual processing costs will be calculated and invoiced after the decision is issued. Interim invoicing may apply.</i>		\$8,000.00
Applications made under the Resource Management Act: Combined land use and discharge <i>This instalment is payable at the time of lodgement. Actual processing costs will be calculated and invoiced after the decision is issued. Interim invoicing may apply.</i>		\$3,700.00
Applications made under the Resource Management Act: National Environmental Standards for Plantation Forestry National Environmental Standards for Contaminated Soil <i>This instalment is payable at the time of lodgement. Actual processing costs will be calculated and invoiced after the decision is issued. Interim invoicing may apply.</i>		\$2,077.00
Notices of requirement for a designation and / or heritage order		\$3,009.00
Removal of or alteration to a notice of requirement		\$902.00

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

Simple Sect 127 change of conditions (minor changes and where the approval remains consistent with the original proposal, no engineering assessment is required and there are no parties affected by the change)		\$1,000.00
Note: Deemed permitted boundary activities and deemed permitted marginal or temporary activities' fees can be found under 'Approvals and certificates'.		
Limited notification for resource consents, notices of requirement and heritage orders		
Land use and subdivision; combined land use and subdivision; notices of requirement; heritage orders; discharge to land. Note: Where an instalment fee has already been paid, Council will require the balance owing to be paid before limited notification proceeds.		\$6,000.00
Public notification for resource consents, notices of requirement and heritage orders		
Land use and subdivision; combined land use and subdivision; discharge to land; changes to consent conditions – Section 127; notice of requirements; heritage orders. Note: Where an instalment fee has already been paid, Council will require the balance owing to be paid before notification proceeds.		\$8,599.00
Hearings		
Hearings required for any resource consent or other permission.		\$2,077.00
Hearing fee <ul style="list-style-type: none"> Cost of third party / hearing commissioners will be charged at actual costs Staff and consultant costs will be charged at actual costs Miscellaneous charges (copying, venue hire, printing, etc.) will be charged at actual costs All costs will be itemised The final fee in any one application will be determined by the Team Leader, Resource Consents or his / her appointee All charges will be actual and reasonable costs less the instalment fee. Note: Actual and reasonable costs based on an hourly rate, mileage and disbursements will be deducted from the instalment fee or charged to determine the final fee payable.		
Hearing for Limited or Public Notified application		\$10,000.00
Hearing for Objections to Conditions		\$2,077.00
Monitoring		
Monitoring fee – monitoring of resource consents conditions. (This may include site inspections and/or desktop checks to deem compliance).		Actual costs
Monitoring of Permitted Activities under Sec 180 of the Planning Act 2026		Actual costs
Approvals and certificates – instalment		
These fees are calculated in instalment and are payable at the time of lodgement. <i>Actual processing costs will be calculated and invoiced after the decision is issued. Interim invoicing may apply.</i>		
Sec 222 (completion), Sec 223 (survey plan)		\$281.00
Cancellation of building line restriction Sec 327A LGA 1974		\$258.00
Outline plan waiver		\$168.00
224 (c) Certificate no engineering conditions (includes Sec 221 Consent Notice) Note: Your certificate will not be issued until all previous invoices relating to the underlying consent have been paid (SUB, COM, EPA etc)		\$657.00
224 (c) Certificate with engineering conditions (includes Sec 221 Consent Notice) Note: Your certificate will not be issued until all previous invoices relating to the underlying consent have been paid (SUB, COM, EPA etc)		\$1,221.00
Section 243 Cancellation of Easement		\$516.00
Deemed permitted boundary activities and deemed permitted marginal or temporary activities		\$600.00
Earthworks permit – includes administration and one inspection		\$516.00
Engineering Plan Approvals (RMAEPA)		\$500.00
Meetings		
Any meeting booked in advance relating to a resource consent application. Actual and reasonable costs will be calculated based on the charge rate associated with the staff member(s) required to attend and for any research required prior to the meeting. This includes Pre-lodgement, Pre-Application Meetings and Concept Development Meetings.		\$353.00

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

Other approvals, certificates and fixed fees		
Preparation of covenant against transfer of allotments – Sec 240		\$516.00
Any other certificate, authority, requirements, or actions requested of Council under the provisions of the Resource Management Act, the Local Government Act or any other related legislation		\$516.00
Savings certificate issued under Sec 226(1)(e). Determination of and extension of existing use (Section 10)		\$994.00
Creation of right of way under Sec 348 Local Government Act		\$500.00
Section 139 Certificate of Compliance, Section 139(A) Existing Use Certificate		\$1,500.00
Fees or charges levied on Council by other organisations; i.e. District Land Registrar, Department of Conservation		Actual and reasonable costs charged by the other organisation and Council admin charge
Request for consideration of District Plan change. Plus, actual and reasonable costs charged to Council by any other organisations and applicable hourly staff rates. This is the required lodgement fee should a change be requested. Should the requested change be accepted by Council for processing as a private plan change, all additional costs will be charged.		\$15,048.00
Charge for supplying information in respect of plans and resource consents per half hour, and any other associated costs that apply to the request		Actual and reasonable costs
Any report required by Council in determining / processing a resource consent per half hour, and any other associated costs that apply to the request		Actual and reasonable costs
CT – producing certificates of title; easement instruments; consent notices		\$47.00 per search
Scanning charge – per application		\$12.00 per application
Post approval charge. Part of administration associated with consents, statutory reports, inquiries and complaints about consents		\$245.00
Certificate of Permitted Activity Under Sec 180 of the Planning Act 2026. Actual processing costs will be calculated and invoiced once the certificate has been issued.		\$516.00
Liquor compliance certificates		
Certificate of Compliance Liquor application. Actual processing costs will be calculated and invoiced once the certificate has been issued.		\$502.00
Hourly processing charges		
Principal Planner, Team Leader Resource Consents and Manager Resource Consents		\$226.00
Senior Resource Consent Engineer		\$200.00
Resource Consent Engineer		\$195.00
Team Leader Resource Consents		\$215.00
Senior Planner		\$204.00
Intermediate Planner		\$199.00
Resource Planner		\$194.00
Consent Planner		\$172.00
Senior/Team Leader RMA Support Officer		\$102.00
RMA Support Officer		\$97.00
Planning Technician and Monitoring Officer		\$167.00
Consultants		Actual and reasonable costs
Note: The actual costs the consultants charge plus a Council administration charge will apply. Please ask Council what charge may apply if your consent application has been allocated to a Consultant Planner or Consultant Engineer.		
Objections to Council on a decision or condition of consent under Section 357, 357A		\$947.00
Technology Fee (Per RMA application)		\$120.00
Travel costs for resource consents		
The travel cost is derived from the time the Council officer spends in a vehicle travelling to the site from the nearest Council service centre (Kaikohe, Kaitaia and Kerikeri), charged at the Inland Revenue Department mileage rate. Actual time spent on site will be charged for at the appropriate hourly rate.		As per the IRD mileage rate schedule.
Vehicle crossings		
Vehicle crossing application and vehicle crossing inspection fee. A further two inspections are required (pre-pour and final inspections) (\$277 per inspection). Any additional inspections will be charged separately (\$277 per inspection).		\$450.00
Vehicle crossing inspection fee		\$277.00 (per inspection)

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

Development Contributions

Refer to the Development Contributions Policy 2025 on the FNDC website. This policy comes into force on 29 May 2026.

[ADOPTED-FINAL-Utu-Whakawhanake-Development-Contributions-Policy-2025-October-7-CM2.pdf](#)

RUBBISH DISPOSAL AT TRANSFER STATIONS

Transfer station fees help manage waste responsibly and keep disposal costs fair. Rather than spreading all waste costs across rates, user charges mean those who generate more waste pay more.

Fees cover the cost of operating transfer stations, transporting waste to landfills, and processing different waste streams. Green waste and recycling are priced to encourage diversion from landfill, while special items like tyres and appliances have fees that reflect their disposal costs. This approach encourages waste reduction and makes the system more equitable.

Rubbish

At transfer station		
Per bag (standard 65L)		\$4.00
Oversized bag (130L)		\$7.00
Wheelie bin (240L)		\$12.50
Loose material per m ³		\$52.00
Compacted material per m ³		\$84.00
Greenwaste m ³		\$22.00

Whole tyre disposal

At transfer station		
Motorcycle tyre		\$3.50
Passenger car tyres		\$5.00
Light truck and 4x4 tyres		\$8.00
Truck tyres		\$16.00
Tractor and super single		\$23.00
Earth mover tyres		Not accepted

e-Waste

Transfer station pricing for householders

TV's CRT		\$10.00
TV's flat screen		\$10.00
Computer CRT		\$10.00
Monitors LCD		\$5.00
Consumer electronics		
DVD and VCR players		\$3.00
Stereo system and games		\$3.00
Radios etc		\$3.00
Other		
Cell phones		No charge
PC's		
Desktop / laptop / server		\$5.00 each
UPS's		\$5.00
Laptop batteries		\$5.00
Network equipment		\$5.00
Printers etc.		
Printers / scanners / fax		\$5.00 each
Photocopier small / medium		\$10.00
Photocopier large		\$10.00
Copier cartridges		\$4.00 per kg
Household appliances etc.		
Heaters (No oil filled)		\$3.00
Vacuums		\$3.00
Microwaves		\$5.00

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

STORMWATER

Stormwater services manage rainwater runoff to prevent flooding and protect water quality. While most stormwater costs are covered through targeted rates, connection fees and application fees recover the administrative costs of processing applications and approving new connections. These fees cover the cost of assessing applications, conducting site visits where needed, and ensuring new connections meet standards. Any physical work on the stormwater network must be done by council-approved contractors, with costs quoted separately based on the specific requirements of each job.

Activity / Service		
Any works on Councils' stormwater network can only be undertaken by Council approved contractors. Excludes charges included with rates.		
Application fee for a stormwater connection		\$52.00
Application fee to build close to, or excavate close to a public storm water line not within a legal road*		\$52.00
New connection		Quote to be provided
Approximate marking of single of single location services of mains with minimum 3 days' notice		Quote to be provided
Accurate marking of mains including excavation with minimum 10 day notice		Quote to be provided
Accurate marking of mains including excavation with minimum 10 day notice or location of mains over a wide area		Quote to be provided
Urgent location of mains		Quote to be provided

*If site visit required additional costs of staff time, administration and mileage apply.

TRANSPORT NETWORK

Road closures

Applications for motor sprint events		\$168.00
Note: if event spans more than one ward an extra \$50 per ward is chargeable		
Applications for parades		\$57.00
Other road closures will be charged based on an estimated cost at normal charge out rates – minimum		\$57.00
Note: all advertising costs are the responsibility of the applicant.		

Traffic overweight permit

Traffic overweight permit		\$155.00
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WASTEWATER

Wastewater services protect public health and the environment by collecting and treating sewage. While most costs are covered through targeted rates for connected properties, connection fees and application fees recover the administrative costs of processing new connections and approvals. These fees cover the cost of assessing applications, approving connection designs, and inspecting work. Any physical work on the wastewater network must be undertaken by council-approved contractors to ensure standards are met. Quotes are provided for actual connection work based on the specific requirements of each property.

Activity / Service		
Any works on Councils wastewater networks can only be undertaken by Council approved contractors. Excludes charges included with rates.		
Administration fee for a wastewater connection		\$52.00
Administration fee to build close to/over or excavate close to a public sewer not within a legal road*		\$52.00
Upgrade or modify existing connection		Quote to be provided
New connection provided by Council's contractor up to 150 mm main (includes connection to main and one metre of pipe from Council main)		Quote to be provided
New connection provided by Council's contractor to mains greater than 150 mm or connection lengths greater than one metre or where a manhole / chamber is required		Quote to be provided
New connection to a pressure wastewater network provided by Council's contractor		Quote to be provided
Inspection by Council officers of connection work not undertaken by Council's contractor (single connection)		Quote to be provided
Inspection by Council Officers of connection work not undertaken by Council's contractor (multiple connections)		Quote to be provided

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

Wastewater connected rate for all new connections

Where a property connects to sewerage after 1 July in any year, the connection fee will include a sum in lieu of a rate. The amount of the fee will be calculated on the basis of one twelfth (1/12) of the relevant capital, operating and additional pan rates for the scheme concerned for every complete month until 30 June in the following year.

Service availability charge where a new wastewater connection is provided but the property does not connect

Where sewerage is made available to a property after 1 July in any year but the property does not connect, the connection fee will include a sum in lieu of a rate. The amount of the fee will be calculated on the basis of one twelfth (1/12) of the relevant availability rate for the scheme concerned for every complete month until 30 June in the following year.

Approximate marking of single location services of mains with minimum three days' notice		Quote to be provided
Accurate marking of mains including excavation with minimum 10 day notice		Quote to be provided
Accurate marking of mains including excavation with minimum 10 day notice or location of mains over a wide area		Quote to be provided
Urgent location of mains		Quote to be provided
Inspection of onsite wastewater system by Council Monitoring Officer*		\$104.00
Sampling of onsite wastewater system by Council Monitoring Officer		Actual costs

*If site visit required additional costs of staff time, administration and mileage apply.

Approved commercial operators discharge fees

Cubic metre rate		\$36.00 / m ³
Lost card replacement		\$38.00 per card

WATER SUPPLY

Safe, reliable water supply is essential for health, safety, and quality of life. While most water costs are covered through targeted rates for connected properties, connection fees and application fees recover the administrative costs of processing new connections and approvals.

These fees cover the cost of assessing applications, approving connection designs, and ensuring work meets standards. Standard connections are quoted based on distance from the main and location (footpath or berm), with non-standard connections quoted individually. All work must be done by council-approved contractors to maintain water quality and system integrity.

Activity / Service

Any works on Councils' water supply networks can only be undertaken by Council approved contractors. Excludes charges included in rates.

Administration fee for a water connection		\$52.00
Administration fee to build or excavate close to a public water main not within a legal road*		\$52.00

Water connected rate for all new connections

Where a property connects to water after 1 July in any year, the connection fee will include a sum in lieu of a rate. The amount of the fee will be calculated on the basis of one twelfth (1/12) of the relevant capital rates for the scheme concerned for every complete month until 30 June in the following year.

Service availability charge where a new water connection is provided but the property does not connect

Where water is made available to a property after 1 July in any year but the property does not connect, the connection fee will include a sum in lieu of a rate. The amount of the fee will be calculated on the basis of one twelfth (1/12) of the relevant availability rate for the scheme concerned for every complete month until 30 June in the following year.

Non-standard water connections including meter and meter box		Quote to be provided
Standard 20 mm water meter connection in footpath within five metres of main		Quote to be provided
Standard 20 mm water meter connection in berm within five metres of main		Quote to be provided
Relocation of existing service or meter		Quote to be provided
Approximate marking of single location services of mains with minimum three days' notice		Quote to be provided
Accurate marking of mains including excavation with minimum 10 day notice		Quote to be provided
Accurate marking of mains including excavation with minimum 10 days' notice, or location of mains over a wide area		Quote to be provided

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

Urgent location of mains		Actual costs
Meter checking fee (calibration check – refundable if meter incorrect)		\$541.00
Restrictor installation		Quote to be provided
Special meter readings		\$109.00
Bulk water supply		
Bond		\$2,262.00
Annual administration fee (covers billing and vehicle inspection)		\$735.00 for first vehicle \$379.00 for each subsequent vehicle
Charge rate per m ³		Standard domestic rate in the area concerned
*If site visit required additional costs of staff time, administration and mileage apply.		
Location of services		
Marking of approximate services locations		
Urgent (within 24 hours)		Quote to be provided
Programmed (within 3 days)		Quote to be provided
Dig up and locate (10 days' notice)		Quote to be provided
Water by meter rates		
Potable water	Per m ³	\$4.79
Non-potable water	Per m ³	\$3.11
Non-metered rates		
Non-metered potable rate	Per SUIP	\$1,581.80
Non-metered non-potable rate	Per SUIP	\$1,163.00

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

VENUES FOR HIRE

Council venues provide affordable community spaces for meetings, events, and gatherings. Hire fees are kept low to encourage community use, with different rates for community groups versus corporate or private bookings. These fees help offset the costs of maintaining facilities, utilities, cleaning, and administration, while keeping venues accessible. Community groups receive discounted rates, recognising their contribution to community wellbeing. Corporate and private rates reflect the full cost of facility use.

Corporate and private hirage

Location				Full day (8:30-5:00)	Half day	Hourly
Kaeo – Meeting room				\$80.00	\$45.00	\$15.00
Kerikeri – Procter Library				-	-	\$20.00
Kerikeri – John Butler Centre, Tane Mahuta room				\$100.00	\$55.00	\$20.00
Kaikohe Memorial Hall – Entire complex				\$300.00	Full day or hourly only	\$40.00
Kaikohe Memorial Hall – Supper room and kitchen				\$200.00	Full day or hourly only	\$30.00
Kaikohe Memorial Hall – Main hall only				\$150.00	Full day or hourly only	\$25.00
Kaikohe Memorial Hall – Bond				\$300.00	Full day or hourly only	\$40.00

Community groups

Location				Full day (8:30-5:00)	Half day	Hourly
Kaeo – Meeting room				\$40.00	\$20.00	\$10.00
Kerikeri – Procter Library				-	-	\$15.00
Kerikeri – John Butler Centre, Tane Mahuta room				\$50.00	\$30.00	\$15.00
Kaikohe Memorial Hall – Entire complex				\$150.00	Full day or hourly only	\$25.00
Kaikohe Memorial Hall – Supper room and kitchen				\$75.00	Full day or hourly only	\$20.00
Kaikohe Memorial Hall – Main Hall only				\$50.00	Full day or hourly only	\$15.00
Kaikohe Memorial Hall – Bond				\$150.00	Full day or hourly only	\$25.00

Note: All fees are GST INCLUSIVE at the current rate of 15% unless otherwise stated (where applicable)

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Licensed Fish Receivers

Commercial Use of Recreational Maritime Facilities 2026-2027

	Inc GST
Wet fish	\$49.68 / tonne
CRA/PHC	\$198.72 / tonne
*Oysters	* / tonne
*Mussels	* / tonne

Commercial Ramp Use	Inc GST
Hour use	\$30.00 or part thereof
Monthly licence	POA
Annual licence	POA

(Use by application to Far North Holdings Limited. Provision needed for health and safety assessment, site management, insurance, and ramp suitability. Online application. Frequency of use/nature of use will determine the fee charged.)

Plant	
Heavy boat haulage	POA
Hi-ab	POA
Commercial barge	POA

Commercial Berth Use (overnight)	Inc GST
Vessel < 20 metres	\$86.25
Vessel > 20 metres	\$149.50

Tourism	Inc GST
Charter/Tourism vessel <20 pax MSA survey	\$178.25
Charter/Tourism vessel >20 pax MSA survey	\$247.25
Ferry/Passenger vessel	\$284.05

*Oysters - TBA. An alternative model would be a ramp-use fee

* Mussels - cents/line metre - fee established via the Marine Farming Association, amended annually



7.2 ANNUAL PLAN 2026-2027 ADOPTION

File Number: A5798495

Author: Ken Macdonald, Chief Financial Officer

Authoriser: Charlie Billington, Group Manager - Corporate Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek Council's adoption of the Annual Plan 2026/27, which sets the budget, work programme and rates for the financial year beginning 1 July 2026.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- This report seeks Council's adoption of the Annual Plan 2026/27. It presents two options for the total rates increase:
 - Option A is a 6.7% increase. This is in line with year three of the Long Term Plan (LTP) 2024-27.
 - Option B is a 7.68% increase. This adds about \$1.3 million net to the rates requirement to fund fuel related supplier cost increases. Staff recommend Option B.
The 6.7% starting position was reached through a zero-based budgeting (ZBB) process that reduced the projected increase from about 16.5%. Since the LTP was adopted, staff estimate that global fuel and freight cost rises have increased costs of services. It is estimated that about \$1.3 million net would be unfunded under this option. Under Option A this amount would be funded from debt. Under Option B it would be funded from rates in the year the cost arises.
- Both options sit within the Significance and Engagement Policy. Neither requires further public consultation, and both can be adopted before 1 July 2026.
- The Annual Plan must be adopted before the start of the year it applies to, and before rates are set for the new financial year.
- The Annual Plan 2026/27 was prepared under Part 2 of Schedule 10 of the Local Government Act 2002 (LGA 2002).

TŪTOHUNGA / RECOMMENDATION

That Council:

- a) **Adopts the Annual Plan 2026/27, incorporating a total rates increase of 7.68% (Option B).**
- b) **Delegate authority to the Chief Executive Officer to approve any minor accuracy, grammatical or formatting amendments prior to the Annual Plan 2026/27 being published and uploaded to the Far North District Council website.**
- c) **Notes that both options sit within Council's Significance and Engagement Policy, that neither requires further public consultation, and that both can be adopted before 1 July 2026. An increase outside this threshold would require consultation and would put the statutory adoption and rate-setting dates at risk.**

1) TĀHUHU KŌRERO / BACKGROUND

The Annual Plan and Long Term Plan

- The Long Term Plan (LTP) is Council's primary strategic and financial planning document. It sets out the services Council will deliver, the projects it will undertake, how costs will be funded, and how performance will be measured across a ten-year period. The LTP is developed through a process of community consultation, including formal consultation on the

draft LTP through a Special Consultative Procedure, and is independently audited by Deloitte.

- The Annual Plan is the year-by-year budget and work programme within the LTP framework. Under section 95 of the Local Government Act 2002 (LGA 2002), Council must prepare and adopt an Annual Plan for each financial year before 1 July — the start of the year to which it relates.

FNDC's LTP 2024–27 context

- Far North District Council (FNDC) was among several councils granted a shortened three-year LTP option following severe weather events in 2022 and 2023. Te Pae Tata, the Three-Year Long Term Plan 2024-27, was adopted in June 2024 following community consultation.
 - It set general rates increases of 4.5% for 2024/25, 11.3% for 2025/26, and 6.7% for 2026/27.
 - It included a Far North Holdings Limited (FNHL) expected dividend contribution of \$2 million in 2026/27.
- The LTP was a recovery-focused plan. Its primary purpose was to fund repair of the transport network following approximately \$41 million in weather event damage, while managing cumulative cost pressures from inflation, insurance, and contractor costs. Cyclone Tam struck the district in April 2025, causing further infrastructure damage.

Movements since the LTP was adopted

- Several cost and revenue movements have occurred since the LTP 2024–27 was adopted that were not anticipated when the LTP was prepared. To ensure that the approved rate increase of 6.7% is maintained, staff have offset these increases against other costs in the Annual Plan preparation process.
- Externally imposed cost increases are costs imposed through central government regulation or contract markets. They are not within Council's control. Such costs include additional regulatory charges, such as those levied by Taumata Arowai and the Commerce Commission.
- Council-initiated increases reflect decisions elected members made during this LTP period (including initiatives such as Climate Adaptation Acceleration programme funding, Pioneer Retirement Village funding, Te Hiku further power cost funding etc).
- Revenue reductions reflect changes to anticipated income. The main change is a reduction in the FNHL dividend, from the \$2.0 million assumed in the LTP to \$700,000 in the latest Statement of Intent.
- The detailed budgeting process has been explained in Council Workshops, including how the rates increase was refined from the starting point to the 6.7% and 7.68% options.
- The zero-based budgeting (ZBB) process applied in developing the proposed Annual Plan 2026/27 involved more than 80 budget meetings. It reduced the projected rates increase from approximately 16.5% to 6.7%. This was in line with the LTP 2024-27 year three general rates increase of 6.7%.
- Staff have assessed the proposed Annual Plan against the LTP, including rate impacts, changes to capital works, and operating expenditure. Neither option triggers a consultation requirement under section 95(2A) of the LGA 2002.
- Staff held workshops with elected members on the 2026/27 Annual Plan. Council endorsed a 6.7% rates increase in principle, confirmed by resolution at the Council meeting on 1 April 2026 (Resolution 2026/17). This followed the Annual Plan workshop on 24 March 2026 and was revisited at the Annual Plan workshop on 26 May 2026. Elected members were asked to put forward options for a lower increase. None were presented, so staff have set out the options in this paper.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Relevant legislation

Section 95 of the LGA 2002 requires Council to adopt an Annual Plan before 1 July each year.

Section 95(2A) provides that Council must consult before adopting an Annual Plan that includes significant or material differences from the LTP. Where no such differences exist, consultation is not required. Council chose to carry out one month of light touch consultation during May and June 2026 to inform the community and invite feedback.

Section 50 of the Local Government (Rating) Act 2002 (LGRA 2002) limits Council's initial rating authority to 25% of the prior year's rates requirement where rates invoices cannot be provided 14 days before they are due (practical target adoption would be on or before 30 June).

Policy and strategic context

What the zero-based budgeting process achieved:

The ZBB process reduced the projected general rates increase from approximately 16.5% to 6.7%, a reduction of approximately \$12.1 million against the opening position. This was achieved by examining every budget line from first principles across more than 80 meetings with budget owners. Each meeting required staff to challenge base cost assumptions, test whether activity levels were appropriate, and identify reductions wherever they could be made without changing what Council delivers.

Rates cost per \$100k of land value:

Option	Annual rates per \$100k land value
Option A: proposed 6.71%	\$411.76 per year / \$7.92 per week
Option B: indicated 7.68%	\$414.52 per year / \$7.97 per week

Risks for Council to manage

Risk 1: Statutory adoption deadline and OAG reporting

Section 95(3) of the LGA 2002 requires the Annual Plan to be adopted before 1 July.

There is no application Council can make to extend or defer the Annual Plan adoption deadline. Missing the deadline is a breach of section 95. The appointed auditor is required to report material statutory breaches to the Office of the Auditor-General (OAG). The OAG publishes these findings publicly in its annual local government results, naming the council and the nature of the breach.

- The following operational consequences in terms of the rating process under the Local Government (Rating) Act 2002 (LGRA 2002) flow directly from late adoption:
 - Council's initial rating authority is limited to 25% of the prior year's requirement, meaning first-quarter revenue would be below operational requirements.
 - Ratepayers who have already paid the interim amount will have a concentrated catch-up payment, falling hardest on those who pay by instalment.
 - FNDC collects rates on behalf of Northland Regional Council (NRC), who would have struck its new rates on the same properties, creating a double up regarding invoicing.
 - FNDC's systems would require two separate rate generation processes, adding material staff time and cost.
 - Processing of rates remissions and rebates would be delayed due to re-processing requirements, impacting lower-income ratepayers.

Risk 2: Economic environment and cost pressures

Global energy markets are currently experiencing significant disruption. This follows military conflict in the Middle East and the partial closure of the Strait of Hormuz, through which a significant proportion of New Zealand's oil supply flows. The Far North's economy is sensitive to diesel, freight, materials, and contractor pricing. Those cost movements are expected to flow through to the cost of delivering Council's roading, water, and waste infrastructure programmes.

Staff have forecast net \$1.3 million, (\$3.2 million of increased costs using the New Zealand Transport Agency (NZTA) multiplier methodology to model increases across Council's fleet and largest suppliers, offset by \$1.9 million in other cuts). This modelling does not include possible increases from Council's other suppliers, which make up the majority of suppliers, so the actual costs figure may be higher.

This is not the first time local government has faced inflationary pressure of this kind. Between 2021 and 2023, the economic consultancy Infometrics reported that cumulative civil construction cost inflation exceeded 27%, during a period of higher than normal inflation in the New Zealand economy. Local government operating costs rose accordingly over those three years. That episode occurred after a period of significant fiscal and monetary support from central government COVID-19 spending. The current environment in New Zealand offers less capacity for those settings to offset a supply-side shock.

Council is proactively monitoring cost escalation and supply chain risk and is seeking to manage exposure where possible.

Risk 3: Temporary relief may create future pressure

Council has recent experience of this dynamic. During the COVID-19 period, Council reduced depreciation recovery on strategic assets to help keep rates down. The return to full depreciation recovery is currently working through Council's rates base and is one of the factors contributing to the increased financial pressure ratepayers face now. Ratepayers are currently absorbing the accumulated impact of that earlier decision.

A rate reduction in 2026/27 that is not underpinned by genuine, permanent cost reduction (such as wholesale service reductions, infrastructure reductions, or long term operational efficiencies), will carry the same consequence in subsequent years. Costs not collected in 2026/27 would not disappear. Those costs funded by debt in near term, would return in a future year, at a higher percentage rate, from a rating base that has not grown to meet them.

