



**Te Kaunihera
o Te Hiku o te Ika**
Far North District Council

Te Kaunihera o Te Hiku o te Ika

AGENDA


Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting

Wednesday, 8 July 2026

Time: 10:00 am
Location: Council Chamber
Memorial Ave
Kaikohe

Membership:

Chairperson Kelly Stratford
Deputy Chairperson Ann Court
Cr Arohanui Allen
Cr Chicky Rudkin
Cr Rachel Baucke
Cr Felicity Foy
Cr Hilda Halkyard-Harawira
Cr Davina Smolders
Kahika - Mayor Moko Tepania (Ex-officio Member)

	Authorising Body	Mayor/Council
	Status	Standing Committee
COUNCIL COMMITTEE	Title	Te Kūkupa Committee for Strategy, Policy and Regulation Terms of Reference
	Terms of Reference Adoption	11 December 2025
	Responsible Officer	Group Manager Planning and Policy

Kaupapa / Purpose

Te Kūkupa Committee for Strategy, Policy and Regulation is established to provide governance oversight, leadership, and direction on the development, review, and monitoring of the Far North District Council's strategies, policies, bylaws, and regulatory frameworks. The Committee ensures that Council's strategic objectives are advanced through robust policy development and effective regulatory practice.

Ngā Huānga / Membership

The Council will determine the membership of the Committee.

Te Kūkupa Committee for Strategy, Policy and Regulation will comprise of at least six elected members (one of which will be the chairperson).

Kahika / Mayor Moko Tepania is an ex-officio member of all Committees.

Membership is as follows:

- Cr Kelly Stratford - Chairperson
- Cr Ann Court - Deputy Chairperson
- Kohepu – Deputy Mayor Chicky Rudkin
- Cr Felicity Foy
- Cr Davina Smolders
- Cr Hilda Halkyard Harawira
- Cr Rachel Baucke
- Cr Arohanui Allen

Kōrama / Quorum

The quorum at a meeting of Te Kūkupa Committee for Strategy, Policy and Regulation is 4 members.

Ngā Hui / Frequency of Meetings

The Committee shall meet 4 weekly.

Ngā Apatono / Power to Delegate

The responsibilities, duties and powers of the Committee are subject to the prohibition on delegation of powers under Clause 32(1), Schedule 7, Local Government Act 2002, and any other restrictions on delegation under any other relevant legislation.

Te Kūkupa Committee for Strategy Policy and Regulation may not delegate any of its responsibilities, duties or powers however it may establish working groups to consider issues within the committee's areas of responsibilities noting that working groups have no decision-making powers.

Ngā Herenga Paetae / Responsibilities

The Committee's responsibilities include, but are not limited to:

- Leading the development, review, and recommendation of Council strategies, policies, and bylaws.
- Overseeing the preparation and review of the Long Term Plan, Annual Plan, and associated consultation processes.
- Monitoring the implementation and effectiveness of adopted strategies and policies.
- Provide Governance level insight on Council's approach to regulatory matters - having regard to the separation of regulatory and non-regulatory decision-making functions as between the Chief Executive and Governance (section 42(3)(a) LGA02).
- Have input into submissions on central government policy, legislation, and regulatory proposals relevant to Council's functions.
- Considering and recommending to Council on matters relating to:
 - District Plan and Resource Management Act functions,
 - Environmental policy and planning,
 - Economic development strategies,
 - Social and community wellbeing policies,
 - Climate change adaptation and mitigation policy,
 - Regulatory fees and charges,
 - Other strategic or regulatory matters as delegated by Council.

The Committee has delegated authority to:

- Approve for consultation draft strategies, policies, and bylaws.
- Hear and consider submissions, including oral submissions on strategies, policies, and bylaws, and recommend adoption to Council.
- Have Governance level oversight of regulatory and policy matters as specifically delegated by Council - subject to Clause 32(1), Schedule 7, Local Government Act 2002 and section 43(3)(a) of the LGA02.
- Request reports and briefings from staff on matters within its scope.