Options**Option A: Adopt the Annual Plan 2026/27 at a total rates increase of 6.7%**

This option adopts the Annual Plan 2026/27 with a total rates increase of 6.7%, in line with year three of the LTP 2024-27. The estimated \$1.3 million of cost increases not met by savings would be funded from debt rather than rates. For a property with a land value of \$100,000, rates would be about \$411.76 a year.

Advantages:

- holds the rates increase to the figure consulted on in the LTP;
- provides the most immediate relief to ratepayers given current cost-of-living pressure; and
- does not rate for a cost increase that rests on partial modelling.

Disadvantages:

- the estimated \$1.3 million would be added to debt and would need to be funded in a future year, at a higher rate; and
- reduces Council's financial headroom if further cost increases occur.

Option B: Adopt the Annual Plan 2026/27 at a total rates increase of 7.68% (recommended)

This option adopts the Annual Plan 2026/27 with a total rates increase of 7.68%. It funds the estimated \$1.3 million of remaining cost increases from rates in the year they arise, rather than from debt. For a property with a land value of \$100,000, rates would be about \$414.52 a year.

Advantages:

- funds known cost increases in the year they occur;
- avoids adding to debt and the higher future cost that debt funding would carry; and
- keeps Council's financial position closer to a balanced budget under section 100 of the LGA 2002.

Disadvantages:

- 0.98% higher than the LTP figure, which is about \$1.3 million more in rates;
- it adds to cost-of-living pressure on ratepayers; and
- rates for a cost increase based on modelling that is based on assumptions available at the time preparation.

Option C: Do not adopt the Annual Plan at either 6.7% or 7.68%

This option does not adopt the Annual Plan before 1 July 2026. It is included for completeness under section 77 of the LGA 2002, which requires Council to identify all reasonably practicable options.

Advantages:

- allows Council more time to consider the rates increase.

Disadvantages:

- does not meet the section 95 duty to adopt the Annual Plan before 1 July. The consequences set out under Risk 1 would follow, including limited initial rating authority, delayed rates income and cash flow, from inability to complete a rates strike, and a reportable statutory breach.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Staff recommend Option B, a total rates increase of 7.68%. Since the LTP was adopted, staff estimate that supplier cost increases have added about \$3.2 million to Council's costs. Further savings of about \$1.9 million have been found, but the savings opportunities that do not involve structural change to services have largely been used.

Option B funds the remaining \$1.3 million from rates in the year the cost arises.

Under Option A, this amount would instead be funded from debt and would return in future years, incurring additional interest costs over the term of the lending. Staff consider that funding known costs in the year they occur is the more financially prudent course and keeps Council closer to a balanced budget under section 100 of the LGA 2002.


It is acknowledged that Option B is 0.98% higher than the LTP figure, adds to cost-of-living pressure on ratepayers, and rests in part on cost modelling based on assumptions available at the time of preparation. Council may adopt either option, as both sit within the Significance and Engagement Policy threshold and can be adopted on time.

3) PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

The detailed financial implications of the Annual Plan 2026/27 are set out in the Annual Plan document.

Adoption of this Annual Plan enables Council to strike the rates for the new financial year 2026/27.

ĀPITIHANGA / ATTACHMENTS

1. **Annual Plan 2026-2027 - A5834144** [↓](#) 

Hōtaka Take Ōkawa / Compliance Schedule:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

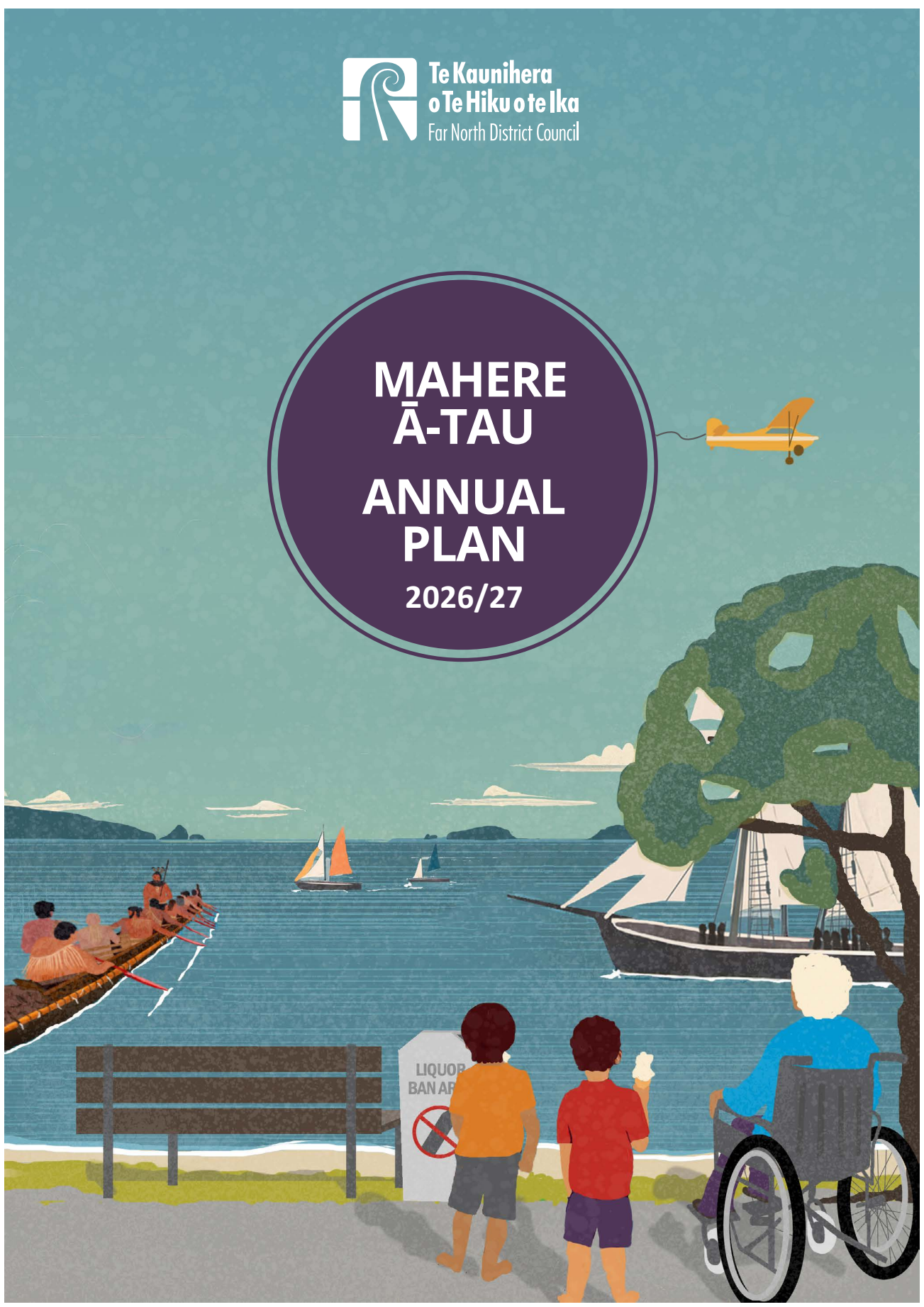
1. A Local authority must, in the course of the decision-making process,
 - a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
 - b) Assess the options in terms of their advantages and disadvantages; and
 - c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	This decision is of high significance under the Council's Significance and Engagement Policy, because adopting the Annual Plan sets the rates for the district and affects all ratepayers. Both rate options sit within the significance and engagement policy, so neither requires further public consultation under section 95(2A) of the LGA 2002.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	The key legislation is the Local Government Act 2002, in particular section 95 (adoption of the Annual Plan), section 95(2A) (consultation on significant or material differences), section 100 (balanced budget), and Schedule 10 (content of the Annual Plan). Section 50 of the Local Government (Rating) Act 2002 is also relevant. Relevant Council policies include the Significance and Engagement Policy and the Revenue and Financing Policy. The Annual Plan gives effect to the community outcomes and strategic direction in the LTP 2024-27.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	This is a district-wide decision. Setting the Annual Plan and rates is outside the delegations of the Community Boards, so their specific views were not sought on this report.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	Adopting the Annual Plan sets rates across the district, including on Māori-owned land and for Māori ratepayers. This report does not involve a decision about specific land or a body of water, so the matters in section 77(1)(c) of the LGA 2002 do not arise directly. The Annual Plan gives effect to the LTP 2024-27, which was developed with iwi and hapū engagement.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example	All ratepayers are affected by the rates increase. The report identifies the groups most affected by the size and timing of rates, including those on lower incomes and those whose properties have higher land values.

<p>– youth, the aged and those with disabilities).</p>	
<p>State the financial implications and where budgetary provisions have been made to support this decision.</p>	<p>The financial implications are set out in the Financial Implications section of this report, in the Annual Plan document.</p>
<p>Chief Financial Officer review.</p>	<p>This report was prepared by the Chief Financial Officer.</p>



**MAHERE
Ā-TAU
ANNUAL
PLAN
2026/27**



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**TE TĪMATATANGA
INTRODUCTION**

NGĀ KARERE A TE KAHIKA ME TE KAIWHAKAHAERE MATUA MESSAGE FROM THE MAYOR AND CHIEF EXECUTIVE OFFICER (TO BE COMPLETED)

Kia ora koutou katoa,

He nui ngā kaupapa i te tau kei mua i te aroaro mō tātou o Te Hiku o Te Ika.

Mā tēnei Mahere ā-Tau 2026/27

The year ahead is a big one for the Far North.

This Annual Plan 2026/27

Kia ora mai tātou.



Moko Tepania
Kahika
Mayor



Guy Holroyd
Kaiwhakahaere Matua Chief
Executive Officer

NGĀ MANU MĀTĀRAE CIVIC LEADERSHIP



Kahika - Mayor
Moko Tepania



Kohepu - Deputy Mayor
Chicky Rudkin



Councillor Arohanui Allen
Ngā Tai o Tokerau Ward



Councillor Rachel Baucke
Te Hiku Ward



Councillor Ann Court
Bay of Islands-Whangaroa Ward



Councillor Felicity Foy
Te Hiku Ward



Councillor Hilda Halkyard-Harawira
Ngā Tai o Tokerau Ward



Councillor Tāmāti Rākena
Ngā Tai o Tokerau Ward



Councillor Davina Smolders
Bay of Islands-Whangaroa Ward



Councillor Kelly Stratford
Bay of Islands-Whangaroa Ward



Councillor John Vujcich
Kaikohe-Hokianga Ward

NGĀ RĀNGAI HAPORI COMMUNITY BOARDS

Kaikōhe - Hokianga



Jessie McVeagh
(Chair)
South Hokianga



Scarlet Mokaraka
(Deputy Chair)
Kaikōhe



Eddie Court
Kaikōhe



Denis Orme
South Hokianga



Doug Te Wake
North Hokianga



Kelly van Gaalen
Kaikōhe

Bay of Islands -Whangaroa



Belinda Ward
(Chair)
Paihia



Tyler Bamber
(Deputy Chair)
Waipapa



Jo Alexander
Kerikeri



Korey Atama
Whangaroa



Dane Hawker
Kerikeri



Jane Hindle
Russell-Ōpua



Roddy Pihema
Kawakawa-
Moerewa

Te Hiku



Bill Subritzky
(Chair)
Whatuwhiwhi



Trevor Beatson
(Deputy Chair)
Kaitiāia



Eddie Bellas
Doubtless Bay



Adele Gardner
Kaitiāia



Krystal-Rose Taaffe
North Cape



Mike Te Wake
Kaitiāia

HONONGA RAUTAKI STRATEGIC LINKAGES

NGĀ WĀHANGA E WHĀ O TE HAUORA • THE FOUR ASPECTS OF WELLBEING



Ā iwi
Social



Ōhanga
Economic



Taiao
Environmental



Ahurea
Cultural

TIROHANGA • OUR VISION



ARONGA • OUR MISSION

**HE ARA TĀMATA
CREATING GREAT PLACES**
Supporting our people

HE RAUTAKI WHAKAAROTAU • OUR STRATEGIC PRIORITIES



Repair our transport network



Address
affordability



Better asset
management



Enable
sustainable
economic
development



Adapt to
climate
change



Protect our
water
supply



Deepen our
sense of
place and
connection

NGĀ HUA KI TE HAPORI • OUR COMMUNITY OUTCOMES



Proud,
vibrant
communities



Communities
that are
healthy, safe,
connected and
sustainable



Resilient
communities that
are prepared
for the
unexpected



Prosperous
communities
supported by
a sustainable
economy



A wisely managed
environment that
recognises the
role of tangata
whenua as kaitiaki



We celebrate
our unique
culture and
history

TE MAHI TAHI ME TE MĀORI WORKING WITH MĀORI

TE PAE O UTA



TŪ KŌTAHI

INCREASED PARTICIPATION
IN COUNCIL STRUCTURES
AND DECISION-MAKING
PROCESSES



WHANAKE TAHI

CREATE ENABLERS ACROSS
STAFF TO RESPOND MORE
EFFECTIVELY TO MĀORI



KŌKIRI TAHI

EMPOWERED COMMUNITIES,
WORKING COLLABORATIVELY

He Whenua Rangatira
A District of Sustainable Prosperity and Well-being

He Ara Tāmata
Creating Great Places, Supporting Our People

The council's vision and mission illustrates the connection between people and place. This is especially so for tangata whenua who have a long and rich association with the Far North.

The council recognises this long settlement and therefore the special position of tangata whenua within the district and the significant and long-term role Māori can play in the council's decision-making.

As important are our values by which we operate:

- Manawatōpū: Unity of purpose and working together
- Kaitiakitanga: Environmental stewardship and sustainability.
- Mana tangata: Respect and fairness
- Te Tiriti o Waitangi: Partnership
- Tū tangata: Strong cultural identities
- Whanaungatanga: Family, community, connecting and sharing.

The council recognises it needs to establish meaningful and enduring relationships with Māori to enable effective participation in decision making while at the same time achieving mutually

beneficial outcomes. Our values provide a vehicle for this to occur.

Te Pae o Uta sets the foundation for the council to respond effectively to the needs of Māori communities, we do this by ensuring the goals of Te Pae o Uta are aligned to the mahi that we do within our district.

- Tū Kōtahi - Increased participation in the council structures and decision-making processes
- Whanake Tahi - Create enablers across staff to respond more effectively to Māori
- Kōkiri Tahi - Empowered communities, working collaboratively.

Understanding these goals and embedding them across all functions is crucial if the council is to be successful in building relationships with Māori founded on trust and mutual respect.

Te Kaunihera o Te Hiku o te Ika uses a strategic approach to ensure clarity, consistency, and long-term focus across all areas of the council's work.

Te Pae o Uta exemplifies this by providing a unifying framework that aligns Māori aspirations and values with the council's strategic direction.

It enables the organisation to embed Te Ao Māori principles into planning, policy, and decision-making, ensuring that Māori voices are present from the outset rather than treated as an afterthought.

This approach supports more effective use of resources, measurable outcomes, and resilient responses to change.

Te Pae o Uta is embedded across all the council-adopted strategies – including Far North 2100, the Regional Accessibility Strategy, Toi Mana - the Arts, Culture and Heritage Strategy, the Finance Strategy, and the Transport and Infrastructure Strategy.

This alignment reflects a whole-of-council commitment to upholding Te Tiriti o Waitangi and partnering authentically with Māori. As a result, all departments share responsibility for building cultural capability, engaging meaningfully with tangata whenua, and delivering outcomes that reflect Māori aspirations.

Therefore, by integrating Te Pae o Uta, the council is better equipped to develop inclusive, responsive, and enduring solutions that benefit both Māori and the wider Far North community.



Tū Kōtahi - Increased participation in the council structures and decision-making processes:

The council will continue to work with Iwi and Hapū of Te Tai Tokerau to ensure a strong partnership is established and developed, ensuring Iwi and Hapū aspirations are being met through our work programmes.

Work that underpins this mahi is seen through:

- Te Kuaka Te Ao Māori Standing Committee
- The development of Memorandums of Understanding
- Mana Whakahono ā Rohe
- Working groups alongside Hapū
- Partnership on Iwi / Hapū Environmental Management Plans

- District-wide Kaupapa Steering Roopu
- The development of council-enabled strategies such as Te Kiriwairai ō Papatuanuku, Te Rauora Kerikeri Reorua, Te Ao Mārama District-wide Reorua Strategy
- The refresh of Rating Relief Policies in aligning to the aspirations of whenua Māori landowners
- Continuing our work alongside the North Hokianga Rooding Committee.



Whanake Tahī - Create enablers across staff to respond more effectively to Māori

The council will continue to develop the competency of staff through the provision of a tailored Cultural Competency programme.

The council will continue to work towards a 100 per cent completion rate for all staff as committed to under the Te Reo and Tikanga Policy adopted by the council in September 2023.

Staff will have access to a wide range of professional development opportunities ensuring that a Te Ao Māori view is undertaken within their roles. This includes:

- Te Pae o Waho: Levels 1-3 Te Reo and Tikanga Training
- Te Pae Waiata: Weekly Waiata lessons
- Community Marae days
- He Whakaputanga and Te Tiriti Workshops
- Te Pae o Uta Drop-in sessions
- Mātauranga Māori sessions alongside Hapū



Kōkiri Tahī - Empowered communities, working collaboratively.

The council is working towards being more community-driven and Iwi/Hapū-led in the development and delivery of our work programmes.

This will ensure the council is taking into account the aspirations and values of communities that we work within, ensuring mokopuna-decisions are being made and the impact of our investment produces outcomes within Māori communities.



The council will continue to empower our communities through:

- Whenua Māori sessions held across several marae, culmination of a cross-organisation working group



Looking forward

The council is moving forward in strengthening our foundations from within and moving towards long-term mutual relationships and partnering with Māori.



We have started our journey by showing our intent for greater surety for Māori in our decision making processes alongside operational implementation against Te Pae o Uta. We aim to grow from these decisions and work programmes over the next year.



NGĀ KAUPAPA MATUA I MURI I TE PIKINGA REITI 7.68% DRIVERS BEHIND THE 7.68% RATES INCREASE

Far North District Council is proposing a rates increase of 7.68% for 2026/27.

This is more than the 6.71% signalled in the Three Year Long Term Plan 2024-27.

Budgets have been carefully reviewed to reduce costs where possible, while continuing the services people rely on every day.

The proposed increase reflects the rising cost of delivering services across the Far North, along with lower income in some areas and new or increasing requirements that Council must meet.

What is driving the increase?

- Higher everyday costs, including inflation across Council services.
- Less income from some sources than previously expected.
- Increased employment-related costs, including changes to KiwiSaver contributions.
- Higher finance costs, including interest, rates remissions, and provision for unpaid debts.
- Increased contractor costs for essential services such as roads, water, wastewater, district facilities, and waste management.
- Contractor and Supplier Costs increases apparent especially due to the Middle East conflict, and slow return lower prices is expected in the New Zealand economy.
- Higher professional and regulatory costs, including water-related levies and infrastructure support.

How Council has worked to reduce the impact

Council has taken a careful approach to budgeting. Every part of the budget was reviewed from the ground up, with costs and income checked closely to make sure spending is needed and affordable.

Across the three years of the current Three Year Long-Term Plan 2024-27, the average rates increase is about 8.1%. This includes 4.5% in 2024/25, 10.95% in 2025/26, and the proposed 7.68% for 2026/27.

Continuing to invest in the Far North

- Planning for better long-term waste management and waste reduction.

- Helping communities prepare for climate and coastal changes.
- Speaking up for the Far North on national reforms that affect the region.
- Seeking stronger commercial returns from Council-related organisations.
- Delivering a large programme of road maintenance and repairs.
- Continuing repairs from storm and emergency damage across the district.
- Progressing work on a shared Northern Waters Council controlled organisation with neighbouring councils.

Council has worked hard to keep the proposed rates increase close to what was already planned, while continuing to deliver essential services and invest in the future of the Far North.

NGĀ HUA O Ā KOUTOU UTU RĒTI THIS IS WHAT YOUR RATES DOLLAR CONTRIBUTES TO

GENERAL RATES

TARGETED RATES

20
CENTS

TRANSPORT NETWORK

09
CENTS

COMPLIANCE

17
CENTS

WASTEWATER

09
CENTS

COMMUNITY SERVICES

08
CENTS

CUSTOMER SERVICES

04
CENTS

WATER

07
CENTS

RECREATION FACILITIES

06
CENTS

FUTURE PLANNING

04
CENTS

STORMWATER AND DRAINAGE

06
CENTS

CORPORATE SERVICES

05
CENTS

SUSTAINABLE ENVIRONMENT

04
CENTS

REFUSE

01
CENT

CIVIL DEFENCE



TĀ TĀTOU MAHERE I TE RANGITAHU

OUR PLAN IN BRIEF

This Annual Plan follows our road map set in the Long-Term Plan 2024-27, of essential Infrastructure of Roothing, Water Supply, Waste Water, & District Facilities, & Solid Waste Management.

The Annual Plan adjusts the overall roadmap to complete this work while managing rising costs being experienced, tough economic conditions in the Far North region, and heavy weather impacts over the last year.

The plan proposes an overall rates increase of 7.68 per cent. This is above the forecasted Long Term Plan rates increase of 6.71%. Many factors are driving this, in particular contractor and supplier cost increases coming through the organisation now and over the next 6-9 months, as the tail of the Middle East conflict cost increases reduces.

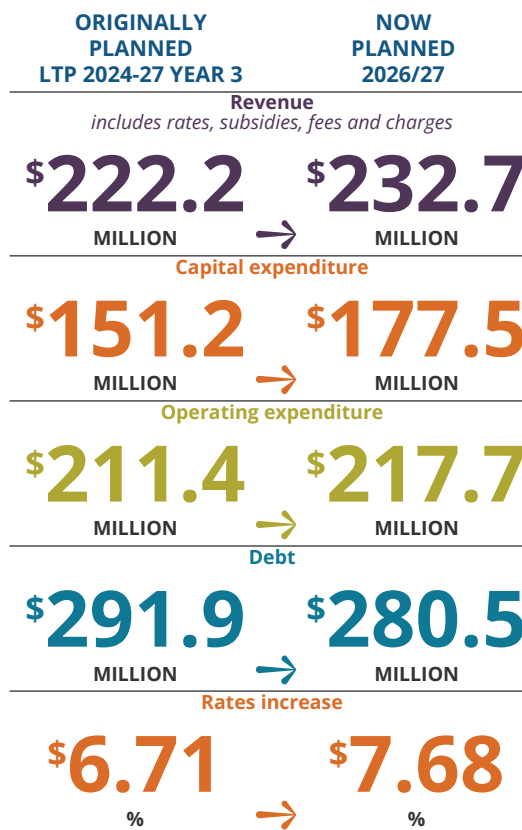
Council proposes nothing extravagant or non essential, just continuing completing and maintaining essential infrastructure & services mahi for our district.

Plan in Brief consists of council's key priorities around:

- Running & Maintaining libraries, service centres, parks, cemeteries, and public spaces, including completion of the Kaikohe Library Hub.
- Continued maintenance and repairs of our Roothing Network on sealed roads, unsealed roads, culverts, bridges, dust mitigation, and safety.
- Ensuring reliable and safe water supply and wastewater management across the district, including large scale development for Kaikohe and Kawakawa and fluoridisation projects.
- Improving the district's stormwater infrastructure, including upgrades and maintenance to mitigate flooding risks from increasing rainfalls.
- Planning and Policy projects including ensuring Far North has a strong voice for Local Government Reforms, RMA reforms and completion of District Planning and Spatial planning initiatives.
- Governance and Strategic improvements from Council Organizations such as Far North Holdings in order to better position council for long term commercial returns and coordinated regional economic growth.

What's changed

These are the main differences between the Annual Plan 2026/27 and year three of the LTP:



Funding sources

These are the main funding sources used to pay for council services in 2026/27:

SOURCE	PERCENTAGE
Subsidies	31%
General rates	35%
Targeted rates	14%
Ward rates	7%
Fees and charges	6%
Water by meter charge	4%
Other income	2%
Stormwater rate	1%



NGĀ RŌPŪ ME NGĀ MAHI
OUR GROUPS AND ACTIVITIES

Te Timatatanga Introduction

In 2026/27, the council will continue to focus on delivering the core services that matter most to our communities. This includes repairing, maintaining and improving local roads, bridges, and footpaths; upgrades to water, wastewater, and stormwater networks; managing waste and recycling services; and looking after community facilities like parks, public toilets, cemeteries, and libraries.

These everyday services remain the foundation of our work across the Far North. Each activity is measured through performance targets and contributes to the broader community outcomes and wellbeing priorities set in the Long Term Plan 2024-27.

Our activities and plans for the year

This section explains the key services we deliver, why they matter, and what we're planning for the year ahead.

For each service area, you'll find:

- A description of the service, its purpose and what we provide
- How it supports our community outcomes
- Performance measures
- Planned capital works
- A Funding Impact Statement showing how the activity is funded.

Capital works programme summary

	LTP Year 3 2026/27	AP 2026/27
Community & Engagement	673,089	664,403
Compliance	32,556	32,136
Corporate Services	1,601,254	2,339,707
District Facilities	1,379,654	4,837,895
Infrastructure Acceleration Funding*	7,427,640	13,322,933
Solid Waste Management	52,325	51,650
Stormwater	3,861,587	4,763,721
Transport Network	63,911,462	63,086,995
Wastewater	40,379,207	49,463,430
Water Supply	31,849,183	38,982,726
Grand Total	151,167,957	177,545,596

* Infrastructure Acceleration Funding (incl Roading, Wastewater, Stormwater and Water)

Infrastructure Acceleration Funding

Launched in June 2021, the \$1 billion Infrastructure Acceleration Fund (IAF), is administered by Kāinga Ora and supports critical infrastructure like roading, water supply and wastewater, and flood management to accelerate housing construction in high-need areas.

Capital works programme

	LTP Year 3 2026/27	AP 2026/27
New Works		
IAF Stormwater Controls and Stop banks Kaikohe, Developer Funding Agreement		331,593
IAF Stormwater Controls and Stop banks Kaikohe, FNDC Funded		21,952
IAF Stormwater Controls and Stop banks Kaikohe, KO Developer Contributions		919,370
IAF Wastewater reticulation upgrades Kawakawa, Developer Funding Agreement	334,713	2,914,918
IAF Wastewater reticulation upgrades Kawakawa, FNDC Funded		243,068
IAF Wastewater reticulation upgrades Kawakawa, KO Developer Contributions	169,533	7,127,700
IAF Wastewater treatment upgrades Kawakawa, Developer Funding Agreement	1,137,552	249,476
IAF Wastewater treatment upgrades Kawakawa, KO Developer Contributions		103,300
IAF Water supply reticulation upgrades Kawakawa, Developer Funding Agreement	603,843	365,083
IAF Water supply reticulation upgrades Kawakawa, FNDC Funded		13,473
IAF Water supply reticulation upgrades Kawakawa, KO Developer Contributions		1,033,000
IAF Greenacres Drive - widening Kawakawa KO Developer funding	31,395	
IAF Greenacres Drive - widening Kawakawa Developer funding agreement	1,183,970	
IAF Wastewater treatment upgrades Kawakawa, KO Developer Contributions	1,674,400	
IAF Water supply treatment upgrades Kawakawa, Developer Funding Agreement	2,292,234	
New Works Total	7,427,640	13,322,933
Infrastructure Acceleration Funding Total	7,427,640	13,322,933

Whole of Council

Funding Impact Statement

AP 2025/26 \$'000s		LTP 2026/27 \$'000s	AP 2026/27 \$'000s
	Sources of Operational Funding		
72,588	General rates, uniform annual general charges, rates penalties	79,295	80,445
51,133	Targeted rates	53,183	52,785
22,427	Subsidies and grants for operating purposes	22,788	25,258
22,987	Fees and charges	23,289	23,978
694	Internal charges and overheads recovered	213	755
2,660	Local authority fuel tax, fines, infringement fees, and other receipts	2,414	3,645
5,000	Dividends	2,000	710
177,489	Total operating funding	183,181	187,577
	Applications of operating funding		
141,172	Payments to staff and suppliers	141,036	150,739
8,204	Finance costs	10,112	8,472
-	Internal charges and overheads applied	-	-
-	Other operating funding applications	-	-
149,376	Total applications of operating funds	151,149	159,211
28,113	Surplus (deficit) of operating funding	32,032	28,366
	Sources of capital funding		
76,260	Subsidies and grants for capital expenditure	41,091	47,531
-	Development, financial and other contributions	-	-
73,133	Increase (decrease) in debt	61,821	80,298
-	Gross proceeds from sale of assets	-	-
-	Lump sum contributions	-	-
149,393	Total sources of capital funding	102,912	127,829
	Applications of capital funding		
	Capital Expenditure		
-	- to meet additional demand	-	3,861
135,915	- to improve the level of service	88,376	108,986
48,144	- to replace existing assets	62,792	64,699
(6,552)	Increase (decrease) in reserves	(16,224)	(21,350)
-	Increase (decrease) in investments	-	-
177,507	Total applications of capital funding	134,944	156,196
(28,114)	Surplus (deficit) of capital funding	(32,032)	(28,366)
-	Funding balance	-	-

1 Hapori Me Te Tūhono Community and Engagement

What we do

This group plays a multifaceted role in fostering knowledge, connectivity, informing and cultural preservation.