The Committee does NOT have the authority to:

- Adopt final strategies, policies, or bylaws (unless specifically delegated by Council).
- Make decisions that are the responsibility of the full Council or another committee.

Ngā Ture / Rules and Procedures

Council's Standing Orders and Elected Member Code of Conduct apply to all meetings.

Reporting and Review of Committee Terms of Reference

In December of each year, the Responsible Officer alongside Democracy Services will submit a report to Council. The report will summarise the activities of the Committee and how it has contributed to the Council's governance and strategic objectives. This will look at whether the Council are meeting the full requirements of the Committee Terms of Reference and whether any amendments are required to the Committees terms of reference to increase efficient and effective decision making.

The terms of reference of the Committee will be reviewed as part of this report but can be amended by Council at any point throughout the term.

Integrated Work Programme 2026 - Committee Meetings and Monthly Operational Briefings (MOBs)

Date	Forum	Key Programme / Topic	Purpose	Details to be reported on	Te Kūkupa Role / Outcome
18 March 2026	Committee	Work Programme	Adoption of the Work Programme (this document)	Adoption of Te Kūkupa work programme 2026	Approval
19 March 2026	MOB – Full Council	Planning and Policy Group – Monthly Operational Briefing	Operational awareness and progress updates	Narrative update on progress on planned works, highlights, what is planned next. Status of Submissions Confirm metrics	Note and participate as part of full Council
15 April 2026	Committee	District Plan update	Governance direction on next statutory stage	Status of District Plan, next phases, key dates and upcoming decisions	Governance assurance
15 April 2026	Committee – Workshop	LGNZ Remit topics and planning	To workshop what FNDC wants to submit on and plan any submissions or support of submissions	<ul style="list-style-type: none"> Remits identified and scheduled approval by Council in alignment Zone meetings. 	Oversight and Approval
16 April 2026	MOB – Full Council	Planning and Policy Group – Monthly Operational Briefing	Operational awareness and progress updates	Narrative update on progress on planned works, highlights, what is planned next. Status of Submissions Confirm metrics	Note and participate as part of full Council

Date	Forum	Key Programme / Topic	Purpose	Details to be reported on	Te Kūkupa Role / Outcome
13 May 2026	Committee	Strategies and policies – Adoption and Implementation - Six monthly update	Monitoring and reporting on the implementation of adopted strategies and policies	<ul style="list-style-type: none"> • Implementation progress of adopted strategies and policies • Performance against intended outcomes • Risks and issues • Delivery constraints and issues <p><i>Dashboard style report, narrative on what is off track and recommended corrective actions</i></p>	Governance assurance
10 June 2026	Committee	Bylaw Review Programme – Annual Status Report	Annual governance oversight of bylaw review programme	<ul style="list-style-type: none"> • Statutory review schedule and timeframes • Expiry risks and legislative triggers • Compliance and enforcement trends by bylaw • Revenue versus cost (where applicable) • Recommended review priorities 	Confirm priorities and sequencing
10 June 2026	Committee	Status update on the master plan for Kerikeri-Waipapa	Resolution passed at the 15 April Te Kūkupa meeting	<ul style="list-style-type: none"> • 	Governance assurance

Date	Forum	Key Programme / Topic	Purpose	Details to be reported on	Te Kūkupa Role / Outcome
08 July 2026	Committee	Regulatory Performance Dashboard	Six monthly governance oversight of regulatory system performance	<ul style="list-style-type: none"> • Building Consent Authority performance and accreditation • Resource consent statutory compliance and trends • Compliance and enforcement activity • Environmental monitoring trends • Backlogs • Contractor performance (where applicable) • Emerging risks and issues <p><i>Dashboard style report – 3 to 5 pages</i></p>	Governance assurance and risk oversight
08 July 2026	Committee	District Plan status report	Status report on District Plan post Council decision to adopt	<ul style="list-style-type: none"> • Summary of Decisions • What is implemented • Next Steps 	Note performance and provide governance direction
12 August 2026	Committee	Climate Adaptation Programme – Strategy Implementation Report	Six-monthly governance assurance on implementation	<ul style="list-style-type: none"> • Progress against agreed milestones and action plan • Budget tracking against allocated funding • Key performance indicators and outcome measures • Risks, constraints and interdependencies • Areas of slippage or reprioritisation • Forward look to next period 	Note performance and provide governance direction