Our libraries serve as vibrant hubs of learning and exploration, offering an extensive array of resources to satisfy diverse interests and support academic pursuits.

Customer services are at the heart of our commitment to excellence, ensuring customers receive the assistance they need with efficiency and courtesy. Meanwhile, our museum and archive initiatives safeguard the rich tapestry of our history, preserving artefacts and documents for future generations.

Information centres act as dynamic focal points, providing up-to-date information and assistance to both locals and visitors, while our communication and engagement teams work tirelessly to connect with the community, fostering a sense of belonging and participation in the shared narrative of knowledge and culture.

Together, we work towards goals that empowers individuals, inform, assist and strengthens our communities.

What we provide

- 6 libraries
- Customer Services (6 service centres and 1 contact centre)
- Te Ahu Museum and Archives
- 3 sites / information centres
- Communications and Engagement teams

Why we do it

We are driven by a commitment to the enrichment of our communities through our diverse array of services. Libraries embody our belief in the transformative power of knowledge, serving as accessible havens for intellectual exploration, education, and providing community spaces.

Our dedication to customer services stems from a desire to create seamless and positive experiences for individuals seeking information, ensuring that every interaction is marked by responsiveness and helpfulness.

Our museum and archives are integral to our mission of preserving the cultural heritage and collective memory of culture, fostering a deeper understanding of our past and present. Information centres serve as beacons of reliable and current knowledge, empowering individuals with the tools they need for informed decision-making.

Lastly, our communication and engagement teams tirelessly work to bridge the gap between the council and communities, helping to foster a sense of belonging, shared understanding, and active participation. In essence, these activities are fuelled by a passion for knowledge, community, and the impact they have on shaping a brighter future.



Aligns to these aspects of well-being



A iwi | Social





Ōhanga | Economic



Ahurea | Cultural

Effects of providing this activity

Community outcomes	Positive	Negative	How we mitigate these effects
 Proud, vibrant communities	Provides Public places to meet, discuss, connect and celebrate as a community. Information to our communities and visitors about the district, council and the region as a whole. Sources of knowledge. Sharing safe spaces and information providers.	Potential Lack of use if under-utilised or poor location planning for services. Misinformation or non-communication can lead to people feeling isolated and uninformed.	Continue Look at ways to improve and increase utilisation. To engage and interact with our communities and listen to what they are telling us, through their feedback. To continue to provide a high level of customer service to all our communities and visitors.
 We celebrate our unique culture and history	Provides Social and cultural well-being of our communities. Showcases our cultural heritage.	Potential Diminishing value and understanding if insufficient resourced and funded.	Continue To provide adequate funding and support to ensure all generations across our communities in the future understand the value of their culture and heritage.

Levels of Service

Libraries

1.1 To provide quality library services for the benefit of all in the community.

Performance measure		Target 2024-27
1.1.1	Customer/visitor satisfaction.	Maintain / increase
1.1.2	Maintain / increase in-person library use as a percentage of the population of the district.	Maintain / increase

Customer services

1.2 The council provides the right services, in the right places, to the agreed standard.

Performance measure		Target 2024-27
1.2.1	Service Centre users' satisfaction.	Maintain / increase
1.2.2	Percentage of customer enquires resolved at first point of contact.	68% increasing by 1% each year thereafter

Te Ahu Museum and Archives

1.3 To provide quality museum services for the benefit of all in the community.

Performance measure		Target 2024-27
1.3.1	Customer / visitor satisfaction.	1% increase on previous year

Visitor information services (isites)

1.4 To provide booking and information services through the district's isites / information centres, influencing visitors to stay longer and spend more.

Performance measure		Target 2024-27
1.4.1	Customer / visitor satisfaction.	Maintain / increase

Capital works programme

	LTP Year 3 2026/27	AP 2026/27
New Works		
Library eBooks	54,520	53,816
Library eResources	44,374	43,801
New Works Total	98,894	97,617
Renewals		
Information centre renewals, District-wide	35,262	34,807
Information centre renewals, Kaitaia	53,819	53,125
Information centre renewals, Opononi	3,140	3,099
Information centre renewals, Paihia	34,535	34,089
Library eBooks	41,860	41,320
Library technology	11,163	11,019
Scheduled library renewals, District-wide	378,718	373,832
Scheduled renewals, Kaikohe library	10,465	10,330
Scheduled renewals, Proctor library, Kerikeri	5,233	5,165
Renewals Total	574,195	566,786
Community & Engagement Total	673,089	664,403

Community and Engagement

Funding Impact Statement

AP 2025/26 \$'000s		LTP 2026/27 \$'000s	AP 2026/27 \$'000s
	Sources of Operational Funding		
11,227	General rates, uniform annual general charges, rates penalties	11,916	11,256
-	- Targeted rates	-	-
-	- Subsidies and grants for operating purposes	-	-
364	Fees, charges, and targeted rates for water supply	381	567
1	Internal charges and overheads recovered	1	140
-	Local authority fuel tax, fines, infringement fees, and other receipts	-	-
11,592	Total operating funding	12,298	11,963
	Applications of operating funding		
7,030	Payments to staff and suppliers	6,859	7,235
121	Finance costs	105	123
3,765	Internal charges and overheads applied	4,545	3,926
-	- Other operating funding applications	-	-
10,916	Total applications of operating funds	11,509	11,284
676	Surplus (deficit) of operating funding	789	679
	Sources of capital funding		
-	- Subsidies and grants for capital expenditure	-	-
-	- Development, financial and other contributions	-	-
5,749	Increase (decrease) in debt	(732)	(1,072)
-	- Gross proceeds from sale of assets	-	-
-	- Lump sum contributions	-	-
5,749	Total sources of capital funding	(732)	(1,072)
	Applications of capital funding		
	Capital Expenditure		
-	- to meet additional demand	-	-
6,651	- to improve the level of service	99	98
1,180	- to replace existing assets	574	567
(1,406)	Increase (decrease) in reserves	(616)	(1,058)
-	- Increase (decrease) in investments	-	-
6,425	Total applications of capital funding	57	(393)
(676)	Surplus (deficit) of capital funding	(789)	(679)
-	Funding balance	-	-

2 Tautukunga Compliance

What we do

The focus for the Delivery and Operations Group, is on the seamless functioning of the councils' infrastructure and operations.

Building Services form a cornerstone, ensuring that our communities physical spaces are safe, compliant and working towards future-proofing for climate change.

Our compliance team ensures that all aspects of operations and regulations adhere to regulatory standards, mitigate risks and assist in fostering a culture of responsibility through education and information. Property and Facilities Management oversees the efficient utilisation and maintenance of our facilities, optimising for functionality, efficiency and sustainability.

The Resource Consents team plays a critical role in navigating regulatory requirements for both non-commercial and commercial projects, to ensure facilitation of a streamlined cost-effective processes. Collectively, our teams' efforts contribute to smooth, compliant, and efficient operations, ultimately supporting the council's vision and objectives.

What we provide

- Building Services
- Compliance - Animal Control, Environmental Health, Monitoring and Enforcement and District Licensing Committee
- Property and Facilities Management
- Resource Consents

Why we do it

The core of our mission in the Delivery and Operations Group lies in the facilitation of a seamlessly operating, efficient infrastructure that is safe and compliant for our communities.

Building services are driven by a commitment to creating and maintaining physical spaces that are both functional and support the well-being of our communities. Compliance underpins the regulatory component that keeps our community safe, mitigating risks and upholding ethical practices.

Property and Facilities Management are driven by the goal of providing healthy and safe spaces and facilities that are maintained, functional but also sustainable. Resource consents ensure regulatory standards are met and projects adhere to legal requirements. Together, these efforts are rooted in a commitment to operational excellence, regulatory adherence, and the creation of an environment that fosters both productivity, compliance, and future-proofs facilities for future generations.



Aligns to these aspects of well-being



Ā iwi | Social






Ōhanga | Economic



Taiao | Environmental

Effects of providing this activity

Community outcomes	Positive	Negative	How we mitigate these effects
 Proud, vibrant communities	Provides Planning and maintenance to ensure that facilities and infrastructure are fit for purpose and are healthy and safe for present and future demands.	Potential Increase costs to meet regulations and health and safety requirements.	Continue To maintain what we have and consider the effects of new projects and the ongoing costs associated with regulations to meet future requirements.
 Communities that are healthy, safe, connected and sustainable	Provides Resources to deal with complaints which can negatively impact our community safety and well-being.	Potential Can be seen by some as being over-regulated in terms of their own social choices. Increase in costs to regulate and meet compliance regulation.	Continue To balance the needs of our communities while adhering to regulations. To provide education programmes and work with our communities and individuals. Work with our communities, our contractors and people to ensure the health and safety of everyone within our district.
 A wisely managed environment that recognises the role of tangata whenua as kaitiaki	Provides Protection to that environment by limiting our impacts based on regulations and compliance factors.	Potential Increase costs to ensure our environment is sustainable for future generations.	Continue Work with our communities, our contractors and people to protect our environment and everything within it.

Levels of Service

Building Services

2.1 To comply with current legislative requirements with regard to processing consent applications.

Performance measure		Target 2024-27
2.1.1	Process building consents within statutory timeframes.	≥95%

Compliance - Animal control

2.2 To ensure animal related activities are managed in accordance with legislative requirements.

Performance measure		Target 2024-27
2.2.1	Respond to reported incidents by contacting the customer and arranging next steps within the following timeframes: a. Urgent within 1.5 hours. b. Non-urgent within 3 days.	≥93% within set timeframe

Compliance - Environmental Health

2.3 To monitor food premises in accordance with the requirements of the Food Act, 2014.

Performance measure		Target 2024-27
2.3.1	Food Control Plan and National Programme audits completed as scheduled.	≥95% of all food control plans and national programs assessed

Compliance - Monitoring and Enforcement

2.4 To ensure compliance with the Resource Management Act with regard to noise pollution.

Performance measure		Target 2024-27
2.4.1	Respond to noise complaints within the following timeframes: a. In urban areas: 1 hour. b. In rural areas: 2 hours.	≥95% within set timeframe

Compliance - District Licensing Committee

2.5 To license and monitor the sale of liquor in accordance with the Sale and Supply of Alcohol Act, 2012.

Performance measure		Target 2024-27
2.5.1	All licensed premises are visited for Host Responsibility inspections at least once every four years.	<75% of premises visited annually

Resource consents

2.6 To administer and enforce the Resource Management Act 1991, Building Act 2004 and the council's District Plan and bylaws.

Performance measure		Target 2024-27
2.6.1	Respond to compliance incidents within three working days.	≥95%
2.6.2	Process applications made under the Resource Management Act 1991 within statutory timeframes.	≥95%

Capital works programme

	LTP Year 3 2026/27	AP 2026/27
Renewals		
Animal control renewals, Kaikohe	32,556	32,136
Renewals Total	32,556	32,136
Compliance Total	32,556	32,136

Compliance

Funding Impact Statement

AP 2025/26 \$'000s		LTP 2026/27 \$'000s	AP 2026/27 \$'000s
	Sources of Operational Funding		
11,769	General rates, uniform annual general charges, rates penalties	12,854	12,161
-	- Targeted rates	-	-
-	- Subsidies and grants for operating purposes	-	-
8,103	Fees, charges, and targeted rates for water supply	8,180	7,874
12	Internal charges and overheads recovered	13	14
166	Local authority fuel tax, fines, infringement fees, and other receipts	193	176
20,050	Total operating funding	21,240	20,226
	Applications of operating funding		
13,430	Payments to staff and suppliers	13,382	12,903
150	Finance costs	161	143
5,915	Internal charges and overheads applied	7,173	6,575
-	- Other operating funding applications	-	-
19,495	Total applications of operating funds	20,716	19,621
555	Surplus (deficit) of operating funding	524	605
	Sources of capital funding		
-	- Subsidies and grants for capital expenditure	-	-
-	- Development, financial and other contributions	-	-
(223)	Increase (decrease) in debt	(221)	(225)
-	- Gross proceeds from sale of assets	-	-
-	- Lump sum contributions	-	-
(223)	Total sources of capital funding	(221)	(225)
	Applications of capital funding		
	Capital Expenditure		
-	- to meet additional demand	-	-
-	- to improve the level of service	-	-
32	- to replace existing assets	33	32
300	Increase (decrease) in reserves	270	348
-	- Increase (decrease) in investments	-	-
332	Total applications of capital funding	303	380
(555)	Surplus (deficit) of capital funding	(524)	(605)
-	Funding balance	-	-

3 Ngā Ratonga Rangatōpū Corporate Services

Corporate Services is a diverse group managing key council operations.

Business Compliance - the Project Management Office (PMO), supports project management, procurement, and contract management.

Digital Information Services handles IT systems and data analytics, enhancing decision-making and service delivery.

Digital Information Management ensures information is organised, accessible, secure, and compliant.

Financial Services manages the council's finances and planning.

Legal services provide legal support and ensure compliance with laws.

Property Information maintains property data, manages street numbering, and provides reports.

Risk and Assurance identifies and mitigates risks, promoting resilience and compliance.

These functions collaborate to uphold the council's integrity, efficiency, and strategic vision, continuously improving customer service.

What we provide

- Business Compliance (PMO)
- Digital Information Services
- Digital Information Management
- Data Analytics
- Financial Services
- Legal Services
- Property Information
- Risk and Assurance

Why we do it

Our teams collaboratively play a critical role in supporting the council's operational efficiency, compliance, and overall performance by managing administrative operations and providing specific expertise to assure compliance, resilience and minimise risks to both the council and our communities.

Our collective efforts not only mitigate potential challenges but also contribute to the council's overall success and sustainability.



Aligns to these aspects of well-being





Ā iwi | Social



Ōhanga | Economic

Effects of providing this activity

Community outcomes	Positive	Negative
 Proud, vibrant communities	Provides Guides our staff to excel in their work and to strive to provide exceptional customer service. Leveraging technology to enhance information accessibility to the community. Identifying, assessing, and mitigating risks, ensuring the council is resilient and compliant.	Potential There are no significant negative effects for providing this group of activities.
	Provides Manages the financial health of the council and provides financial planning, ensuring fiscal responsibility.	Potential There are no significant negative effects for providing this group of activities.

Capital works programme

	LTP Year 3 2026/27	AP 2026/27
New Works		
Smart Council Initiatives, Research and Innovation, AI, Business Automation & Optimization		150,000
Smart District Action Plan	224,998	150,000
Support Projects - Additional Scoping	83,720	
Public Safety Camera Network		300,000
New Works Total	308,718	600,000
Renewals		
Aerial Photography Renewals		500,000
Climate Change Aerial Photography	209,300	206,600
Office Equipment Renewals	82,150	81,091
Other scheduled renewals	217,675	214,867
Peripheral renewals	34,535	34,089
Pool vehicles	502,948	496,460
Server renewals	209,300	206,600
Service centre renewals, Kaikohe	36,628	
Renewals Total	1,292,536	1,739,707
Corporate Services Total	1,601,254	2,339,707

Corporate Services

Funding Impact Statement

AP 2025/26 \$'000s		LTP 2026/27 \$'000s	AP 2026/27 \$'000s
	Sources of Operational Funding		
(2,089)	General rates, uniform annual general charges, rates penalties	1,161	2,254
-	- Targeted rates	-	-
113	Subsidies and grants for operating purposes	104	90
1,344	Fees and charges	1,246	1,388
59	Internal charges and overheads recovered	51	82
-	Local authority fuel tax, fines, infringement fees, and other receipts	-	600
5,000	Dividends	2,000	710
4,427	Total operating funding	4,562	5,125
	Applications of operating funding		
25,596	Payments to staff and suppliers	26,499	26,889
(851)	Finance costs	(1,361)	(103)
(21,553)	Internal charges and overheads applied	(23,370)	(22,616)
-	- Other operating funding applications	-	-
3,192	Total applications of operating funds	1,768	4,170
1,235	Surplus (deficit) of operating funding	2,794	955
	Sources of capital funding		
-	- Subsidies and grants for capital expenditure	-	-
-	- Development, financial and other contributions	-	-
(673)	Increase (decrease) in debt	(653)	395
-	- Gross proceeds from sale of assets	-	-
-	- Lump sum contributions	-	-
(673)	Total sources of capital funding	(653)	395
	Applications of capital funding		
	Capital Expenditure		
-	- to meet additional demand	-	-
301	- to improve the level of service	309	1,307
2,896	- to replace existing assets	1,293	1,033
(2,635)	Increase (decrease) in reserves	540	(990)
-	- Increase (decrease) in investments	-	-
562	Total applications of capital funding	2,141	1,350
(1,235)	Surplus (deficit) of capital funding	(2,794)	(955)
-	Funding balance	-	-

4 Whare Ā-Rohe District Facilities

What we do

Throughout the district, the council manages a diverse array of facilities that are made available for public use. These include playgrounds, where children can play and families can gather; parks and reserves, which offer open spaces for relaxation, picnics, and outdoor activities; and sportsfields that cater to various athletic events and community sports. Public toilets are strategically placed to ensure convenience for residents and visitors alike. The council also oversees a variety of visitor destinations that attract tourists and local visitors, enhancing the overall appeal of the district. Town centres are maintained as vibrant hubs of activity, providing spaces for shopping, dining, and community events.

The council maintains our town centres to keep them clean, safe, and appealing for locals and visitors. This includes managing carparks, lighting, public toilets, and providing motorhome/ caravan dump stations.

In addition to these recreational and communal facilities, the council also manages 11 cemeteries throughout the district. These cemeteries are important for providing respectful and serene environments for remembering and honouring loved ones.

Together, these facilities significantly contribute to the liveability of our communities. They offer essential places and spaces where residents can connect with one another, engage in recreational and leisure activities, and enjoy a higher quality of life. For visitors, these well-maintained amenities enhance their experience by providing attractive and accessible locations to explore. Overall, the council's management of these diverse facilities is integral to fostering a strong sense of community, promoting social interaction, and improving the overall well-being of the district's residents and visitors.

What we provide

- Cemeteries
- Civic and community buildings
- Housing for the Elderly
- Recreation
- Town maintenance, public toilets and carparks

Why we do it

The provision of these facilities by the council is rooted in several key rationales that collectively aim to enhance the overall quality of life for residents and visitors alike. These include promoting community well-being, encouraging social interaction, fostering economic growth, and ensuring environmental sustainability.



Aligns to these aspects of well-being



Ā iwi | Social







Taiao | Environmental



Ahurea | Cultural

Effects of providing this activity

Community outcomes	Positive	Negative	How we mitigate these effects
 <p>Proud, vibrant communities</p>	<p>Provides</p> <p>Social interaction - Playgrounds, town centres, and parks serve as communal spaces where residents can meet, interact, and build relationships, creating a vibrant social fabric and a strong sense of community pride and belonging.</p> <p>Providing and maintaining town centre facilities and services contributes to the overall livability and attractiveness of our communities.</p>	<p>Potential</p> <p>Increase costs to maintain and meet health and safety requirements.</p> <p>Issues relating to vandalism/anti-social behaviour and noise/ congestion at sportsfields when busy.</p> <p>Neglect of town centre facilities and services could lead to safety concerns, hygiene issues, negative perceptions, reduced economic activity, and environmental harm.</p>	<p>Continue</p> <p>To maintain what we have and consider the effects of new projects and the ongoing costs associated</p> <p>including health and safety requirements. Repair damage caused by anti-social behaviour and continue to look at other funding sources to build new facilities when and where appropriate.</p> <p>Work with those who utilise sports facilities to monitor traffic movements and facilities to minimise congestion where possible.</p> <p>Continue to regularly maintain and address issues as they arise with contractors.</p>
 <p>Communities that are healthy, safe, connected and sustainable</p>	<p>Provides</p> <p>Parks, playgrounds, and sports fields encourage exercise and outdoor activities, essential for health and disease prevention.</p> <p>Natural spaces like parks and reserves provide peaceful environments that reduce stress and promote relaxation and mental health.</p> <p>Safety and sanitation: Public toilets ensure hygienic and convenient facilities for all, contributing to public health and safety.</p>	<p>Potential</p> <p>Unequal access. Not all communities to have the same access to all facilities or have to travel to other areas to access. Increased costs to both communities and other infrastructure such as the roading network.</p> <p>Limited housing for the elderly as well as the possibility of divestment may have impacts of shortages and uncertainty for our elderly.</p>	<p>Continue</p> <p>To ensure all community areas have well-maintained facilities.</p> <p>To involve communities in planning to meet their needs.</p> <p>To ensure compliance and regulations are continuously monitored.</p> <p>Ensure that possible divestment of Housing for the Elderly units considers resident needs and for future developments.</p>

Community outcomes	Positive	Negative	How we mitigate these effects
 <p>A wisely managed environment that recognises the role of tangata whenua as kaitiaki</p>	<p>Provides</p> <p>Parks and reserves protect natural habitats and biodiversity, contributing to the conservation of the environment. These areas also serve as educational spaces where residents learn about the importance of preserving nature, fostering a community that is proud of its commitment to sustainability.</p>	<p>Potential</p> <p>Developing parks, sports fields, and other facilities can disrupt local ecosystems and wildlife habitats. Construction and maintenance activities may lead to soil erosion, water pollution, and loss of biodiversity.</p>	<p>Continue</p> <p>To ensure regular maintenance and upkeep of the facilities and address issues as they arise.</p> <p>Conduct regular inspections to identify issues.</p> <p>Enhance security measures where appropriate.</p>
 <p>We celebrate our unique culture and history</p>	<p>Provides</p> <p>Facilities that preserve and support our unique culture and heritage.</p>	<p>Potential</p> <p>Loss of valued assets or sites due to lack of maintenance or poor planning decisions.</p>	<p>Continue</p> <p>Work with our communities, iwi/hapū and other stakeholders to identify and address any cultural issues that may arise.</p>

Levels of Service

Cemeteries

4.1 To ensure cemeteries are operated in a way that meets the community's needs.

Performance measure	Target 2024-27
<p>4.1.1 All grave digging services are carried out respectfully, safe and the site is kept in a clean and tidy state.</p>	<p>No more than one complaint received regarding our grave digging services</p>

Town maintenance, public toilets and car parks

4.2 The council will provide well maintained and accessible public toilets in high use areas.

Performance measure	Target 2024-27
<p>4.2.1 Increase the number of public toilets with disabled access per annum in line with facility renewal/upgrades.</p>	<p>2</p>
<p>4.2.2 Ensure that public toilets are maintained to a cleanliness standard that enables users to have a pleasant experience.</p>	<p>≥91%</p>
<p>4.2.3 Provide accessibility upgrades within parks and reserves.</p>	<p>2 per ward per annum</p>

Capital works programme

	LTP Year 3 2026/27	AP 2026/27
New Works		
Airport renewals, Kaikohe		200,000
Amenity lighting, BOI-Whangaroa ward	10,465	330
Amenity lighting, Kaikohe-Hokianga ward	10,465	330
Amenity lighting, Te Hiku ward	10,465	330
Maritime facilities, minor upgrades	87,569	86,439
Town beautification, BOI-Whangaroa ward	59,651	58,881
Town beautification, Kaikohe-Hokianga ward	59,651	58,881
Town beautification, Te Hiku ward	59,651	58,881
Whatuwhiwhi dump station		226,420
New Works Total	297,917	690,492
Renewals		
Amenity lighting, BOI-Whangaroa ward	5,232	5,165
Amenity lighting, Kaikohe-Hokianga ward	5,233	5,165
Amenity lighting, Te Hiku ward	5,232	5,165
Bins, benches, bollards, signs & tables ,Te Hiku ward	31,395	30,990
Bins, benches, bollards, signs & tables, BOI-Whangaroa ward	31,395	30,990
Bins, benches, bollards, signs & tables, Kaikohe-Hokianga ward	31,395	30,990
Hall renewals, Kaikohe		1,000,000
Hall renewals, Russell		1,629,620
Maritime consent renewals, Paihia	20,235	19,974
Parks & reserves renewals, Eastern	313,950	309,900
Parks & reserves renewals, Northern	313,950	309,900
Parks & reserves renewals, Western	313,950	309,900
Public toilet discharge consent renewal, Moerewa	9,770	9,644
Public toilet, Waipapa Industrial, Waipapa		300,000
Turner Centre renewals		150,000
Renewals Total	1,081,737	4,147,403
District Facilities Total	1,379,654	4,837,895

District Facilities

Funding Impact Statement

AP 2025/26 \$'000s		LTP 2026/27 \$'000s	AP 2026/27 \$'000s
	Sources of Operational Funding		
6,840	General rates, uniform annual general charges, rates penalties	7,430	7,025
16,558	Targeted rates	15,524	15,900
3	Subsidies and grants for operating purposes	3	-
1,417	Fees, charges, and targeted rates for water supply	1,427	1,899
492	Internal charges and overheads recovered	16	494
319	Local authority fuel tax, fines, infringement fees, and other receipts	111	319
25,629	Total operating funding	24,511	25,637
	Applications of operating funding		
14,385	Payments to staff and suppliers	14,079	14,289
2,474	Finance costs	2,788	2,150
2,445	Internal charges and overheads applied	2,659	2,580
-	Other operating funding applications	-	-
19,304	Total applications of operating funds	19,526	19,019
6,325	Surplus (deficit) of operating funding	4,985	6,618
	Sources of capital funding		
1,085	Subsidies and grants for capital expenditure	-	-
-	Development, financial and other contributions	-	-
(2,785)	Increase (decrease) in debt	(3,326)	(1,535)
-	Gross proceeds from sale of assets	-	-
-	Lump sum contributions	-	-
(1,700)	Total sources of capital funding	(3,326)	(1,535)
	Applications of capital funding		
	Capital Expenditure		
-	- to meet additional demand	-	-
1,359	- to improve the level of service	298	690
1,691	- to replace existing assets	1,082	4,147
1,575	Increase (decrease) in reserves	279	244
-	Increase (decrease) in investments	-	-
4,625	Total applications of capital funding	1,659	5,082
(6,325)	Surplus (deficit) of capital funding	(4,985)	(6,618)
-	Funding balance	-	-

5 Ngā Whakamahere Me Ngā Kaupapa Here Planning and Policy

What we do

In the Planning and Policy Group, our primary focus is on shaping the future trajectory of our organisation and its interaction with the community and environment. The Policy team crafts and refines guidelines, ensuring that our actions align with established principles and legal frameworks. Bylaws serve as a foundation for governance, providing the regulatory structure necessary for the orderly functioning of our operations. Strategies guide our long-term vision, outlining the path to sustainable development and growth.

District and reserve management efforts prioritise the preservation and responsible use of natural resources and public spaces. Integrated planning allows us to approach complex challenges with a comprehensive and interconnected perspective, ensuring that our initiatives align cohesively.

Climate change considerations underscore our commitment to environmental stewardship and integrating sustainability practices into our policies and plans. Development of climate adaptation plans builds resilience in our communities and mitigation of the effects of climate change focuses the group on intergenerational equity. In essence, the Planning and Policy Group plays a pivotal role in shaping the present and future of our District, fostering sustainable development and community well-being.

What we provide

- Climate action and resilience using adaptation plans and mitigation strategies
- Integrated planning
- Strategies, policies, and bylaws.

Why we do it

The work of the Planning and Policy Group is motivated by a commitment to holistic and sustainable development. Through policy formulation, we establish a framework that ensures our actions align with ethical, legal, and community-oriented principles. Bylaws provide the necessary governance structure for the smooth functioning of our district. Strategies guide our endeavours, steering us towards long-term goals that prioritise environmental stewardship, community well-being and resilience, and responsible resource management. District and reserve management plans are driven by a commitment to preserve natural landscapes and public spaces for the benefit of current and future generations. Integrated planning allows us to tackle challenges comprehensively, fostering synergy among various initiatives. Climate action underscores our responsibility to our communities to provide guidance and leadership in adaptation planning and mitigation of the effects of the changing climate. We address environmental, social and economic concerns, integrating sustainability and resilience into our policies and plans. Ultimately, our work in the Planning and Policy Group is rooted in the belief that thoughtful, strategic planning is the linchpin for creating a resilient, equitable, and sustainable future.



Aligns to these aspects of well-being



Ā iwi | Social



Ōhanga | Economic









Taiao | Environmental



Ahurea | Cultural

Effects of providing this activity

Community outcomes	Positive	Negative	How we mitigate these effects
 <p>Proud, vibrant communities</p>	<p>Provides</p> <p>Opportunity for us to engage with our community and develop processes, plans and strategies that enable them to have a say in matters that affect their lives.</p>	<p>Potential</p> <p>For some plans and policies to advantage some over others either as individuals or groups.</p>	<p>Continue</p> <p>Working with our communities to ensure there is equal opportunities for all in future planning for our district, allowing for everyone's voice to be heard.</p>
 <p>Communities that are healthy, safe, connected and sustainable</p>	<p>Provides</p> <p>Plans and strategies that keep our communities healthy and safe through environmental design, crime prevention and other principles.</p>	<p>Potential</p> <p>That some plans or strategies do not align with all communities, groups or individuals.</p>	<p>Continue</p> <p>Working towards better communication and information when new policies, plans or strategies are designed and then introduced.</p>
 <p>Resilient communities that are prepared for the unexpected</p>	<p>Provides</p> <p>Community adaptation plans and pre-event planning using adaptive pathway planning and strategies to build social, economic, cultural, and environmental resilience within communities.</p>	<p>Potential</p> <p>Climate change maladaptation where actions intended to reduce the impacts of climate change actually create more risk and vulnerability.</p>	<p>Continue</p> <p>Working with communities to plans together.</p> <p>Ongoing evaluation and monitoring of plans.</p> <p>To act as a community agency.</p> <p>To change treatments pre-agreed with communities.</p> <p>Education and awareness.</p>
 <p>Prosperous communities supported by a sustainable economy</p>	<p>Provides</p> <p>Economic stability can be factored when plans and strategies are designed for future growth, this leads to job creation which benefits our communities as a whole.</p>	<p>Potential</p> <p>Impacts may include not allowing for growth or the costs associated with rapid growth in areas that are not prepared either financially or infrastructurally which may not be able to sustain growth.</p>	<p>Continue</p> <p>To plan and develop strategies, plans and policies with communities that allow for growth and prosperity by sound planning development.</p>

Community outcomes	Positive	Negative	How we mitigate these effects
 <p>A wisely managed environment that recognises the role of tangata whenua as kaitiaki</p>	<p>Provides</p> <p>Planning for sustainable and harmonious coexistence by acknowledging and protecting the delicate balance between human activities and ecological integrity is maintained, ensuring the preservation of biodiversity, natural resources, and ecosystems.</p>	<p>Potential</p> <p>Inadequate environmental care can result in pollution, deforestation, and habitat destruction, contributing to climate change and exacerbating natural disasters which compromises quality of life and diminished resilience to environmental challenges as well as increased financial costs.</p>	<p>Continue</p> <p>Education and awareness. Developing policies and plans that address these issues. Community engagement and engaging in collaborative initiatives. Using technological innovation to assist with future planning. Crisis preparation and how we respond to environmental, natural and pollution related incidents.</p>
 <p>We celebrate our unique culture and history</p>	<p>Provides</p> <p>Plans that identify and protect culture, history and heritage sites.</p>	<p>Potential</p> <p>Lost of valued assets or sites due to lack of maintenance or poor planning decisions.</p>	<p>Continue</p> <p>Working with our communities together when developing plans and ensuring there is adequate funding to maintain assets identified in the future.</p>

Planning and Policy

Funding Impact Statement

AP 2025/26 \$'000s		LTP 2026/27 \$'000s	AP 2026/27 \$'000s
	Sources of Operational Funding		
9,625	General rates, uniform annual general charges, rates penalties	9,495	8,779
-	- Targeted rates	-	-
	- Subsidies and grants for operating purposes	-	181
	- Fees, charges, and targeted rates for water supply	-	-
	- Internal charges and overheads recovered	-	-
75	Local authority fuel tax, fines, infringement fees, and other receipts	10	-
9,700	Total operating funding	9,505	8,960
	Applications of operating funding		
7,889	Payments to staff and suppliers	7,709	7,173
6	Finance costs	5	5
1,795	Internal charges and overheads applied	1,780	1,772
	- Other operating funding applications	-	-
9,690	Total applications of operating funds	9,494	8,950
10	Surplus (deficit) of operating funding	11	11
	Sources of capital funding		
	- Subsidies and grants for capital expenditure	-	-
	- Development, financial and other contributions	-	-
(24)	Increase (decrease) in debt	(24)	(24)
	- Gross proceeds from sale of assets	-	-
	- Lump sum contributions	-	-
(24)	Total sources of capital funding	(24)	(24)
	Applications of capital funding		
	Capital Expenditure		
	- to meet additional demand	-	-
	- to improve the level of service	-	-
	- to replace existing assets	-	-
(14)	Increase (decrease) in reserves	(13)	(14)
	- Increase (decrease) in investments	-	-
(14)	Total applications of capital funding	(13)	(14)
(10)	Surplus (deficit) of capital funding	(11)	(11)
	- Funding balance	-	-

6 Kaiwhakahaere Pare Totoka Solid Waste Management

What we do

Effective solid waste management is essential for upholding a pristine and sustainable environment. The council plays a pivotal role by strategically situating rubbish and recycling bins across the district and maintaining a consistent schedule for waste collection and disposal. These measures not only facilitate the proper disposal of waste but also contribute to minimising litter and maintaining cleanliness in public spaces.

Furthermore, the council actively promotes recycling programmes to mitigate environmental harm and foster sustainable habits among residents. By encouraging the separation and recycling of materials, these programmes help diminish the volume of waste destined for landfills while conserving valuable resources. This not only reduces pollution but also conserves energy and minimises greenhouse gas emissions associated with waste disposal.

Proper waste management not only benefits the immediate environment by keeping streets, parks, and other public areas clean but also alleviates the burden on local ecosystems. By preventing contamination of soil and water sources, responsible waste management safeguards the health of wildlife and preserves biodiversity. Additionally, it contributes to the overall well-being of communities by minimising the risk of disease transmission and enhancing the quality of life for residents.

In essence, effective solid waste management is a cornerstone of environmental stewardship, promoting a cleaner, healthier, and more sustainable future for both current and future generations.

What we provide

- 1 Resource Recovery Centre at Kaitāia and 1 private facility contracted at Waipapa
- 12 community recycling centres (1 is seasonal)
- 4 consented closed landfills

Why we do it

Overall, we engage in effective solid waste management to protect the environment, promote public health, conserve resources, foster sustainability, comply with regulations, and reap economic benefits. It is a multifaceted endeavour with far-reaching implications for present and future generations.



Aligns to these aspects of well-being



Ā iwi | Social






Ōhanga | Economic



Taiao | Environmental

Effects of providing this activity

Community outcomes	Positive	Negative	How we mitigate these effects
 <p>Proud, vibrant communities</p>	<p>Provides</p> <p>Provides cleanliness and promotes environmental health in public areas through proper waste management, including rubbish bins and recycling facilities, contributing to a sense of community pride and well-being.</p>	<p>Potential</p> <p>To cause issues if insufficient waste management issues are not addressed such as not providing rubbish bins and recycling facilities, leads to littered public areas, health risks, and resource wastage, undermining cleanliness efforts and environmental health.</p>	<p>Continue</p> <p>Looking into alternative disposal infrastructure, enforcing regulations, raising public awareness, promoting recycling, and fostering collaboration to prioritise cleanliness and environmental health.</p>
 <p>Communities that are healthy, safe, connected and sustainable</p>	<p>Provides</p> <p>Cleaner and healthier communities by reducing pollution, conserving resources, and promoting sustainable practices.</p>	<p>Potential</p> <p>Improper waste management, like littering and illegal dumping, diminishes the aesthetic appeal of landscapes and urban areas, impacting residents' quality of life and deterring tourism and economic development.</p>	<p>Continue</p> <p>To address improper waste management, like littering and illegal dumping, which reduces the aesthetic appeal of landscapes and urban areas, affecting residents' quality of life, tourism, and economic development.</p> <p>Solutions include enforcing regulations, community clean-ups, and public awareness campaigns to enhance cleanliness and attract visitors, supporting local economies.</p>
 <p>A wisely managed environment that recognises the role of tangata whenua as kaitiaki</p>	<p>Provides</p> <p>Protection for ecosystems, wildlife, and resources by preventing pollution of land, water, and air through proper waste management, while recycling reduces environmental strain, conserves natural resources, and minimises energy consumption and carbon footprint.</p>	<p>Potential</p> <p>Improper waste disposal contaminates soil, water, and air, harming ecosystems and wildlife. Landfill methane worsens global warming, affecting sea levels and weather.</p>	<p>Continue</p> <p>Proper management, regulation enforcement, investing in waste-to-energy, community education, innovation, and stakeholder collaboration to reduce pollution, protect ecosystems, mitigate methane emissions, and minimise climate impacts.</p>

Levels of Service

Cemeteries

6.1 To decrease the proportion of waste sent to landfill and increase the proportion of waste that is sent for recycling.

Performance measure		Target 2024-27
6.1.1	Percentage of waste from refuse transfer station that is recycled / reused.	64%
6.1.2	Responding to RFS relating to illegal dumping, and removing the rubbish. a. Offensive waste: pick up within 24 hours. b. Standard waste: pick up within 4 days.	95% within set timeframe

Capital works programme

	LTP Year 3 2026/27	AP 2026/27
New Works		
Recycling Solutions, District Wide	52,325	51,650
New Works Total	52,325	51,650
Solid Waste Management Total	52,325	51,650

Solid Waste Management

Funding Impact Statement

AP 25/26 \$'000s		LTP 26/27 \$'000s	AP 26/27 \$'000s
	Sources of Operational Funding		
3,538	General rates, uniform annual general charges, rates penalties	3,624	5,018
-	- Targeted rates	-	-
-	- Subsidies and grants for operating purposes	-	-
1,704	Fees, charges, and targeted rates for water supply	1,704	1,704
-	- Internal charges and overheads recovered	-	-
1,500	Local authority fuel tax, fines, infringement fees, and other receipts	1,500	1,950
6,742	Total operating funding	6,828	8,672
	Applications of operating funding		
6,005	Payments to staff and suppliers	6,123	7,854
113	Finance costs	114	67
624	Internal charges and overheads applied	591	751
-	- Other operating funding applications	-	-
6,742	Total applications of operating funds	6,828	8,672
-	Surplus (deficit) of operating funding	-	-
	Sources of capital funding		
-	- Subsidies and grants for capital expenditure	-	-
-	- Development, financial and other contributions	-	-
(211)	Increase (decrease) in debt	(207)	(168)
-	- Gross proceeds from sale of assets	-	-
-	- Lump sum contributions	-	-
(211)	Total sources of capital funding	(207)	(168)
	Applications of capital funding		
	Capital Expenditure		
-	- to meet additional demand	-	-
51	- to improve the level of service	52	52
34	- to replace existing assets	-	-
(296)	Increase (decrease) in reserves	(259)	(220)
-	- Increase (decrease) in investments	-	-
(211)	Total applications of capital funding	(207)	(168)
-	Surplus (deficit) of capital funding	-	-
-	Funding balance	-	-

7 Wai Ua me Hopuwai Stormwater and Drainage

What we do

Our stormwater system drains water away from public and private property to reduce potential harm to property, the environment and our communities. This is especially important in urban areas, particularly following heavy rain.

Council manages and maintains stormwater assets, such as pipeline reticulation, open channels, retention dams and floodgates. The council also assists the Northland Regional Council with some land drainage schemes.

What we provide

- 181,234 m of line assets (culverts, channels, pipes)
- 41 km of lined and unlined channels
- 3,118 manholes
- 25 basins and ponds
- 66 floodgates
- 1,909 inlets and outlets
- 1 pump station

Why we do it

Stormwater management is a vital component of our activities to address the challenges posed by rainfall runoff and to safeguard communities from flooding and environmental degradation.

Stormwater management involves the planning, construction, and maintenance of systems to control the flow of rainwater, preventing erosion, minimising flooding, and protecting water quality.

The land drainage network includes open channels and floodgates designed primarily to enable landowners to drain their land for agricultural use and prevents the risk of water accumulation and subsequent flooding to other areas.

These activities help mitigate the risks of property damage, ensure the safety of residents, and maintain the integrity of local ecosystems. Through the establishment of drainage systems, retention basins and ponds and other infrastructure, council actively works to reduce the impact of storms, enhancing overall resilience and sustainability to our district.



Aligns to these aspects of well-being



Ā iwi | Social






Ōhanga | Economic



Taiao | Environmental

Effects of providing this activity

Community outcomes	Positive	Negative	How we mitigate these effects
 <p>Communities that are healthy, safe, connected and sustainable</p>	<p>Provides</p> <p>Reduction in risk of damage from flooding to individual properties.</p>	<p>Potential</p> <p>Can affect public health and safety.</p>	<p>Continue</p> <p>Continue to advise landowners of potentially floodprone areas and plan accordingly so these areas are part of the built environment.</p> <p>Monitor new developments to ensure natural flowpaths are maintained.</p>
 <p>Resilient communities that are prepared for the unexpected</p>	<p>Provides</p> <p>Stormwater management can reduce the risk of flooding by controlling the flow and volume of stormwater runoff, thus protecting property and infrastructure from damage.</p>	<p>Potential</p> <p>Additional funding will need to be sourced, this may impact on rates increases.</p>	<p>Continue</p> <p>Investing in stormwater and planning.</p>
 <p>A wisely managed environment that recognises the role of tangata whenua as kaitiaki</p>	<p>Provides</p> <p>A safe living environment for all our communities.</p>	<p>Potential</p> <p>To cause public health issues through the bacterial contamination to the environment through overflows during adverse weather events.</p>	<p>Continue</p> <p>To monitor discharges and fund maintenance to prevent issues occurring.</p>

Levels of Service

■ **Mandatory performance measure**

Stormwater

7.1 The council will manage the stormwater network to minimise flood risks within defined service areas.

Performance measure	Target 2024-27
7.1.1 Compliance with the territorial authority's resource consents for discharge from its stormwater system, measured by the number of:	
a. Abatement notices	1 or less
b. Infringement notices	0
c. Enforcement orders	0
d. Convictions, received by the territorial authority in relation those resource consents.	0

Performance measure		Target 2024-27
7.1.2	Residents' satisfaction with stormwater drainage service (Recorded through the Residents Survey).	≥70%
7.1.3	The number of complaints received by a territorial authority about the performance of its stormwater system, expressed per 1,000 properties connected to the territorial authority's stormwater system.	≤16
7.1.4	a. The number of flooding events that occur in a territorial authority district and	1 or less
	b. For each flooding event, the number of habitable floors affected. (Expressed per 1,000 properties connected to the territorial authority's stormwater system).	0
7.1.5	The median response time to attend a flooding event, measured from the time that the territorial authority receives notification to the time that service personnel reach the site.	≤ 48 hours

Capital works programme

	LTP Year 3 2026/27	AP 2026/27
New Works		
Stormwater Inlet structure upgrade, Kawakawa	654,063	645,625
Stormwater Minor Capital Works, District-wide	392,438	387,375
Stormwater Network Catchpit Improvements, Kawakawa	326,508	322,296
Stormwater Network Extension Upgrades, Kerikeri	130,813	129,125
Stormwater Network Improvements, Kaikohe	212,440	209,699
Stormwater Network Pipe Renewal, Kaitaia	209,300	206,600
Stormwater renewals, Kaitaia Parkdale Crescent		800,000
Stormwater Resource Consents, Kaitaia		151,951
New Works Total	1,925,562	2,852,671
Renewals		
District Wide Stormwater Network Reactive Renewals Triggered By Roding	313,950	309,900
District Wide Stormwater Reactive Renewals	313,950	309,900
Stormwater pipe renewal, Kawakawa	1,308,125	1,291,250
Renewals Total	1,936,025	1,911,050
Stormwater Total	3,861,587	4,763,721

Stormwater and Drainage

Funding Impact Statement

AP 2025/26 \$'000s		LTP 2026/27 \$'000s	AP 2026/27 \$'000s
	Sources of Operational Funding		
1,915	General rates, uniform annual general charges, rates penalties	1,762	1,827
3,282	Targeted rates	3,413	3,332
-	- Subsidies and grants for operating purposes	-	-
-	- Fees, charges, and targeted rates for water supply	-	-
21	Internal charges and overheads recovered	-	-
-	Local authority fuel tax, fines, infringement fees, and other receipts	-	-
5,218	Total operating funding	5,175	5,159
	Applications of operating funding		
2,004	Payments to staff and suppliers	1,275	1,344
564	Finance costs	745	478
779	Internal charges and overheads applied	1,165	1,566
-	- Other operating funding applications	-	-
3,347	Total applications of operating funds	3,185	3,387
1,871	Surplus (deficit) of operating funding	1,991	1,772
	Sources of capital funding		
110	Subsidies and grants for capital expenditure	-	919
-	- Development, financial and other contributions	-	-
2,352	Increase (decrease) in debt	869	2,068
-	- Gross proceeds from sale of assets	-	-
-	- Lump sum contributions	-	-
2,462	Total sources of capital funding	869	2,987
	Applications of capital funding		
	Capital Expenditure		
-	- to meet additional demand	-	332
3,344	- to improve the level of service	1,926	3,794
1,198	- to replace existing assets	1,936	1,911
(209)	Increase (decrease) in reserves	(1,002)	(1,277)
-	- Increase (decrease) in investments	-	-
4,333	Total applications of capital funding	2,860	4,759
(1,871)	Surplus (deficit) of capital funding	(1,991)	(1,772)
-	Funding balance	-	-

8 Rautaki kia Hono Strategic Relationships

What we do

In the Rautaki Kia Hono – Strategic Relationships Group, we focus on building meaningful and collaborative connections that contribute to the overall success and inclusivity of our iwi, hapū, whānau, communities and the council. Working closely with all our iwi, hapū, whānau and communities is a fundamental aspect of our commitment to recognising and respecting everyone’s perspectives. We work together in partnership that honour our rich cultural heritage and contribute to positive outcomes.

The Tūhonotanga – Democracy Services team, provides guidance and support on a daily basis to the elected representatives that form the governance function of our council, enabling them to understand their legislative responsibilities and assisting them to make informed decisions on behalf of communities.

The council acknowledges the principles and spirit of Te Tiriti and seeks to work with Māori communities for the enhancement and benefit of those communities and the whole district. Te Hono – Māori Engagement, Relationships and Development team, supports the aspirations of tangata whenua and is working to provide platforms for partnerships and opportunities for building capability and capacity within the council and the community.

The council is committed to developing sustainable, beneficial relationships with the community through improved funding opportunities and empowering local communities, to achieve this. Tātai Hono - Stakeholder Relationships team play a key role in supporting community boards to achieve targeted outcomes and connect people and communities to achieve strategic outcomes.

A positive safety culture is important to the council, as it supports the health, safety, and wellbeing of its workers, contractors, volunteers, and others affected by its operations. This includes improving the safety of public spaces, infrastructure, and services that contribute to community wellbeing, as well as aligning with national health and safety regulations, standards, and legislation including the Health and Safety at Work Act 2015. The Hononga Kia Haumarū Tikanga – Health, Safety and Wellbeing team work across the organisation to ensure a safe, supportive, and healthy environment for everyone.

Making local government relevant to our communities is a key objective of the Hononga Tangata Mātauranga - Civic Engagement and Education team. Its focus is on increasing public awareness of council activities and making the council more relatable, leading local government elections, and encouraging active participation in democratic processes to ensure the community voice informs decision-making.

By nurturing partnerships and strategic relationships, facilitating democratic processes, and engaging with a broad spectrum of stakeholders, we aim to create an inclusive and collaborative environment that reflects the values and aspirations of our diverse district.



Aligns to these aspects of well-being



Ā iwi | Social



Ōhanga | Economic



Taiao | Environmental



Ahurea | Cultural

What we provide

Tūhonotanga - Democracy Services

- Support the governance function of the council
- Democratic and procedural advice in relation to governance functions and formal meetings
- Contribute to, and in some cases lead, organisational projects and civic events as they arise to provide input and support from a governance perspective.

Te Hono - Māori Relationships

- Support the organisation to achieve the goals of Te Pae o Uta – Te Ao Māori Framework
- Support the council cultural competency in Te Ao Māori
- Support iwi / hapū to thrive
- Strengthen our working relationship with Māori
- Support the economic and social development of multiple-owned Māori Freehold Land
- Support the development and relationship opportunities from treaty settlements.

Tātai Hono - Stakeholder Relationships

- Support community board members to achieve the aspirations of the community by feeding information into the council
- Connect communities to funding opportunities, provide and administer community grants
- Work with communities, key stakeholders, other regional authorities, external agencies and organisations to develop key relationships within the council
- Support community-initiated plans.

Hononga kia Haumarū Tikanga - Health and Safety and Wellbeing

- Provide health, safety, and wellbeing strategy and advice to the organisation
- Support risk management
- Build competency in the health, safety, and wellbeing space
- Engage the organisation through Health & Safety Representatives.

Hononga Tangata Mātauranga - Civic Engagement & Education

- Engagement opportunities related to council services and democratic processes
- Education for communities
- Local government elections
- Representation reviews.

Why we do it

The work of the Rautaki kia Hono - Strategic Relationships Group is driven by a commitment to fostering a community-centric and inclusive approach to partnership and good governance. This engagement is not just a gesture but a genuine effort to incorporate diverse voices into decision-making processes, ensuring that policies and initiatives are culturally sensitive and equitable.

The goal is to uphold the principles of transparency, accountability, and citizen participation, fostering a robust democratic framework that empowers individuals to actively engage in shaping their community. Engagement, relationship management and development opportunities are motivated by the understanding that a thriving community involves collaboration with various entities. By building and maintaining strong relationships with stakeholders, including businesses and community organisations, Māori and other communities of interest we aim to create a shared vision and a collective commitment to the well-being and progress of the District as a whole.

Ultimately, our work in the Strategic Relationships Group is grounded in inclusive partnerships, democratic processes, health and safety that are essential for our communities' holistic development and harmony.

Effects of providing this activity

Community outcomes	Positive	Negative	How we mitigate these effects
 Proud, vibrant communities	Provides Ability for our communities to participate in the council decision-making. Co-working with stakeholders, external organisations and groups to support communities.	Potential Lack of understanding or apathy may present barriers for communities to participate in decision-making.	Continue Working on ways to improve our communication and working with partners, communities, stakeholders, external organisations and other interested groups.
 Communities that are healthy, safe, connected and sustainable	Provides Deliver outcomes that align with community driven well-being initiatives and improving equity.	Potential Lack of communication or not engaging all of community. Lack of alignment between the council and community boards and communities / the council deliverables.	Continue Ongoing communication and development of relationships and sharing of information, value and purpose. Connecting with other agencies to share outcomes and remove duplication.
 Prosperous communities supported by a sustainable economy	Provides Access to funding that supports communities to deliver initiatives and create economic growth.	Potential No support or uplift in capability may leave communities unable to realise potential or enable opportunities.	Continue Ensuring we are clear on funding channels and the council planning processes. Connecting communities to other agencies and enabling support.
 A wisely managed environment that recognises the role of tangata whenua as kaitiaki	Provides Build and maintain relationships with local iwi/hapū/hapori.	Potential Disconnection from relevance of local government.	Continue Early and often communication and mutual gained trust and understanding of priorities.
 We celebrate our unique culture and history	Provides Co-Governance Te Kuaka – Te Ao Māori Committee.	Potential Lack of alignment in priorities between iwi partners and the council.	Continue Work closely with iwi partners to provide opportunities for meaningful and relevant engagement.

Strategic Relationships

Funding Impact Statement

AP 2025/26 \$'000s		LTP 2026/27 \$'000s	AP 2026/27 \$'000s
	Sources of Operational Funding		
9,329	General rates, uniform annual general charges, rates penalties	9,185	9,705
-	- Targeted rates	-	-
-	- Subsidies and grants for operating purposes	-	-
-	- Fees, charges, and targeted rates for water supply	-	-
-	- Internal charges and overheads recovered	-	-
-	- Local authority fuel tax, fines, infringement fees, and other receipts	-	-
9,329	Total operating funding	9,185	9,705
	Applications of operating funding		
7,697	Payments to staff and suppliers	7,367	7,876
-	- Finance costs	-	-
1,599	Internal charges and overheads applied	1,794	1,796
-	- Other operating funding applications	-	-
9,296	Total applications of operating funds	9,162	9,672
33	Surplus (deficit) of operating funding	23	33
	Sources of capital funding		
-	- Subsidies and grants for capital expenditure	-	-
-	- Development, financial and other contributions	-	-
-	- Increase (decrease) in debt	-	-
-	- Gross proceeds from sale of assets	-	-
-	- Lump sum contributions	-	-
-	- Total sources of capital funding	-	-
	Applications of capital funding		
	Capital Expenditure		
-	- to meet additional demand	-	-
-	- to improve the level of service	-	-
-	- to replace existing assets	-	-
33	Increase (decrease) in reserves	23	33
-	- Increase (decrease) in investments	-	-
33	Total applications of capital funding	23	33
(33)	Surplus (deficit) of capital funding	(23)	(33)
-	- Funding balance	-	-

9 Ngā Hononga Waka Transport Network

What we do

The council is responsible for managing and maintaining the local roading network, which is critical for connecting our communities and ensuring safe, reliable access to the places that make living and visiting the Far North enjoyable. This work excludes state highways, which are managed by Waka Kotahi NZ Transport Agency.

The council maintains street lighting, signage, footpaths, and walking and cycling amenities as part of the local transport network. A safe, well-planned, and connected system supports community wellbeing. While the council responds to requests and safety concerns as they arise, wider planning for new walking and cycling infrastructure is limited and often depends on funding availability.

Customers make requests and enquiries via the councils' standard contact channels.

What we provide

- 2,513.3 km of roads (926.6 km sealed and 1,586.7 km unsealed)
- 722 bridges
- 1,242 retaining and seawalls
- 1,905 streetlights
- 1 'Kohu Ra Tuarua' vehicular ferry used on the Hokianga Harbour
- 234.7 km of footpaths
- 87 km of Pou Herenga Tai Twin Coast Cycle Trail

Why we do it

The council's transport network is vital for providing essential district connections. Roads and footpaths ensure connectivity, promote public safety, and facilitate the movement of people and goods, fostering economic development and social cohesion.

Footpaths enhance pedestrian mobility and safety, encouraging active lifestyles and community engagement.

Additionally, the council integrates the Pou Herenga Tai Twin Coast Cycle Trail and cycleways into its transport planning, enhancing connectivity and promoting sustainable transportation. This approach contributes to community well-being and supports regional development goals.



Aligns to these aspects of well-being



Ā iwi | Social






Ōhanga | Economic



Taiao | Environmental

Effects of providing this activity

Community outcomes	Positive	Negative	How we mitigate these effects
 <p>Communities that are healthy, safe, connected and sustainable</p>	<p>Provides</p> <p>Safe travel around our district.</p> <p>Connectivity within and between communities.</p> <p>Access to recreation and leisure and community facilities.</p> <p>Access to retail, commercial and professional services for planning of the network.</p>	<p>Potential</p> <p>Traffic noise impacts and vibration to properties adjoining roads.</p> <p>Health issues caused by dust on unsealed roads.</p> <p>Dangers to people and high social cost from accidents caused by poor roading quality and /or design.</p> <p>Delays and flow problems caused by heavy traffic volumes in urban areas.</p> <p>Air pollution from traffic fumes affects health and the environment.</p>	<p>Continue</p> <p>Road maintenance.</p> <p>Road sealing where appropriate and funding allows.</p> <p>Road safety improvement programmes.</p> <p>Better planning for better roads programme.</p> <p>Monitoring of emissions and offsetting these in our emission reduction programme.</p> <p>Using dust suppressant products.</p> <p>Repairing deteriorated roads as funding allows and on a priority basis.</p>
 <p>Resilient communities that are prepared for the unexpected</p>	<p>Provides</p> <p>Networks for the transport of goods and services in and our and around the district.</p> <p>Employment opportunities, within the transport sector and other industries such as forestry.</p>	<p>Potential</p> <p>Damage to our roading network caused by heavy loaded trucks.</p>	<p>Continue</p> <p>To work with the transport industry to minimise the effect of damage to local roads.</p> <p>To work with Waka Kotahi NZ Transport Agency to ensure the highway networks are better maintained and more frequent maintenance is carried out.</p>
 <p>A wisely managed environment that recognises the role of tangata whenua as kaitiaki</p>	<p>Provides</p> <p>Better planning and continuous maintenance based on funding allowances to ensure our networks are maintain.</p>	<p>Potential</p> <p>Air pollution from traffic fumes affects health and the environment.</p> <p>Flooding effects on the environment.</p>	<p>Continue</p> <p>Repairing deteriorated roads as funding allows and on a priority basis.</p> <p>Funding drainage as part of the wider roading activity to minimise flooding.</p>

Levels of Service

Mandatory performance measure

Roading

9.1 To maintain the District's roading network in a satisfactory condition and in accordance with national safety and engineering standards.