Date	Forum	Key Programme / Topic	Purpose	Details to be reported on	Te Kūkupa Role / Outcome
09 September 2028	Committee	Spatial Planning, Reserves and Placemaking – development and implementation	Six-monthly governance assurance of spatial plan development and implementation	<ul style="list-style-type: none"> • Progress against agreed milestones and action plan • Budget tracking against allocated funding • Key performance indicators and outcome measures • Risks, constraints and interdependencies • Areas of slippage or reprioritisation • Forward look to next period 	Note performance and provide governance direction
07 October 2026	Committee	Governance review of selected regulatory policies and bylaws	Review effectiveness of regulatory frameworks	<ul style="list-style-type: none"> • Effectiveness of current regulatory settings • Compliance and enforcement trends • Revenue versus cost (where applicable) • Identified gaps or issues • Potential review triggers 	Direction on review priorities
03 December 2026	Committee	Strategies and policies – Adoption and Implementation - Six monthly	Monitoring and reporting on the implementation of adopted strategies and policies	<ul style="list-style-type: none"> • Implementation progress of adopted strategies and policies • Performance against intended outcomes • Risks and issues • Delivery constraints and issues <p><i>Dashboard style report, narrative on what is off track and recommended corrective actions</i></p>	Governance assurance

Date	Forum	Key Programme / Topic	Purpose	Details to be reported on	Te Kūkupa Role / Outcome
03 December 2026	Committee	Regulatory Performance Dashboard	Six monthly governance oversight of regulatory system performance	<ul style="list-style-type: none"> • Building Consent Authority performance and accreditation • Resource consent statutory compliance and trends • Compliance and enforcement activity • Environmental monitoring trends • Backlogs • Contractor performance (where applicable) • Emerging risks and issues <p><i>Dashboard style report – 3 to 5 pages</i></p>	Governance assurance and risk oversight
03 December 2026	Committee	Broadway Kaikohe Placemaking Plan – six-monthly progress report	Six-monthly progress reporting on implementation of the Broadway Kaikohe Placemaking Plan, including reporting back to the Kaikohe-Hokianga Community Board and Te Kūkupa Committee	<ul style="list-style-type: none"> • Progress on priority projects identified in the plan • Funding and implementation opportunities being pursued • Six-monthly progress reported back to the Kaikohe-Hokianga Community Board and Te Kūkupa Committee 	Governance assurance

Date	Forum	Key Programme / Topic	Purpose	Details to be reported on	Te Kūkupa Role / Outcome
<i>Monthly (to be scheduled)</i>	<i>MOB – Full Council</i>	<i>Planning and Policy Group – Monthly Operational Briefing</i>	<i>Operational awareness and progress updates</i>	<i>Narrative update on progress on planned works, highlights, what is planned next.</i> <i>Status of Submissions</i> <ul style="list-style-type: none"> • <i>Confirm metrics</i> 	<i>For noting only</i>

Far North District Council

Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting
will be held in the Council Chamber, Memorial Ave, Kaikohe on:
Wednesday 8 July 2026 at 10:00 am

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1 KARAKIA TĪMATANGA / OPENING PRAYER

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 Committee 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.

3 NGĀ TONO KŌRERO / DEPUTATION

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

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

4.1 CONFIRMATION OF PREVIOUS MINUTES

File Number: A5791972

Author: Imrie Dunn, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

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

TŪTOHUNGA / RECOMMENDATION

That Te Kūkupa Committee for Strategy, Policy and Regulation confirm the minutes of the meeting held 13 May 2026 are true and correct.

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.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The minutes of the meetings 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.

ATTACHMENTS

- 1. 2026-05-13 Te Kūkupa Committee for Strategy, Policy and Regulation Minutes - A5767986**  

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.	There are no implications for Māori in confirming minutes from a 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 Chief Financial Officer has not reviewed this report.