Performance measure		Target 2024-27
9.1.1	The change from the previous financial year in the number of fatalities and serious injury crashes on the local road network, expressed as a number.	No increase
9.1.2	The average quality of ride on a sealed local road network, measured by smooth travel exposure.	>88%
9.1.3	The percentage of the sealed local road network that is resurfaced.	>8%
9.1.4	The percentage of customer service requests relating to roads and footpaths to which the territorial authority responds within the timeframe specified in the LTP.	>95%*
9.1.5	The maintenance of the roads meets the Council Levels of Service targets as specified in our roading maintenance contracts.	>85%
9.1.6	The percentage of the sealed local road network that is rehabilitated.	0.50%
9.1.7	The Hokianga Ferry Service will run in accordance with advertised timetable.	>95%

* Due to a clerical error in the LTP 2024-27 this mandatory performance measure was incorrectly recorded as >8%. This figure should of read >95% as shown above.

Footpaths

9.2 To maintain the District's footpath network and infrastructure to high standards.

Performance measure		Target 2024-27
9.2.1	The percentage of footpaths within a territorial authority district that fall within the Levels of Service or service standard for the condition of footpaths that is set out in the territorial authority's relevant document (such as its annual plan, activity management plan, asset management plan, annual works program or LTP).	>90% in fair or better condition

* Due to a clerical error in the LTP 2024-27 this mandatory performance measure was incorrectly recorded as >8%. This figure should of read >95% as shown above.

Capital works programme

	LTP Year 3 2026/27	AP 2026/27
New Works		
Footpaths Bay of Island - Whangaroa community board	156,975	154,950
Footpaths Kaikohe - Hokianga community board	156,975	154,950
Footpaths Te Hiku community board	156,975	154,950
Low Cost Low Risk: Local Road Improvements	17,283,013	17,060,060
Low Cost Low Risk: Walking & Cycling	2,909,270	2,871,740
Other Access reactive capital	104,650	103,300
Standalone Kerikeri CBD Bypass	5,232,500	5,165,000
Unformed Paper Roads	523,250	516,500
Unsubsidised 2nd Coat Seals	156,975	154,950
Unsubsidised Capital Funding	2,093,000	2,066,000
Urban Drainage	523,250	516,500
New Works Total	29,296,833	28,918,900
Renewals		
Bridges and structures renewals	4,267,054	4,212,009
Drainage renewals	2,103,600	2,076,463
Ferry renewals	3,142,640	3,102,099
Footpath renewals, BOI-Whangaroa ward	339,085	334,711
Footpath renewals, Kaikohe-Hokianga ward	242,062	238,939
Footpath renewals, Te Hiku ward	334,584	330,268
Sealed road rehabilitation	6,012,015	5,934,459
Sealed road resurfacing	7,122,471	7,030,590
Structures component replacements	2,328,254	2,298,219
Traffic Services renewals	819,733	809,158
WC211 Unsealed road metalling	7,813,219	7,712,428
Renewals Total	34,524,717	34,079,343
Roading & Footpaths Total	63,821,550	62,998,243
	LTP Year 3 2026/27	AP 2026/27
Renewals		
Cycleway network renewals	89,912	88,752
Renewals Total	89,912	88,752
Cycle Trail and cycleways Total	89,912	88,752
Transport Network Total	63,911,462	63,086,995

Transport Network

Funding Impact Statement

AP 2025/26 \$'000s		LTP 2026/27 \$'000s	AP 2026/27 \$'000s
	Sources of Operational Funding		
19,942	General rates, uniform annual general charges, rates penalties	21,164	21,901
6,217	Targeted rates	6,939	6,251
22,311	Subsidies and grants for operating purposes	22,681	24,987
500	Fees, charges, and targeted rates for water supply	500	500
25	Internal charges and overheads recovered	25	25
600	Local authority fuel tax, fines, infringement fees, and other receipts	600	600
49,595	Total operating funding	51,909	54,264
	Applications of operating funding		
33,542	Payments to staff and suppliers	33,690	38,846
2,079	Finance costs	2,903	2,091
1,996	Internal charges and overheads applied	2,548	1,421
-	Other operating funding applications	-	-
37,617	Total applications of operating funds	39,141	42,358
11,978	Surplus (deficit) of operating funding	12,768	11,905
	Sources of capital funding		
38,860	Subsidies and grants for capital expenditure	38,880	38,348
-	Development, financial and other contributions	-	-
7,126	Increase (decrease) in debt	11,977	10,934
-	Gross proceeds from sale of assets	-	-
-	Lump sum contributions	-	-
45,986	Total sources of capital funding	50,857	49,282
	Applications of capital funding		
	Capital Expenditure		
-	- to meet additional demand	-	-
26,164	- to improve the level of service	30,512	28,919
32,858	- to replace existing assets	34,615	34,168
(1,058)	Increase (decrease) in reserves	(1,501)	(1,900)
-	Increase (decrease) in investments	-	-
57,964	Total applications of capital funding	63,626	61,187
(11,978)	Surplus (deficit) of capital funding	(12,768)	(11,905)
-	Funding balance	-	-

10 Waipara Wastewater

What we do

The appropriate collection, treatment and disposal of wastewater are vital for the health and well-being of our communities and environment.

The council manages and maintains reticulated sewerage schemes and services for the treatment and disposal of waste from septic tanks in our district. We provide new schemes and sewer connections where and when required.

We also monitor the maintenance requirements of on-site sewage disposal systems and provide for facilities for the reception and treatment for on-site septage discharged by commercial operators. Wastewater assets consist of pipeline reticulation, pump stations, and treatment plants.

What we provide

- 17 communities serviced with wastewater schemes
- 447 km of sewer pipe
- 16 treatment plants
- 153 pump stations
- 13,551 properties are connected to the council's systems

Why we do it

The council manages wastewater as part of its activities to ensure the responsible and sustainable treatment of sewage and industrial effluents.

Wastewater management is essential for preventing environmental pollution, protecting public health, and maintaining the overall well-being of residents. Proper wastewater management helps mitigate the impact on water bodies, ecosystems, and public health by treating and safely disposing of pollutants.



Aligns to these aspects of well-being



Ā iwi | Social






Taiao | Environmental



Ahurea | Cultural

Effects of providing this activity

Community outcomes	Positive	Negative	How we mitigate these effects
 <p>Communities that are healthy, safe, connected and sustainable</p>	<p>Provides</p> <p>Decreases the risk of infection.</p>	<p>Potential</p> <p>To create the ongoing need for disposal of sludge.</p>	<p>Continue</p> <p>Investigate alternative options for the safe and sustainable disposal of sludge.</p>
 <p>A wisely managed environment that recognises the role of tangata whenua as kaitiaki</p>	<p>Provides</p> <p>Safe disposal of wastewater reduces the amount of untreated effluent entering the environment.</p>	<p>Potential</p> <p>For adversely affected by spills or overflows of untreated sewage; smell and noises from the wastewater treatment plants and pumping stations may create nuisance or impact public health and the operation and maintenance of our assets.</p>	<p>Continue</p> <p>Monitor treated effluent to ensure it meets the conditions of resource consents and decrease the risk of overflows.</p>
 <p>We celebrate our unique culture and history</p>	<p>Provides</p> <p>Effective wastewater management benefits Māori communities by protecting vital water bodies, preserving traditional food sources, and reducing disease. It supports environmental sustainability, maintains ecosystems crucial to Māori culture, and fosters community empowerment through culturally aligned practices and the promotion of kaitiakitanga/ environmental stewardship.</p>	<p>Potential</p> <p>To cause harm by contaminating water, damaging traditional food sources, and increasing diseases. It disrupts ecosystems, undermines cultural practices, and weakens spiritual connections.</p> <p>Lack of engagement in decision-making can lead to culturally inappropriate solutions.</p>	<p>Continue</p> <p>Investing in modern wastewater treatment, and or / using natural filtration, and engaging Māori in decision-making. Incorporating mātauranga Māori / Māori knowledge ensures cultural respect and environmental stewardship.</p>

Levels of Service

■ **Mandatory performance measure**

Wastewater

10.1 In defined areas, the council will collect, treat, and dispose of wastewater through a reliable wastewater network which is managed to ensure blockages, breaks or spillages are kept to a minimum.

Performance measure		Target 2024-27
10.1.1	Compliance with the territorial authority’s resource consents for discharge from its sewerage system measured by the number of: <ul style="list-style-type: none"> a. Abatement notices b. Infringement notices c. Enforcement orders d. Convictions, received by the territorial authority in relation those resource consents. 	2 or less 1 or less 0 0
10.1.2	The number of dry weather sewerage overflows from the territorial authority’s sewerage system, expressed per 1,000 sewerage connections to that sewerage system.	≤ 12 per 1,000 connections
10.1.3	The total number of complaints received by the territorial authority about any of the following: <ul style="list-style-type: none"> a. Sewage odour b. Sewerage system faults c. Sewerage system blockages d. The response to issues with the sewerage system expressed per 1,000 connections to the territorial authority’s sewerage system. 	≤ 50 per 1,000 connections

10.2 Where the territorial authority attends to sewerage overflows resulting from a blockage or other fault in the territorial authority’s sewerage system, the following median response times measured:

Performance measure		Target 2024-27
10 .2 .1	Attendance time: from the time that the territorial authority receives notification to the time that service personnel reach the site, and	≤ 2 hours
10 .2 .2	Resolution time: from the time that the territorial authority receives notification to the time that service personnel confirm resolution of the blockage or other fault.	≤ 4 hours

Capital works programme

	LTP Year 3 2026/27	AP 2026/27
New Works		
Hihi WWTP Construction		3,000,000
Kohukohu Resource Consents		200,000
Telemetry Upgrades, District-wide	3,296,475	6,253,950
Treatment Plant Development, Kaitaia	1,308,125	1,291,250
Treatment Plant Replacement, Hihi	2,747,063	2,711,625
Treatment Plant Upgrade, Whatuwhiwhi		508,406
Treatment Plant Upgrades, Kaikohe	15,697,500	15,495,000
Treatment Plant Upgrades, Kaitaia	4,709,250	6,148,500
Wastewater Minor Capital Works, District-wide	654,063	645,625
Wastewater Monitoring Site Upgrades, District-wide	654,063	645,625
Wastewater Network Improvements, Ngawha	261,625	258,250
Wastewater Pump Station Odour Devices Programme, District-wide	392,438	387,375
Wastewater Resource Consents Amend To Land Discharge, Opononi	104,650	103,300
Wastewater Resource Consents Amend To Land Discharge, Rawene	130,813	129,125
Wastewater Scheme Improvements, Kaikohe		1,701,149
Wastewater Treatment Plant Improvements, Whatuwhiwhi	2,604,739	2,571,137
Wastewater Treatment Plant Pipe Realignment Upgrade, Russell	156,975	154,950
Wastewater Treatment Plant Upgrades, Whangaroa	768,131	883,928
Land Purchase for discharge - Rawene	313,950	
New Works Total	33,799,860	43,089,195
Renewals		
Consent Renewal, Expand treatment plant, Kerikeri	183,138	180,775
Consent Renewal, Kohukohu	52,325	51,650
Consent Renewal, Taipa	78,488	77,475
Kohukohu Wastewater Treatment Development	654,063	645,625
Network Renewals, Kaitaia	837,200	706,164
Network Renewals, Kawakawa	261,625	258,250
Opononi Wastewater Network Renewals I/I	418,600	413,200
Power cable realignment, Kaeo	261,625	258,250
Pump Station Renewals And Upgrades, District-wide	1,517,425	1,497,850
Reactive Renewals	313,950	309,900
Scheduled renewals, Kaikohe	523,250	516,500
Wastewater Network Reactive Renewals Triggered By Roding, District-wide	313,950	309,900
Wastewater Network Renewals, Russell	418,600	413,200
Wastewater Network Renewals, Whatuwhiwhi	418,600	413,200
Wastewater Network Scheduled Renewals, Russell, Tapeke Rising Main	326,508	322,296
Renewals Total	6,579,347	6,374,235
Wastewater Total	40,379,207	49,463,430

* East Coast area includes Taipā, Coopers Beach, Cable Bay and Mangōnui.

Wastewater

Funding Impact Statement

AP 2025/26 \$'000s		LTP 2026/27 \$'000s	AP 2026/27 \$'000s
	Sources of Operational Funding		
155	General rates, uniform annual general charges, rates penalties	747	(5)
20,589	Targeted rates	22,327	22,316
-	Subsidies and grants for operating purposes	-	-
140	Fees and charges	140	140
53	Internal charges and overheads recovered	-	-
-	Local authority fuel tax, fines, infringement fees, and other receipts	-	-
20,937	Total operating funding	23,214	22,451
	Applications of operating funding		
14,820	Payments to staff and suppliers	14,292	14,570
2,323	Finance costs	3,177	2,373
1,337	Internal charges and overheads applied	1,522	3,011
-	Other operating funding applications	-	-
18,480	Total applications of operating funds	18,991	19,954
2,457	Surplus (deficit) of operating funding	4,223	2,497
	Sources of capital funding		
14,180	Subsidies and grants for capital expenditure	1,844	7,231
-	Development, financial and other contributions	-	-
41,233	Increase (decrease) in debt	31,989	42,723
-	Gross proceeds from sale of assets	-	-
-	Lump sum contributions	-	-
55,413	Total sources of capital funding	33,833	49,954
	Applications of capital funding		
	Capital Expenditure		
-	- to meet additional demand	-	3,164
56,518	- to improve the level of service	37,116	50,563
4,259	- to replace existing assets	6,579	6,374
(2,907)	Increase (decrease) in reserves	(5,639)	(7,651)
-	Increase (decrease) in investments	-	-
57,870	Total applications of capital funding	38,056	52,451
(2,457)	Surplus (deficit) of capital funding	(4,223)	(2,497)
-	Funding balance	-	-

11 Tapua Wai Water Supply

What we do

Safe drinking water is essential to the health and well-being of our communities. The council is responsible for the treatment and distribution of water through our reticulated water schemes.

We also install and read water meters to make sure you are billed for the correct usage.

A vital function is ensuring firefighting performance standards are met in urban water supply areas. We also provide new water connections within areas of benefit and supply commercial water operators who deliver to private water tanks.

What we provide

- 8 potable (drinkable) water schemes that incorporate: 3 non-potable supply areas and 9 water treatment plants
- Water is sourced from: 3 dams, 5 bore fields, 7 stream intakes and 26 reservoirs sites
- 391 km of water mains
- 16 pump stations
- 11,706 properties are connected to the council water systems
- All schemes have universal water metering.

Why we do it

The council supplies water as a vital component of its activities to fulfil its role in safeguarding public health, ensuring environmental sustainability, and promoting the general welfare of communities.

The provision of clean and accessible water is a fundamental necessity for residents, and councils take on the responsibility of managing water resources, treatment facilities, and distribution networks.

By overseeing water supply, councils contribute to disease prevention, sanitation, and overall community well-being. This essential service aligns with the broader goal of creating liveable and healthy environments for residents.



Aligns to these aspects of well-being





Ā iwi | Social



Taiao | Environmental

Effects of providing this activity

Community outcomes	Positive	Negative	How we mitigate these effects
 <p>Communities that are healthy, safe, connected and sustainable</p>	<p>Provides</p> <p>Safe and convenient drinking water supply.</p> <p>A reliable water supply for commercial and industrial users.</p>	<p>Potential</p> <p>Supply and demand can be impact during drought conditions.</p> <p>Businesses using large volumes of water may decide against locating in our district due to water costs or availability of supply.</p>	<p>Continue</p> <p>To monitor and control water supply to ensure there is enough for everyone.</p>
 <p>A wisely managed environment that recognises the role of tangata whenua as kaitiaki</p>	<p>Provides</p> <p>Water is vital for both the environment and Māori culture. Sustainable management, guided by mātauranga Māori / Māori knowledge is crucial for protecting its quality and availability.</p>	<p>Potential</p> <p>Unsustainable water management can deplete freshwater sources, leading to habitat loss and biodiversity decline. Pollution from industry and agriculture further harms ecosystems and aquatic life, affecting both the environment and human health.</p>	<p>Continue</p> <p>Promoting water conservation, efficient agricultural and industrial practices,</p> <p>Additionally, community education, including traditional knowledge like mātauranga Māori / Māori knowledge, are crucial for restoring water quality and fostering environmental stewardship.</p>

Levels of Service

■ Mandatory performance measure

Water Supply

11.1 To provide a safe, continuous, high-quality drinking water to all our customers.

Performance measure		Target 2024-27
11.1.1	The extent that all water treatment plants comply with the Taumata Arowai Drinking Water Quality Assurance Rules for bacterial treatment and monitoring.	Each scheme continuously meets the required standards for drinking water. Each scheme to be reported on separately
11.1.2	The extent that all water treatment plants comply with the Taumata Arowai Drinking Water Quality Assurance Rules for protozoal treatment and monitoring Rules.	
11.1.3	The extent to which the pipeline networks comply with Taumata Arowai Drinking Water Quality Assurance Rules for distribution networks.	New measure, baseline to be determined

Performance measure		Target 2024-27
11.1.4	The total number of complaints received by the local authority about any of the following: <ul style="list-style-type: none"> a. Drinking water clarity b. Drinking water taste c. Drinking water odour d. Drinking water pressure or flow e. Continuity of supply f. The local authority's response to any of these issues expressed per 1000 connections to the local authority's networked reticulation system. 	<100 complaints per 1,000

11.2 In times of emergency there is adequate water supply available.

Performance measure		Target 2024-27
11.2.1	Where the local authority attends a call-out in response to a fault or unplanned interruption to its networked reticulation system, the following median response times <ul style="list-style-type: none"> a. Attendance for urgent call-outs: from the time the local authority received notification to the time service personnel reach the site. b. Resolution of urgent call-outs: from the time the local authority received notification to the time that service personnel confirm resolution of the fault or interruption. c. Attendance for non-urgent call-outs: from the time that the local authority receives notification to the time that service personnel reach the site. d. Resolution of non-urgent call-outs: from the time that the local authority receives notification to the time that service personnel confirm resolution of the fault or interruption. 	<ul style="list-style-type: none"> < 2 hours < 4 hours < 2 working days < 3 working days
11.2.2	Total number of waters leaks (expressed as number per 100km of mains, including service connections).	New measure, baseline to be determined
11.2.3	Water restriction days (NEPM D-R19).	New measure, baseline to be determined

11.3 To manage the water supply system in a sustainable way that also caters for growth.

Performance measure		Target 2024-27
11.3.1	The amount of real water loss from the networked reticulation system (calculated as Current Annual Real Losses for whole district in litres/ connection/day).	<26%
11.3.2	Network Leakage Index score (Infrastructure Leakage Index for whole district) (NEPM D-RE3).	New measure, baseline to be determined
11.3.3	Median Residential Water Consumption (litres/connection / day) (NEPM D-RE4) The average residential water use for entire network.	≤600

Capital works programme

	LTP Year 3 2026/27	AP 2026/27
New Works		
Clarifier membrane, Opononi	287,788	284,075
District Wide Programme to Meet Water Safety Plan Requirements	261,625	258,250
District Wide Water Minor Capital Works	507,553	501,005
Fire flow upgrades, Opononi	1,207,661	1,192,082
Paihia Water Network Improvements, Stage 2 To Te Haumi Reservoir	707,434	698,308
SCADA system upgrades	1,412,775	1,394,550
Storage Improvements, District-wide	1,308,125	1,930,000
Upgrade main to Heritage Bypass, Kerikeri	5,232,500	12,070,654
Water Treatment Plant Upgrade, Kerikeri	4,242,511	4,187,782
New Works Total	15,167,972	22,516,706
Renewals		
District Wide Water Network Reactive Renewals Triggered By Roding	313,950	309,900
District Wide Water Pump Station Renewal Programme	366,275	361,550
District Wide Water Reactive Renewals	313,950	309,900
Kaikohe Water Network Reticulation Renewals	3,139,500	3,099,000
Kaikohe WTP Consent Renewal, Monument Hill Bores & Squires Spring	78,488	77,475
Kawakawa Water Network Planned Renewals	4,186,000	4,132,000
Water treatment plant relocation Paihia	8,283,048	8,176,195
Renewals Total	16,681,211	16,466,020
Water Supply Total	31,849,183	38,982,726

Water Supply

Funding Impact Statement

	AP 2025/26 \$'000s		LTP 2026/27 \$'000s	AP 2026/27 \$'000s
Sources of Operational Funding				
335	General rates, uniform annual general charges, rates penalties		(43)	523
4,489	Targeted rates		4,979	4,985
-	Subsidies and grants for operating purposes		-	-
9,415	Fees and charges		9,712	9,907
32	Internal charges and overheads recovered		106	-
-	Local authority fuel tax, fines, infringement fees, and other receipts		-	-
14,271	Total operating funding		14,754	15,415
Applications of operating funding				
8,774	Payments to staff and suppliers		9,762	11,759
1,226	Finance costs		1,474	1,146
1,298	Internal charges and overheads applied		(406)	(781)
-	Other operating funding applications		-	-
11,298	Total applications of operating funds		10,830	12,125
2,973	Surplus (deficit) of operating funding		3,924	3,290
Sources of capital funding				
22,025	Subsidies and grants for capital expenditure		366	1,033
-	Development, financial and other contributions		-	-
20,588	Increase (decrease) in debt		22,151	27,202
-	Gross proceeds from sale of assets		-	-
-	Lump sum contributions		-	-
42,613	Total sources of capital funding		22,517	28,235
Applications of capital funding				
Capital Expenditure				
-	- to meet additional demand		-	365
41,525	- to improve the level of service		18,064	23,563
3,996	- to replace existing assets		16,681	16,466
65	Increase (decrease) in reserves		(8,305)	(8,869)
-	Increase (decrease) in investments		-	-
45,586	Total applications of capital funding		26,441	31,525
(2,973)	Surplus (deficit) of capital funding		(3,924)	(3,290)
-	Funding balance		-	-

Ka Rōpū Whakahaere a Te Kaunihera Council Controlled Organisations

Far North Holdings Limited

Statement of Intent

The draft Statement of Intent for Far North Holdings Limited as been received and is currently under review. The final version will be adopted by the council at a later date, in line with the requirements of the Local Government Act 2002. Once confirmed, the Statement of Intent will outline the strategic priorities and performance expectations for the year ahead.

Overview

Far North Holdings Limited (FNHL) is the Council Controlled Trading Organisation that develop and manage assets and commercial trading on behalf of the council. FNHL manage a diverse range of district assets to provide employment, economic, cultural and social outcomes to support the growth in the Far North District.

Key activities

1. Manage, operate and develop commercial, maritime, aviation, housing and infrastructure assets within its ownership in a commercial manner, or under the terms of any management agreement entered into
2. Plan, facilitate and secure commercial outcomes and investment in its area of influence that support economic growth of the Far North District (the District) for the betterment of the District, in a socially, culturally and environmentally responsible way
3. Create profits for its Shareholder and improve the Shareholder's asset value.

Objectives

As the council's commercial vehicle, FNHL will grow the value of Shareholder funds, the return to the council over time and actively manage, develop and maintain regional infrastructure and assets. Additionally, we will contribute to the four aspects of well-being in the communities in which we operate (economic, social, environmental and cultural).

We will achieve these objectives by undertaking the following actions:

1. Undertaking development projects in priority sectors for the region:

- a. Providing quality community housing developments;
 - b. Developing commercial and residential property at scale; and
 - c. Undertaking developments on a commercial footing for broader economic development and community wellbeing
2. Holding assets that generate income and offer potential for growth in the future:
- a. Actively managing marine assets and wharf infrastructure, including supporting growth of the Bay of Islands Marina and the associated marine economy; and
 - b. Continuing to develop Ngawha Park to provide employment and skills-based training opportunities for the District and seek to attract value-added manufacturing and processing businesses that will generate further employment opportunities.
3. Owning and managing strategic assets effectively and efficiently in a way that is financially, socially, culturally and environmentally sustainable.
4. Ensuring the best use of the resources at our disposal:
- a. Optimising returns on assets employed and goods and services provided; and
 - b. In all our activities, seeking to address climate change and mitigate any environmental impacts

Strategic direction

We consider FNHL to be an enabler of the council's Vision for the Far North "He Whenua Rangatira - A District of sustainable prosperity and well-being", Our strategic direction reflects this and the Mission of "He Ara Tāmata - creating great places, supporting our people". FNHL seeks to align with the council's LTP, related Annual Plans and the Far North 2100 strategy; and in the spirit of "no surprises", FNHL will communicate openly and transparently with FNDC on any changes to the strategic direction in the Statement of Intent (SOI).

Over the period of the SOI, the council will provide FNHL with any other documents that it should have knowledge of, whether they be in the consultation stage or have been formally adopted, that reflect any changes to the council's vision or aspirations that FNHL needs to align with.

FNHL aims to grow asset values and to generate increasing profitability to return to the council and the community. FNHL will achieve this, having regard to the interests of our communities and stakeholders, by actively managing our assets for future generations and delivering residential housing to address the needs in our communities. Maintaining a strong asset base allows FNHL to deliver ongoing revenue streams to continue to support rate reductions into the future for ratepayers, ensures FNHL is a credible organisation to encourage grants and investment for regional improvement, and the council supports FNHL to achieve a scale of development to help meaningfully improve social and economic outcomes for the District.

Over the forecast period FNHL remains committed to continuing to deliver a diverse range of projects across Tai Tokerau to deliver to the above.

This includes the continued focus on attracting manufacturing and processing businesses to Ngawha Innovation & Enterprise Park (Ngawha Park), the development of community housing and the provision of project management services to the council in supporting its development of a new library facility in Kaikohe.

Policies relating to ownership and control

The council is the sole shareholder of FNHL and return on investment is by way of annual dividends to the council. Through the annual SOI, the council establishes broad parameters for the company's operations without inhibiting proper commercial management.

Strategic Focus	Objectives	Group Performance Target		
		2026 / 27	2027 / 28	2028/ 29
Financial "Increased, sustainable commercial returns"	Effective financial management to deliver profitability	Operating profit* >\$2.0 million	Operating profit* >\$2.0 million	Operating profit* >\$2.0 million
	Pay dividends to FNDC in line with dividend policy	A minimum paid of \$0.7 million, with any additional amounts agreed based on the development pipeline	A minimum paid of \$0.7 million, with any additional amounts agreed based on the development pipeline	A minimum paid of \$0.7 million, with any additional amounts agreed based on the development pipeline
	Comply with LGFA financial covenants	Meet financial covenants	Meet financial covenants	Meet financial covenants
People "Be a good employer"	To make safety our priority to ensure health, safety and well-being of all employees and contractors	Health & Safety and Wellbeing Objectives and identified target areas being actioned	Health & Safety and Wellbeing Objectives and identified target areas being actioned	Health and Safety and well-being objectives and identified target areas being actioned
	Comply with living wage policy for all permanent employees	To achieve	To achieve	To achieve

Strategic Focus	Objectives	Group Performance Target		
		2026 / 27	2027 / 28	2028/ 29
Sustainability "Undertake sustainable investment and management for the benefit of future generations"	Commit to tangible action to measure climate impact and target reductions	Measure carbon footprint and prepare emissions reduction plan	Progress emissions reduction plan	Progress emissions reduction plan
	Achieve and maintain Clean Marina certification	To achieve	To achieve	To achieve
Community "Create economic and housing opportunities, benefiting the wellbeing of the community"	Ngawha Park developed to grow economic and employment opportunities	Increase the number of businesses based at the park	Increase the number of businesses based at the park	Increase the number of businesses based at the park
	Encourage positive relationships with the community by having transparent engagement policies and monitoring key stakeholder perceptions	Undertake a stakeholder perceptions survey	Undertake a stakeholder perceptions survey	Undertake a stakeholder perceptions survey
	Identify opportunities to deliver social housing in partnership with Community Housing Providers (CHP's)	Identify opportunities to develop > 50 housing units	Identify opportunities to develop > 50 housing units	Identify opportunities to develop > 50 housing units
	Civil Aviation Authority Certification maintained for the BOI Airport	To achieve	To achieve	To achieve
Te Ao Māori "Act in a manner that recognises Te Tiriti o Waitangi"	Implement Far North District Council's (FNDC) Te Pae o Uta programme across FNHL	Te Pae o Uta action plan set and on target	Te Pae o Uta action plan set and on target	Te Pae o Uta action plan set and on target
Shared projects "Deliver priority projects agreed with FNDC"	Kaitaia Airport Provide project management services to deliver agreed remediation project within time and budget	Project completed	NA	NA

* Defined as 'Profit before other non-operating movements' in the Consolidated Statement of Financial Performance and distributions received from Associates.

**Northland Inc.
Statement of Intent**

Note: Northland Inc.’s Statement of Intent is currently in draft. All information referenced is subject to change until the document is formally approved.

Overview

Northland Inc Limited, established in July 2012, is the region’s economic development agency and regional tourism organisation. Prior to 1 July 2021, it was 100% owned by Northland Regional Council. On 1 July 2021, it became jointly owned by Northland Regional Council, Kaipara District Council and Far North District Council.

Following public consultation as part of their LTP 2024–34 consultation process, Whangārei District Council agreed to also become a joint owner of Northland Inc, effective July 2024. Each council (together referred to as the shareholder councils) holds an equal shareholding in Northland Inc.

A joint committee has been established to co-ordinate the responsibilities, duties and powers of councils as shareholders of Northland Inc.

Furthermore, all four councils have committed to an annual level of funding for economic development in their LTP 2024–34, which will be transferred into, and subsequently allocated from, Northland Regional Council’s Investment and Growth Reserve.

Northland Inc is primarily funded by an operational contribution from the Investment and Growth Reserve. It is project-funded through other public and private agencies, with central government being the next largest contributor. The organisation has a governance board of professional directors, each appointed on a fixed-term basis by the shareholder councils. Operational activity is led by a chief executive officer.

Objectives and activities

The mission of Northland Inc Limited is to make a purposeful economic development impact that builds resilience and improves the prosperity, wellness and equity of Te Tai Tokerau Northland. To achieve this, three priority areas and six enabling activities are proposed. These six enablers are part of the ‘BAU’ of Northland Inc and support (‘enable’) their activities over a range of sectors and initiatives.

Strategic priority 1 – Investment and Infrastructure

Although underpinned by primary production and manufacturing, Te Tai Tokerau Northland’s economy is diverse. High-performing sectors include pastoral farming and processing, horticulture, tourism, and marine manufacturing. There is huge potential to further strengthen these areas, in addition to other emerging industries.

Objective	Activities
Grow investment and infrastructure support such that regional economic activity improves consistently year on year.	<ul style="list-style-type: none"> • We will strategically focus on attracting, nurturing, and evaluating a pipeline of promising investment opportunities that align with our impact framework and reflect the organisational capacity at any time Credibly and proactively link projects with private investment, Councils and Government and assist in de-risking key projects; • Leverage the Investment and Growth Reserve to increase investment Actively support and facilitate investment in strategic sectors (aquaculture, agriculture and horticulture, digital, tourism, marine manufacturing); • Support and facilitate the development of new and enabling infrastructure such as renewable energy, digital connectivity, roads, rail, and water; • Connect with investment providers to help direct investment to the most impactful projects; • Credibly and proactively inform Government funding options and influence priorities; • Remain well informed on infrastructure challenges and opportunities; • Connect regionally and nationally levels to ensure equitable investment in infrastructure

Strategic priority 2 – The Primary Sector (Tuputupu Grow Northland)

Te Tai Tokerau Northland’s economy has long depended on the economic returns and employment opportunities created by the primary and associated manufacturing sectors.

In the Grow Northland/Tuputupu framework, the primary sector encompasses pastoral & arable farming horticulture, aquaculture and forestry.

The changing environment is demanding that we as individuals, as landowners, and as business owners adapt, which brings a number of significant challenges.

Adaptation and innovation in the primary and associated manufacturing sectors is critical to ensure the people and the environment of Te Tai Tokerau Northland can thrive into the future.

Objective	Activities
Support and facilitate adaptation and innovation in Te Tai Tokerau.	<ul style="list-style-type: none"> • Facilitate adaptation and innovation in Te Tai Tokerau Northland’s primary sector around land use optimisation through to commercialising new agri-business opportunities for domestic and export markets • Facilitate and enable proposals for commercialisation and value-added manufacturing investment locally; • Support the Ngawha Innovation and Enterprise Park; • Develop collaborative engagements across central and local Government, national and regionally based sector organisations; landowners and supply chain enablers; • Advocate for world-class food and fibre businesses to be based in and grow out of Te Tai Tokerau Northland.

Strategic priority 3 – Tourism and Destination Management

Tourism is integral to economic development in Te Tai Tokerau Northland and can be strategically utilised to achieve wider economic development outcomes. Destination Management provides the platform for enabling this to occur through ensuring that an integrated approach is taken across the three interdependent components of:

Visitor experience - the destination’s experience offering, including activities, attractions, supporting infrastructure, services and amenities;

Marketing and promotion - the destination’s marketing and promotional activity, creating demand and enabling the destination to be competitive, productive and sustainable;

Resource management and development.

Objective	Activities
Support Te Tai Tokerau Northland’s visitor industry through delivery of destination management and marketing activity that aims to better manage the impacts of visitation, improve the distribution of benefits and enhance our region’s, heritage, and culture.	<ul style="list-style-type: none"> • Lead the Destination Management Plan (DMP) in partnership with relevant stakeholders, industry, iwi and hapū; • Facilitate regional investment through sector collaboration groups, marketing the region nationally and internationally, and providing targeted business support for tourism operators; • Play a key role in attracting direct investment into the region for infrastructure to support tourism and support the development of sustainable pathways for businesses operating in the region; • Honour Māori storytelling traditions by supporting stories told by those who have the right to tell them A strong partnership approach with iwi, hapū, Māori tourism operators and landowners are the basis for growing this portion of the market;

Objective	Activities
	<ul style="list-style-type: none"> • Improve regional dispersal, length of stay, expenditure, and the appeal of off-peak travel particularly through leveraging the Twin Coast Discovery programme as a regionwide development framework for tourism; • Coordinate, and where appropriate, lead the implementation of an Annual Regional Tactical Marketing Plan for destination marketing, in alignment with the direction of national tourism organisations and in partnership with the Te Tai Tokerau Northland tourism sector Output Outcome

Strategic priority 4 – Innovation and Enterprise

Business growth is crucial for Te Tai Tokerau Northland’s economy as it creates jobs, increases revenue, fosters innovation and competition, benefits the supply chain, diversifies the economy, and enhances the quality of life for residents. It also creates a ripple effect in the supply chain, benefiting other local businesses. Whatever size or stage a business is at, Northland Inc has tools and resources to help. Our role is to support businesses on their journey. This might include employing more staff, setting up scalable business processes, identifying new finance options or exploring the export potential of products. We can also help activate innovation, accelerate commercialisation, develop new and innovative products, processes, or services, or supporting established Research and Development (R&D) programmes

Objective	Activities
	<ul style="list-style-type: none"> • Work with Government and other stakeholders to deliver funding, innovation, R&D and business support programmes into Te Tai Tokerau Northland; • Contribute towards a more innovative, digital and technologically advanced environment that supports our core and developing industries; • Deliver business advice effectively across the region to support innovation, capacity and capability development through incubation services and the Regional Business Partnership • Develop clusters, business networks or associations to take advantage of market development opportunities that leverage Te Tai Tokerau Northland’s key sectors and comparative advantages; • Build and share specialist knowledge through a business events programme and provide opportunities to access a range of capital support mechanisms for Te Tai Tokerau Northland businesses

Enabler 1 – Advocacy and Brand

Objectives	Activities
<p>Advocate for Te Tai Tokerau Northland to improve the economic well-being of the region, helping to support strong communities and environmental sustainability.</p> <p>Develop and improve the profile of economic development and of Northland Inc to ensure that Te Tai Tokerau Northland understands and values the efforts of Northland Inc.</p>	<ul style="list-style-type: none"> • Northland Inc is proactive and well informed on both the challenges and opportunities in Te Tai Tokerau and is acknowledged as regional leader in impactful economic development. • A respected voice for the region and a credible source for central and local government to understand the regional context and to prioritise investment, policy settings and decisions on key economic opportunities. • Uses powerful communications and a well-connected network to improve the reputation and visibility of the region while advocating for its needs. • Leads the implementation of the regions long-term Economic Development Strategy for Te Tai Tokerau (Te Rerenga).

Objectives	Activities
	<ul style="list-style-type: none"> • Provides economic development intelligence and insights. • Assists with project management and delivery of economic response activities

Enabler 2 - Māori Economic Development (“Āe Mārika”!)

Objectives	Activities
<p>Assist strategic partners in the Māori Economic Development economy with their high impact Māori economic development projects across all levels, with a specific focus on improving capacity and capability of those with whom we partner with for delivery.</p>	<ul style="list-style-type: none"> • Support tangata whenua to develop and implement their own visions and economic development plans. • Partner with Māori organisations to deliver services to Māori businesses. • Connect into existing local and national Māori Economic Development activity and strategies that will support Te Tai Tokerau. • Engage and partner with iwi, hapū, marae and the Māori community, central government agencies and other entities supporting Māori Economic Development to advance their aspirations in economic development and enable investment, business growth and completion of economic development projects. • Work with, advocate for and support Māori businesses, trusts and entities with their aspirations for growth. • Build a competent team (Northland Inc and partners) that operates as Te Tiriti based partners to support iwi, hapū, whānau and communities in achieving their economic development goals. • Engage with MBIE on the continual improvement of the Regional Business Partners network delivery into the Māori economy.

Enabler 3 – Environmental Sustainability

Objectives	Activities
<p>Help Te Tai Tokerau Northland businesses achieve environmental sustainability, particularly by reducing their emissions, through partnerships that provide support and practical programmes.</p>	<ul style="list-style-type: none"> • Support Te Tai Tokerau Northland businesses to meet climate adaptation targets set by central government through access to appropriate information and tools. • Partner to provide support to Northland businesses with practical programmes. • Use an environmental sustainability focus for all active projects. • Assessing the environmental aspirations of businesses and projects. • Utilise Te Ao Māori/Mātauranga Māori in environment/ sustainability Kaupapa. • Have environmentally sustainable business practices within Northland Inc.

Enabler 4 – Partnerships

Objectives	Activities
Develop and nurture high trust partnerships across the region with those who have the capability to positively impact economic development outcomes across Te Tai Tokerau.	<ul style="list-style-type: none"> • Develop and maintain high trust partnerships with stakeholders who impact economic development outcomes across Te Tai Tokerau. • Northland Inc is embedded within a network of relationships that bring capabilities and contributions to key projects with shared interests. • Partnership activity spread across central government, local government, business communities, investors and other stakeholders.

Enabler 5 – Organisational Culture and Capability

Objectives	Activities
Uphold an internal culture where our team are respectful and supportive of one another; our histories, our whānau, and our aspirations.	<ul style="list-style-type: none"> • Have quality resource that supports capability uplift in staff skills. • Capability to deploy impact or surge capacity in times of crisis or emergency response and have a strong network of operational partners that can activate as opportunity or needs arise. • Well-connected across the region; understands our local economy and employs highly skilled networked people. • Attract, retain and grow appropriate talent aligned to our culture and capability needs. • Culture of being performance and outcome driven, encouraging professional development, and personal well-being.

Key performance measures*

Strategic priority 1 – Investment and Infrastructure

How we will measure	2026/27
Number of inward delegations hosted	3
Number of high impact projects that are implemented (reporting by regional strategic sectors)	4

Strategic priority 2 – The Primary Sector (Tuputupu Grow Northland)

How we will measure	2026/27
Projects assisted through stages of growth	3
Number of businesses and landowners that as a result of engagement are exploring, developing, leading and delivering on change activity	12

Strategic priority 3 – Tourism and Destination Management

How we will measure	2026/27
Number of destination promotion campaign initiatives to generate national exposure to the region (reporting will include number of businesses that are engaged in the campaign)	1
Number of Destination Management Plan initiatives completed in partnership with stakeholders	8

Strategic priority 4 – Innovation and Enterprise

How we will measure	2026/27
Number of businesses engagements assisted (includes both one-to-one and one-to-some assistance and reporting by Territorial Authority and industry)	250
Number of business engagements that are Māori (by TA and Industry) equivalent to 35% of target engagements	86
Client satisfaction with businesses assistance provided by Northland Inc as measured by Net Promotor Score (NPS)	NPS>50

Enabler 1 – Advocacy and Brand

How we will measure	2026/27
Number of regional economic development updates or reports released	6
Number of media features that profile the region	24
Number of media activity that references Northland Inc	52

Enabler 2 - Māori Economic Development (“Āe Mārika”!)

How we will measure	2026/27
Number of iwi/hapū groups and other Māori organisations, e.g. marae, land trusts, etc., actively supported	22
Proportion of Māori organisations that are satisfied with Northland Inc support	>80%

Enabler 3 – Environmental Sustainability

How we will measure	2026/27
Number of businesses and organisations supported to improve their environmental sustainability	40



NGĀ KŌRERO PŪTEA
FINANCIAL INFORMATION

ANNUAL PLAN DISCLOSURE STATEMENT

For year ending 30 June 2027

The purpose of this statement is to disclose Council's planned financial performance in relation to various benchmarks to enable the assessment of whether Council is prudently managing its revenues, expenses, assets, liabilities, and general financial dealings.

Council is required to include this statement in its annual plan in accordance with the Local Government (Financial Reporting and Prudence) Regulations 2014. Refer to the regulations for more information, including definitions of some of the terms used in this statement.

Benchmark	Target	Planned	Met
Rates affordability benchmarks			
Income	Rates will not exceed 90% of income	80.02%	Yes
Increase	Increase will not exceed LGCI +8% which equals 10.35% for this year	7.68%	Yes
Debt affordability benchmarks			
Balanced budget benchmark	Debt to not exceed 280% of revenue excluding capital income	53.4%	Yes
Balanced budget benchmark	100%	108.56%	Yes
Essential services benchmark	100%	360.46%	Yes
Debt servicing benchmark	10%	3.6%	Yes

Notes

Rates affordability benchmarks

For this benchmark, the council's planned rates income for the year is compared with a quantified limit on rates contained in the financial strategy included in council's LTP 2024-27. The limit is that rate income must not exceed 90% of revenue; and the council's planned rates increases for the year are compared with a quantified limit on rates increases for the year contained in the financial strategy included in Council's LTP 2024-27. The limit is that the increase will not be more than LGCI plus 8%.

Council meets the rates affordability benchmark if –

- its planned rates income for the year equals or is less than each quantified limit on rates; and
- its planned rates increases for the year equal or are less than each quantified limit on rates increases.

Debt affordability benchmark

For this benchmark, Council's planned borrowing is compared with a quantified limit on borrowing contained in the financial strategy included in Council's LTP 2024-27. The limit is that debt will not be greater than 280% of revenue excluding capital revenue. Council meets the debt affordability benchmark if its planned borrowing is within each quantified limit on borrowing.

Balanced budget benchmark

For this benchmark, the council's planned revenue (excluding development contributions, vested assets, financial contributions, gains on derivative financial instruments, and revaluations of property, plant, or equipment) is presented as a proportion of its planned operating expenses (excluding losses on derivative financial instruments and revaluations of property, plant, or equipment). Council meets the balanced budget benchmark if its revenue equals or is greater than its operating expenses.

Essential services benchmark

For this benchmark, the council's planned capital expenditure on network services is presented as a proportion of expected depreciation on network services. Council meets the essential services benchmark if its planned capital expenditure on network services equals or is greater than expected depreciation on network services.

Debt servicing benchmark

For this benchmark, the council's planned borrowing costs are presented as a proportion of planned revenue (excluding development contributions, financial contributions, vested assets, gains on derivative financial instruments, and revaluations of property, plant, or equipment).

Because Statistics New Zealand projects that Council's population will grow slower than the national population growth rate, it meets the debt servicing benchmark if its planned borrowing costs equal or are less than 10% of its planned revenue.

NGĀ PŪRONGO MATAPAE AHUMONI FORECAST FINANCIAL STATEMENTS 2026/27

Prospective statement of comprehensive revenue and expense

AP 2025/26 \$'000s		LTP 2026/27 \$'000s	AP 2026/27 \$'000s
	Revenue		
68,921	Rates - General	75,721	76,519
4,489	Rates - Targeted Water	4,979	4,985
46,645	Rates - Targeted Excluding Water	48,204	47,799
1,518	Rates - Penalties	1,518	1,518
23,153	Fees, Fines and Charges	23,482	24,155
22,311	Subsidies Operational	22,681	24,987
76,260	Subsidies Capital	41,091	47,531
3,303	Other Income	2,540	4,495
5,000	Dividends	2,000	710
251,599	Total Comprehensive Revenue	222,215	232,700
	Expenses		
42,282	Personnel costs	40,245	41,863
57,924	Depreciation & amortisation costs	62,274	61,585
8,204	Finance costs	10,112	8,472
96,126	Other expenses	98,735	105,789
204,536	Total operating expenses	211,367	217,709
47,063	Net Operating Surplus/(Deficit)	10,849	14,991
	Other comprehensive revenue and expenses		
	Surplus/(Deficit) attributable to:		
47,063	Far North District Council	10,849	14,991
	Items that will not be reclassified to surplus		
88,342	Gain/(Loss) on asset valuations	64,981	58,664
88,342	Total other comprehensive revenue	64,981	58,664
135,405	Total comprehensive revenue	75,830	73,655

Prospective statement of changes in equity

Annual Report 2024/25 \$'000s	Revised 2025/26 \$'000s		AP 2026/27 \$'000s
2,602,410	2,665,372	Opening Balance	2,801,005
62,962	135,633	Total Comprehensive Income	73,655
2,665,372	2,801,005	Closing Balance	2,874,660

Prospective statement of financial position

AP 2025/26 \$'000s	Revised 2025/26 \$'000s		LTP 2026/27 \$'000s	AP 2026/27 \$'000s
		Public equity		
1,257,019	1,233,855	Other reserves	1,266,557	1,313,091
5,830	2,641	Restricted reserves	12,908	2,641
1,561,495	1,564,509	Retained earnings	1,540,912	1,558,928
2,824,344	2,801,005	Total Public Equity	2,820,377	2,874,660
		Current assets		
53,241	14,262	Cash & cash equivalents	35,194	32,775
46,743	44,942	Trade & other receivables	37,307	46,110
138	148	Inventories	183	148
100,122	59,351	Total Current Assets	72,683	79,033
		Non-current assets		
2,149	4,841	Other financial assets	2,126	4,841
357	362	Forestry	477	365
19,284	23,504	Intangible assets	28,056	25,146
18,000	18,000	Investments in subsidiaries	18,000	18,000
3,006,037	2,934,666	Property, plant & equipment	3,081,719	3,068,020
3,045,827	2,981,373	Non-current Assets	3,130,378	3,116,373
3,145,949	3,040,724	Total Assets	3,203,061	3,195,406
		Current liabilities		
37,229	34,721	Trade & other payables	35,946	35,624
63,000	54,000	Borrowings	10,000	54,000
219	262	Provisions	8	1,261
3,175	3,370	Employee benefits	2,945	3,458
103,623	92,353	Total Current Liabilities	48,899	94,343
(3,502)	(33,002)	Working Capital	23,785	(15,310)
		Non-current Liabilities		
216,808	146,155	Borrowings	333,680	226,452
1,174	1,211	Provisions	105	(50)
217,982	147,366	Non-current Liabilities	333,785	226,403
321,605	239,719	Total Liabilities	382,684	320,745
2,824,344	2,801,005	Net Assets	2,820,377	2,874,660

Prospective statement of cash flows

AP 2025/26 \$'000s		LTP 2026/27 \$'000s	AP 2026/27 \$'000s
	Operating activities		
	Cash was provided from:		
132,925	Rates	141,912	142,772
113,994	Other Income	81,151	89,384
5,319	Interest and Dividends	2,111	1,629
252,238		225,174	233,785
	Cash was applied to:		
108,070	Supply of Goods, Services & Employees	130,794	132,722
8,204	Interest Paid	10,030	8,472
154	Fringe Benefit Tax Paid	198	158
116,428		141,022	141,353
135,810	Net Cash Inflows / (Outflows) from Operating Activities	84,152	92,432
	Financing activities		
	Cash was provided from:		
112,571	Borrowing and reserve cash	95,820	119,665
112,571		95,820	119,665
	Cash was applied to;		
16,109	Borrowing	20,502	16,039
16,109		20,502	16,039
96,462	Net Cash Inflows / (Outflows) from Financing Activities	75,318	103,627
	Investing activities		
	Cash was provided from:		
	Cash was applied to:		
184,059	Purchase & Development of Property, Plant & Equipment	151,168	177,546
184,059		151,168	177,546
(184,059)	Net Cash Inflows / (Outflows) from Investing Activities	(151,168)	(177,546)
48,213	Net Increase / (Decrease) in Cash Flows	8,302	18,513
	Net cash position		
5,028	Cash and cash equivalents opening balance 1 July	26,892	14,262
53,241	Less cash and cash equivalents closing balance 30 June	35,194	32,775
48,213	Cash Movements for the Year	8,302	18,513

Reserve Funds

AR 2024/25 \$'000s		Revised 2025/26 \$'000s	AP 2026/27 \$'000s
	Revaluation Reserves		
1,080,092	Opening Balance	1,120,786	1,231,122
40,694	Appropriations	110,336	79,236
1,120,786	Closing Balance	1,231,122	1,310,358
	Fair Value through Equity Reserve		
36	Opening balance	36	36
36	Closing balance	36	36
	Capital Reserve		
2,697	Opening balance	2,697	2,697
2,697	Closing balance	2,697	2,697
	General Separate Fund		
(1,319)	Opening Balance	(4,374)	(4,374)
35,745	Appropriations	-	-
(38,800)	Withdrawals	-	-
(4,374)	Closing Balance	(4,374)	(4,374)
	Special Fund		
5,426	Opening Balance	3,317	3,317
191	Appropriations	-	-
(2,300)	Withdrawals	-	-
3,317	Closing Balance	3,317	3,317
	Amenity Development Fund		
517	Opening Balance	402	402
132	Appropriations	-	-
(247)	Withdrawals	-	-
402	Closing Balance	402	402
	Community Services Fund		
591	Opening Balance	2,683	2,683
16,881	Appropriations	-	-
(14,790)	Withdrawals	-	-
2,683	Closing Balance	2,683	2,683
	Development Contributions		
(16,934)	Opening Balance	(16,855)	(16,855)
79	Appropriations	-	-
-	Withdrawals	-	-
(16,855)	Closing Balance	(16,855)	(16,855)

AR 2024/25 \$'000s		Revised 2025/26 \$'000s	AP 2026/27 \$'000s
	Open Spaces Development Contributions		
(3,721)	Opening Balance	(3,721)	(3,721)
-	- Appropriations	-	-
-	- Withdrawals	-	-
(3,721)	Closing Balance	(3,721)	(3,721)
	Development Agreement Funds		
615	Opening Balance	615	615
-	- Appropriations	-	-
-	- Withdrawals	-	-
615	Closing Balance	615	615
	Depreciation Reserve		
99,474	Opening Balance	107,293	85,526
51,241	Appropriations	57,924	61,504
(43,422)	Withdrawals	(79,691)	(82,076)
107,293	Closing Balance	85,526	64,954
	Retained Earnings		
1,423,622	Opening Balance	1,440,393	1,487,406
-	- Retained Earnings Generated	47,013	15,040
-	- Retained Earnings Generated OPEX	-	-
16,771	Appropriations & Withdrawals	-	-
1,440,393	Closing Balance	1,487,406	1,502,447
	Emergency Event Reserve		
11,069	Opening Balance	11,905	11,905
857	Appropriations	-	-
(22)	Withdrawals	-	-
11,905	Closing Balance	11,905	11,905
	Mineral Survey Reserve		
50	Opening Balance	50	-
-	- Appropriations	-	-
(50)	Withdrawals	-	-
-	Closing Balance	50	-
	Property Disposal Reserve		
198	Opening Balance	198	198
-	- Appropriations	-	-
-	- Withdrawals	-	-
198	Closing Balance	198	198

PŪRONGO AWENGA AHUMONI - REITI FUNDING IMPACT STATEMENT - RATES

Rates for 2026/27

This portion of the Funding Impact Statement has been prepared in two parts:

- The first part outlines the rating methodologies and differentials which the council has used to set the rates for the 2026/27 rating years
- The second part outlines the rates for the 2026/27 year.

General Rate

The General Rate is set on the basis of land value to fund the councils' general activities, to the extent those activities are not funded by targeted rates as some activities are funded by both general and targeted rates. This rate is set on a differential basis as described in the following table.

The General Rate differentials are generally based on the land use as defined by the council's Valuation Service Provider and included in the Rating Information Database. (Local Government (Rating) Act 2002, Sections 13(2)(b) & 14 & Schedule 2 Clause 1)

General Rate differential categories

Differential	Basis	Description	Land use codes
General	100%	These are rating units which have a non-commercial use based on their actual use as defined by their land use code. (Note: in certain circumstances land with a commercial land use may be treated as general if the ratepayer demonstrates to Council's satisfaction that the actual use is not commercial.)	00, 01, 02, 09, 10 to 17, 19 to 29, 90, 91, 92 & 97-99 (93 - 96 may also be treated as general if the actual use of the land is not commercial)
Commercial	275%	These are rating units which have some form of commercial or industrial use or are used primarily for commercial purposes as defined by their land use codes. (Note: in certain circumstances land with a general land code use may be treated as commercial if the actual use of the entire rating unit is commercial in nature.)	03, 04, 05, 06, 07, 08, 18, 30 to 89, 93, 94, 95, & 96
Mixed Use		Mixed use may apply where two different uses take place on the rating unit and where each use would be subject to a different differential. In these circumstances the council may decide to split the rating unit into two divisions for rating purposes and apply the appropriate differential to each part. (Local Government (Rating) Act 2002 Section 27(5)).	

The council retains the right to apply a different differential where it can be demonstrated, to its satisfaction, that the actual use of the entire rating unit differs from that described by the current land use code. – For more information, refer to the section 'Notes in relation to Land Use Differentials'.

Uniform Annual General Charge (UAGC)

The UAGC rate is set on each separately used or inhabited part (SUIP) of a rating unit. This rate will be set at a level designed to ensure that the total of the UAGC and certain targeted rates set on a uniform basis do not exceed the allowable maximum of 30%.

The total of the UAGC and applicable uniform targeted rates for the 2026/27 year is 13.25%. (Refer Local Government (Rating) Act 2002, Section 15 and 21).

Roading Rate

The council has two targeted roading rates to fund a portion of the costs of its roading activities including sealed and unsealed roads, bridges, footpaths, cycleways, road safety, streetlights & signs and ferry.

A uniform targeted rate of a fixed amount of \$100 per rating unit (on every rateable rating unit) to fund part of the costs of roading (Local Government

(Rating) Act 2002 Sections 16 & 17 and Schedule 3 Clause 7).

A targeted rate assessed on the basis of land value to fund 10% of the balance of the roading activity not funded by the uniform targeted roading rate. The remaining 90% is funded from the general rate. This rate is set on all rating units, on a differential basis according to land use as described in the following table. (Local Government (Rating) Act 2002 Sections 16, 17 and 18 & Schedule 2 Clause 1 and Schedule 3 Clause 3)

Roading rate differentials are generally based on land use as defined by the council's valuation service provider and included in the RID. The differential basis is designed to ensure that the specified share of the rate is generated by each of the differential categories.

The roading rate differentials are:

Roading Rate differential categories

Differential	Share	Description	Land use codes
Residential	29%	Rating units which have residential land uses or are used primarily for residential purposes	09, 90, 91, 92 & 97-99 (93 - 96 may also be treated as residential if the actual use is residential in nature)
Lifestyle	20%	Rating units which have lifestyle land uses	02 & 20 - 29
Commercial	7%	Rating units which have some form of commercial land use or are used primarily for commercial purposes	03 - 06, 08, 30-39, 40-49, 50-59, 60-69, 80-89, (93 - 96 may also be treated as commercial if the actual use is commercial in nature)
Industrial	2%	Rating units which have some form of industrial land use or are used primarily for industrial purposes	07 & 70-79
Farming General	16%	Rating units which have some form of primary or farming land use or are used primarily for farming purposes other than land used for dairy or horticulture	01, 10, 12-14, 16, 19
Horticulture	1%	Rating units which have horticultural, market garden or other similar land uses	15
Dairy	7%	Rating units which have dairy land uses	11
Forestry	13%	Rating units which have forestry land uses but exclude land which is categorised under the Valuer General's Rules as indigenous forests or protected forests of any type	17
Mining / Quarry	4%	Rating units which have mining or quarry land uses	18
Other	1%	Rating units where the defined land use is inconsistent or cannot be determined	

The council retains the right to apply a different differential where it can be demonstrated, to its' satisfaction, that the actual use of the entire rating unit differs from that described by the current land use code. For more details, refer to the section 'Notes to Land Use Differentials'.

Ward Rate

A Targeted Ward Rate is set on the basis of a fixed amount assessed on every SUIP for each rating unit to fund urban, recreational and other local services and activities within the three wards of the district. (Refer to the rating area maps: **Far North Wards and Subdivisions**).

The Ward Rate is set on a differential basis according to the Ward in which the rating unit is located. (Local Government (Rating) Act 2002 Sections 16,17 and 18 & Schedule 2 Clause 6 and Schedule 3 Clause 7).

Ward Rate differential categories

Differential	Basis	Description
Te Hiku Ward	31.1%	All rating units within the Te Hiku Ward
Bay of Islands-Whangaroa Ward	46.7%	All rating units within the Bay of Islands – Whangaroa Ward
Kaikohe-Hokianga Ward	22.2%	All rating units within the Kaikohe-Hokianga Ward

Stormwater Rate

This rate is to fund specific stormwater capital developments within urban communities across the district. This rate is a fixed amount per rating unit assessed differentially within the following communities. (Local Government (Rating) Act 2002 Sections 16, 17 and 18 Schedule 2 Clauses 1 and 6). In addition, a uniform public good rate is to be charged per rating unit.

Stormwater rating areas (refer to the rating area maps on our website: Rating area maps)

Ahipara	Awanui	East Coast*
Haruru Falls	Hihī	Houhora / Pukenui
Kāeo	Kaikohe	Kaimaumu
Kaitāia	Karikari Communities	Karikari Communities-Rangiputa
Kawakawa	Kerikeri / Waipapa	Kohukohu
Moerewa	Ngāwhā	Ōkaihau
Ōpononi / Ōmāpere	Ōpua / Ōkiato	Paihia
Rāwene	Russell /Tapeka Point	Taupō Bay
Tauranga Bay	Te Haumi	Whangaroa

* East Coast includes Taipā, Coopers Beach, Cable Bay and Mangōnui, and was previously described as “Taipā”. Rating area maps represented by Area 1 & 2.

Stormwater Rate differential categories

Differential	Basis	Description
General	50%	All rating units which are assessed the general rate – general differential
Commercial	100%	All rating units which are assessed the general rate – commercial differential

Stormwater public good rate

A fixed amount of \$10.00 on every rateable rating unit in the district to contribute funding to the provision of the stormwater network and to recognise the benefit, directly or indirectly, from a stormwater network that provides protection from flooding.

Paihia Central Business District Development Rate

The council has set a targeted rate on a differential basis of a fixed amount assessed on every SUIP to fund improvements to the Paihia central business area. The rated area includes rating rolls 00221, 00223, 00225 and 00227, but excludes any rating units in those rolls that were previously being charged the Kerikeri Mainstreet rate – refer to the rating area map - **Map_4_Paihia_CBD_rating_area.pdf** (Local Government (Rating) Act 2002 Sections 16 and 17 Schedule 2 Clauses 1 and 6 and Schedule 3 Clause 7)

Paihia Central Business District Development Rate differential categories

Differential	Basis	Description
General	Per SUIP	All rating units which are assessed the General Rate – General Differential
Commercial	Per SUIP	All rating units which are assessed the General Rate – Commercial Differential

Kaitāia Business Improvement District Rate

This targeted rate is set to support the Kaitāia Business Improvement District (KBID). The council has a memorandum of understanding with the Business Association for them to undertake agreed improvement works to be funded by this targeted rate. This rate is set on the basis of land value for all rating units which are assessed the general rate – commercial differential within the defined rating area within the Kaitāia Township. Refer rating area maps. **Map_2_Kaitaia_BID_rating_area.pdf** (Local Government (Rating) Act 2002, Sections 16, 17 and 18, Schedule 2 Clauses 1 and 6 & Schedule 3 Clause 3)

BOI Recreation Centre Rate

The BOI Recreational Centre Rate assists in funding an operational grant to support the BOI Recreation Centre. This rate is assessed on the basis of a fixed amount on every SUIP within the area contained within rating rolls 400 to 499. Refer rating area maps for details of the rating area. **Map_5_Bay_of_Islands_Recreation_Centre_rating_area.pdf** (Local Government (Rating) Act 2002, Sections 16, 17 and 18, Schedule 2 Clause 6 & Schedule 3 Clause 7)

Sewerage Rates

There are a number of targeted rates set to fund the provision and availability of sewerage services. These rates are designed to separately fund the costs associated with each wastewater scheme.

The council's approach is that each scheme will pay its own interest and depreciation costs through the use of separate targeted capital rates, whereas the operating costs is funded on the basis of a district-wide operating rate. In addition, a uniform public good rate is to be charged per rating unit.

Capital Rates (Set on a scheme-by-scheme basis)

Capital differential rate: Capital rates are set on a scheme-by-scheme basis to fund the interest and depreciation costs associated with the provision of sewerage services to each of the district's 16 separate sewerage schemes set out below. These rates are set differentially on the basis of the provision or availability of service as set out below. (Local Government (Rating) Act 2002, Section 16, 17 & 18 and Schedule 2 Clauses 5 and 6 & Schedule 3 Clauses 7)

Sewerage schemes - refer to the rating area maps Property - 3Water Services

Ahipara	East Coast*	Hihi	Kāeo	Kaikohe	Kaitāia and Awanui	Kawakawa	Kohukohu
Kerikeri	Ōpononi	Paihia	Rangīputa	Rāwene	Russell	Whangaroa	Whatuwhiwhi

* East Coast includes Taipā, Coopers Beach, Cable Bay and Mangōnui.

Sewerage Capital Rate differential categories

Differential	Basis	Description
Connected	100%	Per SUIP connected, either directly or indirectly, to any of the District’s public reticulated wastewater disposal systems.
Available	100%	Per RATING UNIT that is capable of being connected to a public reticulated wastewater disposal system, but is not connected ¹

1. Capable of connection means that rating unit is not connected to a public reticulated sewage disposal system but is within 30 metres of the reticulation, within an area serviced by a sewerage scheme and the council will allow the rating unit to connect.

Additional Pan Rate: In addition to the differential rate, where the total number of water closets or urinals connected either directly or indirectly in a rating unit exceeds two per SUIP an additional targeted rate will be assessed in respect of the third and every subsequent water closet or urinal (pan) in the SUIP set at 60% of the differential rate value. (Local Government (Rating) Act 2002, Section 16, 17 and 18, Schedule 2 Clauses 1 and 5, Schedule 3 Clauses 7 and 12)¹

Sewerage public good rate

A fixed amount of \$15.00 on every rateable rating unit in the district to contribute funding to the provision of sewerage services and to recognise that those who are not connected to a scheme still benefit from reticulated systems.

Operating Rates (Set on a district-wide basis)

Operating Rate: The operating targeted rate is to fund the operating costs associated with the provision of sewerage services. This rate is set on the basis of a fixed amount on every SUIP that is connected, either directly or indirectly, to a public reticulated wastewater disposal system. (Local Government (Rating) Act 2002, Section 16, 17 and 18, Schedule 2 Clause 5 & Schedule 3 Clause 7)

Additional Pan Rate: In addition to the differential rate, where the total number of water closets or urinals connected either directly or indirectly in a rating unit exceeds two per SUIP an additional targeted rate will be assessed in respect of the third and every subsequent water closet or urinal (pan) in the SUIP set at 60% of the differential rate value. (Local Government (Rating) Act 2002, Section 16, 17 and 18, Schedule 2 Clauses 1 and 5, Schedule 3 Clauses 7 and 12)¹

Notes:

- For the sake of clarity, SUIPS which are connected to any of the District’s sewerage rating areas will be assessed for both the capital and operating rates.
- Rating units that are outside of one of the defined sewerage schemes and that are neither connected to, nor capable of connection to a public reticulated sewerage system will not be liable for the capital and operating rates. They will be liable for the public good rate.

Water Rates

There are a number of targeted rates set to fund the provision and availability of water supplies. These rates are designed to separately fund the costs associated with each water supply scheme. The council’s approach is that each scheme will pay its own interest and depreciation costs through

the use of separate targeted capital rates, whereas the operating costs will be funded on the basis of a district-wide operating rate. In addition, a uniform public good rate is to be charged per rating unit.

Capital Rates (Set on a scheme-by-scheme basis)

Differential Rate: A series of separate differential targeted rates is set to fund the capital costs associated with the provision of water supplies to each of the district’s eight separate water supply schemes as set out on the next page.

These rates are set differentially on the basis of the provision or availability of service. (Local Government (Rating) Act 2002, Section 16, 17 & 18 and Schedule 2 Clause 5 & Schedule 3 Clause 7)

¹ In terms of the Local Government (Rating) Act 2002 a rating unit used primarily as a residence for one household will be treated as having only one pan.

Water Capital Rate differential categories - Refer to the rating area maps Property - 3Water Services

Differential	Basis	Description
Connected	100%	Per SUIP that is connected, either directly or indirectly, to any of the Districts public reticulated water supply systems.
Available	100%	Per RATING UNIT that is capable of being connected to a public reticulated water supply system, but is not connected ¹

1. Capable of connection means that rating unit is not connected to a public reticulated water supply system but is within 100 metres of the reticulation, within an area serviced by a water scheme and the council will allow the rating unit to connect.

Water public good rate

A fixed amount of \$15.00 on every rateable rating unit in the district to contribute funding to the provision of water services and to recognise that those who are not connected to a scheme still benefit from reticulated systems.

Operating Rates (Set on a district-wide basis)

Operating Rate: This is a targeted rate set for water supply based on the volume of water supplied.

This rate will be assessed per cubic metre of water supplied as recorded by a water meter. Different rates are set depending on whether the supply is potable or non-potable water. (Local Government (Rating) Act 2002, Section 19)

Non-metered Rate: The targeted rate is set for a water supply to every SUIP which is supplied with water other than through a water meter. This rate will be based on a flat amount equivalent to the supply of 250 cubic metres of water per annum. Different rates are set depending on whether the supply is potable or non-potable water. (Local Government (Rating) Act 2002, Section 16, 17 and 18, Schedule 2 clause 5 & Schedule 3 Clauses 7, 8 & 9)

Notes:

- For the sake of clarity, SUIPS which are connected to any of the district’s water supply schemes will be assessed both the capital and operating rates.
- Rating units that are outside of one of the defined water supply schemes and that are neither connected to, nor capable of connection to a public reticulated water supply system, will not be liable for the capital or operating rates. They will be liable for the public good rate.

Land Drainage Rates

There are four land drainage rating areas in the Far North District all located in the northern part of the Te Hiku ward. The council may set drainage rates on all rateable land in the relevant drainage areas.

Kaitāia drainage area

A targeted rate is set to fund land drainage in the Kaitāia drainage area to be assessed on the basis of a uniform rate per hectare of land area within each rating unit located within the Drainage Rating Area.

Refer rating area maps on our website for details of the rating area [Map_6_Kaitaia_drainage_rating_area.pdf](#) (Local Government (Rating) Act 2002, Section 16, 17 and 18, Schedule 2 Clauses 5 and 6, & Schedule 3 Clause 5)

Kaikino drainage area

A targeted rate is set to fund land drainage in the Kaikino drainage area. This rate will be assessed differentially according to location as defined on the valuation record for each rating unit. Refer rating area maps on our website for details of the rating area. [Map_7_Northern_drainage_rating_area.pdf](#). This rate is assessed as a rate per hectare of land within each rating unit according to the differentials described below (Local Government (Rating) Act 2002 Section 16, 17 and 18, Schedule 2 Clauses 5 and 6, & Schedule 3 Clause 5)

Motutangi drainage area

A targeted rate is set to fund land drainage in the Motutangi drainage area. This rate will be assessed differentially according to location as defined on the valuation record for each rating unit. Refer rating area maps on our website for details of the rating area. [Map_7_Northern_drainage_rating_area.pdf](#). This rate is assessed as a rate per hectare of land within each rating unit according to the differentials described below (Local Government (Rating) Act 2002 Section 16, 17 and 18, Schedule 2 Clauses 5 and 6, & Schedule 3 Clause 5)

Waiharara drainage area

A targeted rate is set to fund land drainage in the Waiharara drainage area. This rate will be assessed differentially according to location as defined on the valuation record for each rating unit. Refer rating area maps on or website for details of the rating

area. [Map_7_Northern_drainage_rating_area.pdf](#).

This rate is assessed as a rate per hectare of land within each rating unit according to the differentials described below. (Local Government (Rating) Act 2002 Section 16, 17 and 18, Schedule 2 Clauses 5 and 6, & Schedule 3 Clause 5)

Drainage Rate differential categories

Differential	Basis	Description
Differential area A	100%	All rating units or parts of rating units located within the defined Differential Rating area A
Differential area B	50%	All rating units or parts of rating units located within the defined Differential Rating area B
Differential area C	17%	All rating units or parts of rating units located within the defined Differential Rating area C

Notes in relation to land use differentials

Notwithstanding the above, the council retains the right to apply a different differential where it can be demonstrated, to its satisfaction, that the actual use of the entire rating unit differs from that described by the current land use code.

The council also reserves the right to apply a different differential to any SUIP if it can be demonstrated, to its satisfaction, that the actual use of that part differs from that described by the current land use code for the entire rating unit.

For the council to be able to apply two or more differentials to a single rating unit the area of the land that is used for each purpose must be capable of clear definition and separate valuation.

In some instances, there may be two or more different uses taking place on the rating unit, but it is not possible or practical to define the areas separately. In those instances, the differential

category will be based on the ‘highest and best use’ applied by the council’s Valuation Service Provider and the rates are set accordingly.

Where the area of the land used for the different purpose is only minimal or cannot be separately defined, the council reserves the right not to assess that part using a different differential.

In every instance where the council proposes to change the differential on a rating unit from one category to another category it will consult with the owner concerned and give them the opportunity to lodge an objection to that proposal.

Where any rating unit or SUIP would normally be subject to a Commercial Differential but complies with one or more of the exceptions set out below, that rating unit will be subject to the General Rate general differential.

- Where the rating unit or part thereof is in receipt of a remission of rates pursuant to a policy adopted by the council and is not used for private pecuniary profit and is not subject to an alcohol license
- Where the rating unit is used solely for the purposes of providing private rental accommodation.

This exclusion does not include properties such as hotels, motels or other forms of visitor accommodation except for bed and breakfast establishments, home or farm stay operations or similar accommodation providers where less than six bedrooms are provided for guest accommodation.

- Such properties will, however, be subject to any additional sewerage charges where additional toilets are provided for guest use, for example ensuite facilities.
- Where the rating unit or part thereof is a retirement unit subject to an occupation rights agreements under section 27 of the Retirement Village Act 2003

Schedule of Rates for 2026/27

Set out in the following tables are the indicative rates for the 2026/27 rating years. For comparison purposes the rates for the 2025/26 rating year are also shown. Please note all rates include GST.

Notes:

1. Per SUIP – Separately Used or Inhabited Part of a rating unit
2. Per sub pan – per subsequent pan or additional pan

Rate	Basis of Assessment	Rates 2026/27		Rates 2025/26
		Rate (GST Inc)	Total Rate	GST Inc
General Rates				
Uniform Annual General Charge	Per SUIP	\$450.00	\$17,596,575	\$450.00
General Differential	Per \$ of Land Value	\$0.0041452	\$63,131,998	\$0.0033654
Commercial Differential	Per \$ of Land Value	\$0.0113993	\$9,383,628	\$0.0092549
Targeted Ward Service Rate				
BOI - Whangaroa Ward Differential	Per SUIP	\$482.90	\$8,729,167	\$485.60
Te Hiku Ward Differential	Per SUIP	\$451.50	\$5,782,468	\$497.10
Kaikohe - Hokianga Ward Differential	Per SUIP	\$534.20	\$4,197,374	\$584.10
Targeted Rooding Rates				
Uniform Rooding Rate	Per SUIP	\$100.00	\$3,910,350	\$100.00
Rooding Differential Rate				
Residential	Per \$ of Land Value	\$0.0001151	\$730,116	\$0.0000954
Lifestyle	Per \$ of Land Value	\$0.0001224	\$503,528	\$0.0001052
Farming Gen	Per \$ of Land Value	\$0.0001574	\$402,822	\$0.0001309
Horticulture	Per \$ of Land Value	\$0.0000988	\$25,176	\$0.0000807
Dairy	Per \$ of Land Value	\$0.0002779	\$176,235	\$0.0002244
Forestry	Per \$ of Land Value	\$0.0017867	\$327,293	\$0.0016441
Commercial	Per \$ of Land Value	\$0.0003019	\$176,235	\$0.0002666
Industrial	Per \$ of Land Value	\$0.0002587	\$50,353	\$0.0002265
Mining/Quarry	Per \$ of Land Value	\$0.0095594	\$100,706	\$0.0092693
Other	Per \$ of Land Value	\$0.0002555	\$25,176	\$0.0002052
Stormwater Targeted Rates				
Stormwater Differential Rate				
Commercial Differential	Per rating unit	\$375.00	\$558,750	\$375.00
General Differential	Per rating unit	\$187.50	\$2,719,875	\$187.50
Stormwater Public Good Rate				
Uniform Charge	Per rating unit	\$10.00	\$351,545	\$10.00
Targeted Development Rates				
Paihia CBD Development Rate				
General Differential	Per SUIP	\$18.00	\$38,619	\$18.00
Commercial Differential	Per SUIP	\$56.00	\$19,208	\$56.00
Kaitāia BID Rate				
Kaitāia BID Rate	Per \$ of Land Value	\$0.0007567	\$57,500	\$0.0007369
BOI Recreation Centre rate				
Uniform Targeted Rate	Per SUIP	\$5.00	\$24,565	\$5.00

Rate	Basis of Assessment	Rates 2026/27		Rates 2025/26 GST Inc
		Rate (GST Inc)	Total Rate	
Sewerage Targeted Rates				
Sewerage Capital Rates				
Ahipara				
Ahipara Connected	Per SUIP	\$361.96	\$207,041	\$344.07
Ahipara Availability	Per rating unit	\$361.96	\$40,178	\$344.07
Ahipara Additional Pans	Per Sub Pan ²	\$217.18	\$12,379	\$206.44
East Coast**				
East Coast* Connected	Per SUIP	\$341.76	\$552,626	\$320.26
East Coast* Availability	Per rating unit	\$341.76	\$134,653	\$320.26
East Coast* Additional Pans	Per Sub Pan	\$205.06	\$30,554	\$192.16
Hihi				
Hihi Connected	Per SUIP	\$1,317.02	\$214,674	\$1,302.32
Hihi Availability	Per rating unit	\$1,317.02	\$28,974	\$1,302.32
Hihi Additional Pans	Per Sub Pan	\$790.21	\$5,531	\$781.39
Kaeo				
Kaeo Connected	Per SUIP	\$798.07	\$139,662	\$762.14
Kaeo Availability	Per rating unit	\$798.07	\$16,759	\$762.14
Kaeo Additional Pans	Per Sub Pan	\$478.84	\$40,223	\$457.28
Kaikohe				
Kaikohe Connected	Per SUIP	\$261.05	\$475,111	\$247.16
Kaikohe Availability	Per rating unit	\$261.05	\$16,185	\$247.16
Kaikohe Additional Pans	Per Sub Pan	\$156.63	\$120,135	\$148.30
Kaitāia & Awanui				
Kaitāia & Awanui Connected	Per SUIP	\$519.09	\$1,374,550	\$464.60
Kaitāia & Awanui Availability	Per rating unit	\$519.09	\$71,115	\$464.60
Kaitāia & Awanui Additional Pans	Per Sub Pan	\$311.45	\$266,601	\$278.76
Kawakawa				
Kawakawa Connected	Per SUIP	\$616.40	\$358,745	\$598.61
Kawakawa Availability	Per rating unit	\$616.40	\$7,397	\$598.61
Kawakawa Additional Pans	Per Sub Pan	\$369.84	\$64,352	\$359.17
Kerikeri				
Kerikeri Connected	Per SUIP	\$603.57	\$1,158,251	\$628.31
Kerikeri Availability	Per rating unit	\$603.57	\$97,778	\$628.31
Kerikeri Additional Pans	Per Sub Pan	\$362.14	\$163,325	\$376.99
Kohukohu				
Kohukohu Connected	Per SUIP	\$1,255.72	\$110,503	\$1,079.28
Kohukohu Availability	Per rating unit	\$1,255.72	\$12,557	\$1,079.28
Kohukohu Additional Pans	Per Sub Pan	\$753.43	\$12,055	\$647.57
Ōpononi				
Ōpononi Connected	Per SUIP	\$356.96	\$148,138	\$265.38
Ōpononi Availability	Per rating unit	\$356.96	\$32,483	\$265.38
Ōpononi Additional Pans	Per Sub Pan	\$214.18	\$18,634	\$159.23
Paihia				
Paihia Connected	Per SUIP	\$519.89	\$1,120,883	\$520.41
Paihia Availability	Per rating unit	\$519.89	\$103,978	\$520.41

Rate	Basis of Assessment	Rates 2026/27		Rates 2025/26
		Rate (GST Inc)	Total Rate	GST Inc
Paihia Additional Pans	Per Sub Pan	\$311.93	\$381,802	\$312.25
Rangiputa				
Rangiputa Connected	Per SUIP	\$279.47	\$29,903	\$280.05
Rangiputa Availability	Per rating unit	\$279.47	\$4,472	\$280.05
Rangiputa Additional Pans	Per Sub Pan	\$167.68	\$671	\$168.03
Rawene				
Rawene Connected	Per SUIP	\$681.70	\$164,290	\$524.00
Rawene Availability	Per rating unit	\$681.70	\$20,451	\$524.00
Rawene Additional Pans	Per Sub Pan	\$409.02	\$19,224	\$314.40
Russell				
Russell Connected	Per SUIP	\$557.94	\$339,226	\$555.69
Russell Availability	Per rating unit	\$557.94	\$75,322	\$555.69
Russell Additional Pans	Per Sub Pan	\$334.76	\$48,875	\$333.42
Whangaroa				
Whangaroa Connected	Per SUIP	\$807.36	\$11,303	\$807.56
Whangaroa Availability	Per rating unit	\$807.36	\$4,037	\$807.56
Whangaroa Additional Pans	Per Sub Pan	\$484.42	\$5,329	\$484.54
Whatuwhiwhi				
Whatuwhiwhi Connected	Per SUIP	\$399.43	\$329,929	\$399.88
Whatuwhiwhi Availability	Per rating unit	\$399.43	\$132,611	\$399.88
Whatuwhiwhi Additional Pans	Per Sub Pan	\$239.66	\$4,314	\$239.93
Sewerage Public Good Rate				
Uniform Charge	Per rating unit	\$15.00	\$527,333	\$15.00
Sewerage Operating Rate				
Connected Rate (All Schemes)	Per SUIP	\$999.92	\$13,758,627	\$917.06
Subsequent Pan Rate (All Schemes)	Per Sub Pan	\$599.95	\$2,424,895	\$550.23
Water Targeted Rates				
Water Capital Rates				
Kaikohe				
Kaikohe Connected	Per SUIP	\$407.60	\$824,167	\$399.92
Kaikohe Availability	Per rating unit	\$407.60	\$20,380	\$399.92
Kaitāia				
Kaitāia Connected	Per SUIP	\$525.50	\$1,393,101	\$538.76
Kaitāia Availability	Per rating unit	\$525.50	\$45,719	\$538.76
Kawakawa				
Kawakawa Connected	Per SUIP	\$496.03	\$596,724	\$468.18
Kawakawa Availability	Per rating unit	\$496.03	\$15,377	\$468.18
Kerikeri				
Kerikeri Connected	Per SUIP	\$233.29	\$732,764	\$238.15
Kerikeri Availability	Per rating unit	\$233.29	\$34,760	\$238.15
Okaihau				
Okaihau Connected	Per SUIP	\$470.55	\$86,581	\$410.99
Okaihau Availability	Per rating unit	\$470.55	\$6,588	\$410.99
Omapere/Ōpononi				
Omapere/Ōpononi Connected	Per SUIP	\$748.73	\$320,456	\$681.73

Rate	Basis of Assessment	Rates 2026/27		Rates 2025/26 GST Inc
		Rate (GST Inc)	Total Rate	
Omapere/Ōpononi Availability	Per rating unit	\$748.73	\$48,667	\$681.73
Paihia				
Paihia Connected	Per SUIP	\$289.90	\$642,998	\$242.33
Paihia Availability	Per rating unit	\$289.90	\$25,221	\$242.33
Rawene				
Rawene Connected	Per SUIP	\$285.19	\$94,113	\$266.94
Rawene Availability	Per rating unit	\$285.19	\$4,848	\$266.94
Water Public Good Rate				
Uniform Charge	Per rating unit	\$15.00	\$527,333	\$15.00
Water Operating Rates				
Water by Meter Rates				
Potable Water	Per M ³	\$4.92	\$10,896,066	\$4.62
Non-potable Water	Per M ³	\$3.20	\$3,111	\$3.00
Non-Metered Rates				
Non-metered Potable Rate	Per SUIP	\$1,614.63	\$90,163	\$1,527.92
Non-metered non-potable Rate	Per SUIP	\$1,184.34	\$0	\$1,123.84
Drainage Targeted Rates				
Kaitiāia Drainage Area	Per Ha of Land Area	\$16.74	\$152,020	\$13.00
Kaikino Drainage Area				
Kaikino A	Per Ha of Land Area	\$7.97	\$2,994	\$7.64
Kaikino B	Per Ha of Land Area	\$3.99	\$1,501	\$3.82
Kaikino C	Per Ha of Land Area	\$1.33	\$1,749	\$1.28
Motutangi Drainage Area				
Motutangi A	Per Ha of Land Area	\$38.46	\$18,334	\$32.05
Motutangi B	Per Ha of Land Area	\$19.23	\$9,486	\$16.03
Motutangi C	Per Ha of Land Area	\$6.42	\$9,998	\$5.35
Waiharara Drainage Area				
Waiharara A	Per Ha of Land Area	\$9.12	\$1,313	\$8.21
Waiharara B	Per Ha of Land Area	\$4.56	\$3,498	\$4.11
Waiharara C	Per Ha of Land Area	\$1.52	\$786	\$1.37

Notes:

1. Per SUIP - Separately Used or Inhabited Part of a rating unit
 2. Per sub pan - per subsequent pan or additional pan
- * East Coast area includes Tāipa, Coopers Beach, Cable Bay and Mangōnui

Example of rates on different land values

Land Values	General Rates	UAGC	Road UAGC	Roading Rate	Ward Rate Average	Public Good Rate	Wastewater Average	Water Average (Excluding Usage)	Final Rates 2026/27	AP 2025/26
Residential										
100,000	\$ 415	\$ 450	\$ 100	\$ 12	\$ 483	\$ 40	\$ 1,483	\$ 385	\$ 3,367	\$ 3,199
250,000	\$ 1,036	\$ 450	\$ 100	\$ 29	\$ 483	\$ 40	\$ 1,483	\$ 385	\$ 4,006	\$ 3,718
500,000	\$ 2,073	\$ 450	\$ 100	\$ 58	\$ 483	\$ 40	\$ 1,483	\$ 385	\$ 5,071	\$ 4,584
750,000	\$ 3,109	\$ 450	\$ 100	\$ 86	\$ 483	\$ 40	\$ 1,483	\$ 385	\$ 6,136	\$ 5,449
1,000,000	\$ 4,145	\$ 450	\$ 100	\$ 115	\$ 483	\$ 40	\$ 1,483	\$ 385	\$ 7,201	\$ 6,314
Rural & Lifestyle										
100,000	\$ 415	\$ 450	\$ 100	\$ 12	\$ 483	\$ 40	-	-	\$ 1,499	\$ 1,446
250,000	\$ 1,036	\$ 450	\$ 100	\$ 31	\$ 483	\$ 40	-	-	\$ 2,140	\$ 1,967
500,000	\$ 2,073	\$ 450	\$ 100	\$ 61	\$ 483	\$ 40	-	-	\$ 3,207	\$ 2,834
750,000	\$ 3,109	\$ 450	\$ 100	\$ 92	\$ 483	\$ 40	-	-	\$ 4,273	\$ 3,702
1,000,000	\$ 4,145	\$ 450	\$ 100	\$ 122	\$ 483	\$ 40	-	-	\$ 5,340	\$ 4,570
Commercial										
100,000	\$ 1,140	\$ 450	\$ 100	\$ 30	\$ 483	\$ 40	\$ 1,483	\$ 385	\$ 4,111	\$ 3,805
250,000	\$ 2,850	\$ 450	\$ 100	\$ 75	\$ 483	\$ 40	\$ 1,483	\$ 385	\$ 5,866	\$ 5,234
500,000	\$ 5,700	\$ 450	\$ 100	\$ 151	\$ 483	\$ 40	\$ 1,483	\$ 385	\$ 8,791	\$ 7,614
750,000	\$ 8,549	\$ 450	\$ 100	\$ 226	\$ 483	\$ 40	\$ 1,483	\$ 385	\$ 11,717	\$ 9,994
1,000,000	\$ 11,399	\$ 450	\$ 100	\$ 302	\$ 483	\$ 40	\$ 1,483	\$ 385	\$ 14,642	\$ 12,375

Notes:

1. Land values are indicative amounts only.
2. Public good rate is for sewage, water and stormwater.

Other Rating Policy Statements

Projected number of rating units

Local Government Act 2002 Schedule 10 Clause 20A requires the council to state the projected number of rating units within the district or region of the local authority at the end of the preceding financial year.

The number of rating units at 30 June 2026 was 40,230 as per the QV Valuation website which includes non-rateable units of approximately 5,074.

The land and capital values of these units was:

Land value	\$17,088,739,050
Capital value	\$32,188,543,000

Definition of a Separately Used or Inhabited Part of a Rating Unit

Where rates are calculated on each separately used or inhabited part of a rating unit, the following definitions will apply:

- 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, license, 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
- Single rating units which contain multiple uses such as a shop with a dwelling
- A residential building or part of a residential building that is used, or can be used as an independent residence. An independent residence is defined as having a separate entrance, separate cooking facilities, e.g. cooking stove, range, kitchen sink etc. together with living and toilet/bathroom facilities.

The following are not considered to be separately used or inhabited parts of a rating unit:

- A residential sleep-out or granny flat that does not meet the definition of an independent residence
- A hotel room with or without kitchen facilities
- A motel room with or without kitchen facilities
- Individual offices or premises of business partners.

Postponement charges

Pursuant to the Local Government (Rating) 2002 Act the council will a charge postponement fee on all rates that are postponed under any of its postponement policies. The postponement fees are as follows:

- Establishment fee: includes legal costs, and production of documents for registering statutory land charge (includes LINZ fee) \$315.00
- Annual administration fee for maintaining rates postponement \$52.00.

Financing fee on all postponements: Currently set at 4.27% pa but may vary to match the council's average cost of funds.

At the council's discretion all these fees may be added to the total postponement balance.

Payment of Rates

Rates

With the exception of water by meter charges, the council will charge the rates for the 2026/27 rating year by way of four instalments.

Each instalment must be paid on or before the due dates set out in the following table. Any rates paid after the due date will become liable for penalties (See Penalties on Rates).

Rate instalment dates

Instalment	Due date	Penalty date
One	20 August 2026	27 August 2026
Two	20 November 2026	27 November 2026
Three	19 February 2027	26 February 2027
Four	20 May 2027	27 May 2027

Water by meter

Water meters are read on a six-month cycle and are payable on the 20th of the month following the issue of the invoice as follows:

Scheme	1st invoice	Due date	Penalty date	2nd invoice	Due date	Penalty date
Kaikohe	Nov 2026	21/12/2026	28/12/2026	May 2027	21/06/2027	28/06/2027
Kaitiāia	Aug 2026	21/09/2026	28/09/2026	Feb 2027	19/03/2027	26/03/2027
Kawakawa/Moerewa	Jul 2026	20/08/2026	27/08/2026	Jan 2027	19/02/2027	26/02/2027
Kerikeri	Sep 2026	20/10/2026	27/10/2026	Mar 2027	20/04/2027	27/04/2027
Ōkaihau	Jul 2026	20/08/2026	27/08/2026	Jan 2027	19/02/2027	26/02/2027
Ōmāpere / Ōpononi	Jul 2026	20/08/2026	27/08/2026	Jan 2027	19/02/2027	26/02/2027
Paihia	Oct 2026	20/11/2026	27/11/2026	Apr 2027	20/05/2027	27/05/2027
Rāwene	Jul 2026	20/08/2026	27/08/2026	Jan 2027	19/02/2027	26/02/2027

Penalties on Rates

Sections 57 and 58 of the Local Government (Rating) Act 2002 empower councils to charge penalties on the late payment of rates.

Pursuant to sections 57 and 58 of the Act, the council will impose the following penalties:

- A ten per cent (10%) penalty on any portion of each instalment of rates assessed in the 2026/27 financial year that is not paid on or by the due date for payment, as listed above.

Penalties on Water by Meter Rates

A ten per cent (10%) penalty on any portion of the rate assessed for the supply of water, as separately invoiced, that is not paid on or by the due date for payment as set out on the invoice. This penalty will be added on the 27th day of the month in which the invoice was due.

Rating Area maps

For rating area maps, please see the links and references provided throughout this section.

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7.3 SETTING OF RATES, DUE DATES AND PENALTIES FOR 2026-2027

File Number: A5736187

Author: Ken Macdonald, Chief Financial Officer

Authoriser: Charlie Billington, Group Manager - Corporate Services

PURPOSE OF THE REPORT

The purpose of the report is to allow Council to set the rates, due dates, and penalties for the 2026-2027 rating year in accordance with the provisions of the Local Government (Rating) Act 2002.

EXECUTIVE SUMMARY

Now that Council has adopted the Annual Plan 2026-2027 it must set the rates for the 2026-2027 rating year. This report recommends the Council:

- Set General Rates
- Set Targeted Rates
- State the Due Dates for payment and confirm the penalty amount and Penalty Dates
- Set a Postponement Fee in respect of Postponed Rates

RECOMMENDATION

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 2026 and concluding 30th June 2027;

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	\$0.0041452
Commercial Differential	Per \$ of Land Value	\$0.0113993

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

- Single rating units which contain multiple uses such as a shop with a dwelling
- A residential building or part of a residential building that is used or can be used as an independent residence. An independent residence is defined as having a separate entrance, separate cooking facilities, e.g. cooking stove, range, kitchen sink etc. together with living and toilet/bathroom facilities.
- The following are not considered to be separately used or inhabited parts of a rating unit:
- A residential sleep-out or granny flat that does not meet the definition of an independent residence
- A hotel room with or without kitchen facilities
- A motel room with or without kitchen facilities
- Individual offices or premises of business partners

TARGETED RATES

ROADING RATES

Uniform Roothing Rate

A Uniform Targeted Rate of \$100 per SUIP on every rateable rating unit

Differential Roothing Rate

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

Differential	Basis	Rate
Residential	Per \$ of Land Value	\$0.0001151
Lifestyle	Per \$ of Land Value	\$0.0001224
Farming General	Per \$ of Land Value	\$0.0001574
Horticulture	Per \$ of Land Value	\$0.0000988
Dairy	Per \$ of Land Value	\$0.0002779
Forestry	Per \$ of Land Value	\$0.0017867
Commercial	Per \$ of Land Value	\$0.0003019
Industrial	Per \$ of Land Value	\$0.0002587
Mining/Quarry	Per \$ of Land Value	\$0.0095594
Other	Per \$ of Land Value	\$0.0002555

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	\$482.90
Te Hiku Ward	Per SUIP	\$451.50
Kaikohe - Hokianga Ward	Per SUIP	\$534.20

STORMWATER RATES

Stormwater Public Good Rate is set on a uniform basis for every rateable 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	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

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

Kaitāia BID Rate

Commercial rating units defined in the rating area map	Basis	Rate
	Per \$ of Land Value	\$0.0007567

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	\$361.96
Available	Per Rating Unit	\$361.96
Additional Pan Rate	Per additional pan	\$217.18

East Coast* Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$341.76
Available	Per Rating Unit	\$341.76
Additional Pan Rate	Per additional pan	\$205.06

Hihī Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$1,317.02
Available	Per Rating Unit	\$1,317.02
Additional Pan Rate	Per additional pan	\$790.21

Kāeo Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$798.07
Available	Per Rating Unit	\$798.07
Additional Pan Rate	Per additional pan	\$478.84

Kaikohe Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$261.05
Available	Per Rating Unit	\$261.05
Additional Pan Rate	Per additional pan	\$156.63

Kaitiāia and Awanui Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$519.09
Available	Per Rating Unit	\$519.09
Additional Pan Rate	Per additional pan	\$311.45

Kawakawa Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$616.40
Available	Per Rating Unit	\$616.40

Additional Pan Rate	Per additional pan	\$369.84
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Kerikeri Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$603.57
Available	Per Rating Unit	\$603.57
Additional Pan Rate	Per additional pan	\$362.14

Kohukohu Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$1,255.72
Available	Per Rating Unit	\$1,255.72
Additional Pan Rate	Per additional pan	\$753.43

Ōpononi Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$356.96
Available	Per Rating Unit	\$356.96
Additional Pan Rate	Per additional pan	\$214.18

Paihia Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$519.89
Available	Per Rating Unit	\$519.89
Additional Pan Rate	Per additional pan	\$311.93

Rangiputa Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$279.47
Available	Per Rating Unit	\$279.47
Additional Pan Rate	Per additional pan	\$167.68

Rāwene Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$681.70
Available	Per Rating Unit	\$681.70
Additional Pan Rate	Per additional pan	\$409.02

Russell Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$557.94
Available	Per Rating Unit	\$557.94
Additional Pan Rate	Per additional pan	\$334.76

Whangaroa Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$807.36

Available	Per Rating Unit	\$807.36
Additional Pan Rate	Per additional pan	\$484.42

Whatuwhiwhi Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$399.43
Available	Per Rating Unit	\$399.43
Additional Pan Rate	Per additional pan	\$239.66

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

Sewerage Public Good Rate is set on a uniform basis for every rateable 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	\$999.92
Additional Pan Rate	Per additional pan	\$599.95

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	\$407.60
Available	Per Rating Unit	\$407.60

Kaitiāia Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$525.50
Available	Per Rating Unit	\$525.50

Kawakawa Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$496.03
Available	Per Rating Unit	\$496.03

Kerikeri Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$233.29
Available	Per Rating Unit	\$233.29

Ōkaihau Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$470.55
Available	Per Rating Unit	\$470.55

Ōmāpere/Ōpononi Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$748.73
Available	Per Rating Unit	\$748.73

Paihia Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$289.90
Available	Per Rating Unit	\$289.90

Rāwene Water Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$285.19
Available	Per Rating Unit	\$285.19

Water Public Good Rate is set on a uniform basis for every rateable 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	\$4.92
Non-potable Water	Per m ³ Supplied	\$3.20

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

Operating Rate	Basis	Rate
Potable Water	Per SUIP	\$1,614.63
Non-potable Water	Per SUIP	\$1,184.34

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

Kaitāia Drainage Area	Basis	Rate
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Area of land within the defined rating area	Per hectare	\$16.74
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Kaikino Drainage Area (as defined in the FIS)		
Differential	Basis	Rate
Differential A	Per hectare	\$7.97
Differential B	Per hectare	\$3.99
Differential C	Per hectare	\$1.33

Motutangi Drainage Area (as defined in the FIS)		
Differential	Basis	Rate
Differential A	Per hectare	\$38.46
Differential B	Per hectare	\$19.23
Differential C	Per hectare	\$6.42

Waiharara Drainage Area (as defined in the FIS)		
Differential	Basis	Rate
Differential A	Per hectare	\$9.12
Differential B	Per hectare	\$4.56
Differential C	Per hectare	\$1.52

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 2026-2027 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 2026	27 August 2026
Second Instalment	20 November 2026	27 November 2026
Third Instalment	19 February 2027	26 February 2027
Fourth Instalment	20 May 2027	27 May 2027

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 2026-2027 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 2026	21/12/2026	28/12/2026	May 2027	21/06/2027	28/06/2027
Kaitiāia	Aug 2026	21/09/2026	28/09/2026	Feb 2027	19/03/2027	26/03/2027
Kawakawa	Jul 2026	20/08/2026	27/08/2026	Jan 2027	19/02/2027	26/02/2027
Kerikeri	Sep 2026	20/10/2026	27/10/2026	Mar 2027	20/04/2027	27/04/2027
Ōkaihau	Jul 2026	20/08/2026	27/08/2026	Jan 2027	19/02/2027	26/02/2027
Ōmāpere/ Ōpononi	Jul 2026	20/08/2026	27/08/2026	Jan 2027	19/02/2027	26/02/2027
Pahia	Oct 2026	20/11/2026	27/11/2026	Apr 2027	20/05/2027	27/05/2027
Rāwene	Jul 2026	20/08/2026	27/08/2026	Jan 2027	19/02/2027	26/02/2027

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

POSTPONEMENT FEE 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 fee is made up of the following administrative and financial costs:

Application Fee: \$315

Administration Fee: \$52 per year

Financing Fee on all Postponements: Currently set at 4.27% 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

1) BACKGROUND

Council has adopted the Annual Plan 2026-2027 and therefore, pursuant to Section 23 of the Local Government (Rating) Act 2002 (the Act), must now formally resolve to set the rates for the year commencing 01 July 2026 and concluding 30 June 2027.

2) DISCUSSION AND OPTIONS

The Act requires Council to formally set the rates for each year after it has adopted the Annual Plan or Long-Term Plan (as applicable). It is this resolution which gives Council the power to set and charge rates for the year.

Reason for the recommendation

It is by setting the rates that Council obtains the funding for the forthcoming year. This resolution provides for funding as set out in the Annual Plan 2026-2027 for the 2026-2027 rating year.

3) FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

It is by setting the rates that Council obtains the funding for the forthcoming year. This resolution provides funding as is set out in the Annual Plan 2026-2027 for the 2026-2027 rating year.

ATTACHMENTS

- 1. **6.71% Rates Increase - A5834242**  

Compliance schedule:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

- 1. A Local authority must, in the course of the decision-making process,
 - a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
 - b) Assess the options in terms of their advantages and disadvantages; and
 - c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
- 2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

Compliance requirement	Staff assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Low
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Local Government Act 2002, Local Government Rating Act 2002
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	N/A
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water.	
Identify persons likely to be affected by or have an interest in the matter, and	N/A

<p>how you have given consideration to their views or preferences.</p>	
<p>State the financial implications and where budgetary provisions have been made to support this decision.</p>	<p>As detailed in the Financial Implications and Budgetary Provision section of this report.</p>
<p>Chief Financial Officer review.</p>	<p>The Chief Financial Officer has reviewed this report</p>

6.71% RATES INCREASE.

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 2026 and concluding 30th June 2027;

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	\$0.0041176
Commercial Differential	Per \$ of Land Value	\$0.0113234

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

- Single rating units which contain multiple uses such as a shop with a dwelling
- A residential building or part of a residential building that is used or can be used as an independent residence. An independent residence is defined as having a separate entrance, separate cooking facilities, e.g. cooking stove, range, kitchen sink etc. together with living and toilet/bathroom facilities.
- The following are not considered to be separately used or inhabited parts of a rating unit:
 - A residential sleep-out or granny flat that does not meet the definition of an independent residence
 - A hotel room with or without kitchen facilities
 - A motel room with or without kitchen facilities
 - Individual offices or premises of business partners

TARGETED RATES

ROADING RATES			
Uniform Roothing Rate			
A Uniform Targeted Rate of \$100 per SUIP on every rateable rating unit.			
Differential Roothing Rate			
Differentiated on the basis of land use set on all rateable rating units.			
Differential	Basis	Rate	
Residential	Per \$ of Land Value	\$0.0001067	
Lifestyle	Per \$ of Land Value	\$0.0001134	
Farming General	Per \$ of Land Value	\$0.0001459	
Horticulture	Per \$ of Land Value	\$0.0000916	
Dairy	Per \$ of Land Value	\$0.0002575	
Forestry	Per \$ of Land Value	\$0.0016556	
Commercial	Per \$ of Land Value	\$0.0002797	
Industrial	Per \$ of Land Value	\$0.0002397	
Mining/Quarry	Per \$ of Land Value	\$0.0088579	
Other	Per \$ of Land Value	\$0.0002368	
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	\$477.80	
Te Hiku Ward	Per SUIP	\$444.60	
Kaikohe - Hokianga Ward	Per SUIP	\$536.20	
STORMWATER RATES			
Stormwater Public Good Rate is set on a uniform basis for every rateable rating unit in the district.			
Per Rating Unit	\$10.00		
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	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	

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	\$0.0007567

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	\$361.96
Available	Per Rating Unit	\$361.96
Additional Pan Rate	Per additional pan	\$217.18

East Coast* Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$341.76
Available	Per Rating Unit	\$341.76
Additional Pan Rate	Per additional pan	\$205.06

Hihī Sewerage Capital Rate

Differential	Basis	Rate
Connected	Per SUIP	\$1,317.02
Available	Per Rating Unit	\$1,317.02
Additional Pan Rate	Per additional pan	\$790.21

Kāeo Sewerage Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$798.07
Available	Per Rating Unit	\$798.07
Additional Pan Rate	Per additional pan	\$478.84

Kaikōhe Sewerage Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$261.05
Available	Per Rating Unit	\$261.05
Additional Pan Rate	Per additional pan	\$156.63

Kaitiāia and Awanui Sewerage Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$519.09
Available	Per Rating Unit	\$519.09
Additional Pan Rate	Per additional pan	\$311.45

Kawakawa Sewerage Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$616.40
Available	Per Rating Unit	\$616.40
Additional Pan Rate	Per additional pan	\$369.84

Kerikeri Sewerage Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$603.57
Available	Per Rating Unit	\$603.57
Additional Pan Rate	Per additional pan	\$362.14

Kohukohu Sewerage Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$1,255.72
Available	Per Rating Unit	\$1,255.72
Additional Pan Rate	Per additional pan	\$753.43

Ōpononi Sewerage Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$356.96
Available	Per Rating Unit	\$356.96
Additional Pan Rate	Per additional pan	\$214.18

Paihia Sewerage Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$519.89
Available	Per Rating Unit	\$519.89

Additional Pan Rate	Per additional pan	\$311.93
Rangiputa Sewerage Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$279.47
Available	Per Rating Unit	\$279.47
Additional Pan Rate	Per additional pan	\$167.68
Rāwene Sewerage Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$681.70
Available	Per Rating Unit	\$681.70
Additional Pan Rate	Per additional pan	\$409.02
Russell Sewerage Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$557.94
Available	Per Rating Unit	\$557.94
Additional Pan Rate	Per additional pan	\$334.76
Whangaroa Sewerage Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$807.36
Available	Per Rating Unit	\$807.36
Additional Pan Rate	Per additional pan	\$484.42
Whatuwhiwhi Sewerage Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$399.43
Available	Per Rating Unit	\$399.43
Additional Pan Rate	Per additional pan	\$239.66
<p><i>*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.</i></p>		
<p>Sewerage Public Good Rate is set on a uniform basis for every rateable rating unit in the district</p>		
Per Rating Unit	\$15.00	
<p>District Wide Sewerage Operating Rate is set on every rateable rating unit connected to a sewerage scheme</p>		
Operating Rate	Basis	Rate
Connected (All schemes)	Per SUIP	\$986.21
Additional Pan Rate	Per additional pan	\$591.73

WATER RATES		
<p>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.</p>		
Kaikohe Water Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$407.60
Available	Per Rating Unit	\$407.60
Kaitiāia Water Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$525.50
Available	Per Rating Unit	\$525.50
Kawakawa Water Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$496.03
Available	Per Rating Unit	\$496.03
Kerikeri Water Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$233.29
Available	Per Rating Unit	\$233.29
Ōkaihau Water Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$470.55
Available	Per Rating Unit	\$470.55
Ōmāpere/Ōpononi Water Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$748.73
Available	Per Rating Unit	\$748.73
Paihia Water Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$289.90
Available	Per Rating Unit	\$289.90
Rāwene Water Capital Rate		
Differential	Basis	Rate
Connected	Per SUIP	\$285.19
Available	Per Rating Unit	\$285.19

Water Public Good Rate is set on a uniform basis for every rateable 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	\$4.79
Non-potable Water	Per m ³ Supplied	\$3.11

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

Operating Rate	Basis	Rate
Potable Water	Per SUIP	\$1,581.80
Non-potable Water	Per SUIP	\$1,163.00

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	\$16.74

Kaikino Drainage Area (as defined in the FIS)		
Differential	Basis	Rate
Differential A	Per hectare	\$7.97
Differential B	Per hectare	\$3.99
Differential C	Per hectare	\$1.33

Motutangi Drainage Area (as defined in the FIS)		
Differential	Basis	Rate
Differential A	Per hectare	\$38.46
Differential B	Per hectare	\$19.23
Differential C	Per hectare	\$6.42

Waiharara Drainage Area (as defined in the FIS)		
Differential	Basis	Rate
Differential A	Per hectare	\$9.12
Differential B	Per hectare	\$4.56
Differential C	Per hectare	\$1.52

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
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First Instalment	20 August 2026	27 August 2026
Second Instalment	20 November 2026	27 November 2026
Third Instalment	20 February 2027	27 February 2027
Fourth Instalment	20 May 2027	27 May 2027

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
Kaikohē	Nov 2026	21/12/2026	28/12/2026	May 2027	22/06/2027	29/06/2027
Kaitiāia	Aug 2026	21/09/2026	28/09/2026	Feb 2027	22/03/2027	29/03/2027
Kawakawa	Jul 2026	20/08/2026	27/08/2026	Jan 2027	22/02/2027	01/03/2027
Kerikeri	Sep 2026	20/10/2026	27/10/2026	Mar 2027	20/04/2027	27/04/2027
Ōkaihau	Jul 2026	20/08/2026	27/08/2026	Jan 2027	22/02/2027	01/03/2027
Ōmāpere/ Ōpononi	Jul 2026	20/08/2026	27/08/2026	Jan 2027	22/02/2027	01/03/2027
Paihia	Oct 2026	20/11/2026	27/11/2026	Apr 2027	20/05/2027	27/05/2027
Rāwene	Jul 2026	20/08/2026	27/08/2026	Jan 2027	22/02/2027	01/03/2027

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

POSTPONEMENT FEE 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 fee is made up of the following administrative and financial costs:

- Application Fee: \$315
- Administration Fee: \$52 per year
- Financing Fee on all Postponements: Currently set at 4.27% 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.

CLICK OR TAP HERE TO ENTER TEXT.

7.4 PROPOSAL TO AMEND TE KŪKUPA COMMITTEE FOR STRATEGY POLICY AND REGULATION TERMS OF REFERENCE

File Number: A5813237

Author: Aisha Huriwai, Manager - Democracy Services

Authoriser: Jacine Warmington, Group Manager - Strategic Relationships

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek Council approval to delegate the power to hear and determine objections under the Dog Control Act 1996 to Te Kukupā Committee for Strategy, Policy and Regulation.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- The Dog Control Act 1996 requires territorial authorities to provide a process for considering objections to certain regulatory decisions (e.g. dog classifications and owner disqualifications). These functions are quasi-judicial in nature and require impartial, timely, and consistent decision-making.
- It is considered good governance practice to be delegate this role to a suitable Committee. This will improve efficiency, ensure procedural fairness, and allow decisions to be made by members with appropriate hearings expertise while maintaining Council oversight.

TŪTOHUNGA / RECOMMENDATION

That Council:

- a) Delegate to Te Kukupā Committee for Strategy Policy and Regulation the power to hear and determine objections under the Dog Control Act 1996; and
- b) Te Kukupā Committee for Strategy, Policy and Regulation terms of reference be updated to include the delegation to exercise all hearing powers under the Dog Control Act 1996 powers necessary to fulfil Council's function, including the ability to:
 - i. Receive and consider evidence and submissions
 - ii. Confirm, vary, or rescind decisions subject to objection
 - iii. Issue written decisions with reasons

1) TĀHUHU KŌRERO / BACKGROUND

Under the Dog Control Act 1996, dog owners have the statutory right to object to certain decisions made by Council, including:

- Classification of a dog as dangerous or menacing
- Disqualification of a dog owner
- Probationary owner status
- Other decisions specified under the Act

Council is required to consider and determine these objections in accordance with the Act.

These decisions are quasi-judicial, meaning they must follow the principles of natural justice, including:

- The right to be heard
- The right to an unbiased decision-maker

- Decisions based on relevant evidence

The Local Government Act 2002 enables Council to delegate its functions, duties, and powers (with limited exceptions) to committees or other subordinate decision-making bodies.

While it is important to ensure the dog owner has a fair opportunity to be heard, this must be balanced against the need to protect the public from potential harm so there is a degree of urgency in addressing this matter.

Hearings under the Dog Control Act are similar to a court process (quasi-judicial) but carried out by a Council, Committee or tribunal rather than a judge. When making quasi-judicial decisions, the forum needs to have a strong understanding of:

- a) Natural justice and fairness
- b) Knowledge of relevant law
- c) Evidence and risk assessment (public safety focus)
- d) Structured hearing and decision-making skills
- e) Clear written decisions with reasons
- f) Awareness of bias and conflicts

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Option 1: Retain objection hearings at full Council

Pros:

- Full Council keeps direct decision-making control
- Maintains direct democratic accountability

Cons:

- Uses full Council time inefficiently
- May delay hearings and decisions
- Not all members may have hearings or quasi-judicial experience
- May lead to less consistent decision-making

Option 2: Delegate to a standing committee (recommended)

Pros:

- Supports timely and efficient hearings
- Allows a smaller group with appropriate training to make decisions
- Improves consistency and decision quality
- Aligns with good practice for quasi-judicial functions
- Reduces demand on full Council time

Cons:

- Decisions are made by a subset of elected members
- Ongoing training and support may be needed

Option 3: Establish a new committee or use independent commissioners for hearings

Pros:

- Brings strong quasi-judicial experience

- Provides expertise in evidence, process, and legal tests
- May be seen as more impartial in contentious cases
- Reduces the risk of perceived bias
- Better suited to assessing risk and dog behaviour evidence
- Can support robust and defensible decisions
- May offer greater availability and flexibility
- May enable faster hearings and decisions

Cons:

- Higher cost, as commissioners are paid
- Less direct elected member involvement
- Commissioner availability may still cause delays
- May reduce perceived governance accountability

This option is not recommended. However, the committee delegation could allow external commissioners to be used where conflicts arise or specialist expertise is needed.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Delegating objection hearings to a standing committee is recommended because it:

- Supports timely and efficient decision-making
- Allows suitably trained members to make decisions
- Improves procedural fairness and legal robustness
- Aligns with good local government practice
- Frees full Council to focus on strategic and policy matters

Overall, this option should improve the quality, consistency, and defensibility of decisions under the Dog Control Act 1996.

3) PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

There are no significant direct financial implications arising from this delegation.

Minor costs may include:

- Member training for hearings and decision-making
- Administrative support for hearings processes.

These costs are expected to be met within existing operational budgets.

Efficiencies gained through streamlined processes and reduced demand on full Council time may result in indirect cost savings.

Each hearing resourcing will be different, depending on the number of parties involved and the complexity of the situation. On average a Dog Classification Objection hearing takes about a half-day. Commissioner costs are between \$100 to \$160 per hour, per Commissioner, plus expenses.

ĀPITI HANGA / ATTACHMENTS

Nil

Hōtaka Take Ōkawa / Compliance Schedule:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
 - a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
 - b) Assess the options in terms of their advantages and disadvantages; and
 - c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	This is of low significance.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	As per the report, the Dog Control Act 1996 prescribes requirements around hearings and objections. The Local Government Act, allows this to be delegated by Council.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	Delegating powers to a Committee is a governance decision.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	There are no implications for Māori and Māori have not been offered an opportunity to contribute to decision making on this process.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	The Mayor and Councillors are responsible for making decision's over its decision-making powers and delegations.
State the financial implications and where budgetary provisions have been made to support this decision.	Some indicative costings are included in this report and would be covered within operational budgets. Costings may be incurred which would come from existing operational budgets.
Chief Financial Officer review.	The Chief Financial Officer has not reviewed this report.

8 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

9 TE KAPINGA HUI / MEETING CLOSE