UNCONFIRMED

Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting
Minutes

13 May 2026

**MINUTES OF FAR NORTH DISTRICT COUNCIL
ORDINARY TE KŪKUPA COMMITTEE FOR STRATEGY, POLICY AND REGULATION
MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVE, KAIKOHE
ON WEDNESDAY, 13 MAY 2026 AT 10:00 AM**

PRESENT: Chairperson Kelly Stratford, Deputy Chairperson Ann Court, Cr Rachel Baucke, Cr Felicity Foy (VC), Cr Hilda Halkyard-Harawira (VC), Cr Davina Smolders, (Ex-officio Member) Kahika - Mayor Moko Tepania (VC), Cr Arohanui Allen, Kohepu Chicky Rudkin

IN ATTENDANCE: Belinda Ward (Bay of Islands-Whangaroa Community Board Chairperson)

STAFF PRESENT: Donald Sheppard (Policy Advisor), Briar Macken (Manager - Strategy and Policy), Virginia Smith (Policy Advisor), Shayne Storey (Team Leader – Policy and Bylaws), Aaron Taikato (Group Manager – Te Hono), Tammy Wooster (Manager – Integrated Planning), Kate Ivicheva (Group manager – Planning and Policy), Imrie Dunn (Democracy Advisor).

1 KARAKIA TIMATANGA / OPENING PRAYER

At 10:00 am, Chairperson Kelly Stratford commenced the meeting with a karakia.

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

APOLOGY

RESOLUTION 2026/20

Moved: Chairperson Kelly Stratford
Seconded: Cr Chicky Rudkin

That the apology received from Kahika Moko Tepania, Cr Arohanui Allen and Cr Hilda Halkyard-Harawira be accepted and leave of absence granted.

CARRIED

Note: Kahika Moko Tepania and Cr Hilda Halkyard-Harawira may join online.

At 10:02 am, Kahika Moko Tepania joined the meeting.

At 10:03 am, Cr Hilda Halkyard-Harawira joined the meeting.

3 NGĀ KŌRERO A TE HEAMANA / CHAIRPERSON ANNOUNCEMENTS

Chairperson Kelly Stratford acknowledged that *Te Pātukurea – Kerikeri-Waipapa Spatial Plan* received national recognition at the New Zealand Planning Institute Best Practice Awards, winning both the Best Practice Award for Strategic or Non-Statutory Planning and the Supreme Award, the Nancy Northcroft Award, which was presented to Chair Stratford.

The plan is a 30-year non-statutory framework guiding the future growth of the Kerikeri-Waipapa area. Congratulations were extended to council staff and project partners Beca and Boffa Miskell. The Group Manager for Planning and Policy also acknowledged the strong partnership with the Hapū Rōpū and the meaningful involvement of rangatahi in the design process.

UNCONFIRMED

4 NGĀ TONO KŌRERO / DEPUTATION

There were no deputations.

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

5.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 4.1 document number A5740199, pages 14 - 20 refers.

RESOLUTION 2026/21

Moved: Cr Davina Smolders
Seconded: Cr Rachel Baucke

That Te Kūkupa Committee for Strategy, Policy and Regulation confirm the minutes of the meeting held 15 April 2026 are true and correct.

CARRIED

6 NGĀ PŪRONGO / REPORTS

6.1 UTU WHAKAWHANAKE DEVELOPMENT CONTRIBUTIONS POLICY 2025 PROPOSED AMENDMENT APPROVAL FOR CONSULTATION

Agenda item 5.1 document number A5641020, pages 21 - 54 refers.

MOTION

Moved: Chairperson Kelly Stratford
Seconded: Cr Davina Smolders

That Te Kūkupa Committee:

- a) Receives the Utu Whakawhanake Development Contributions Policy 2025 Amendment – Supporting Report in Attachment 1.
- b) Endorse the proposed amendments to the Utu Whakawhanake Development Contributions Policy 2025 found in Attachment 2.
- c) Adopts the Consultation Document in Attachment 4 to be released for public consultation to meet the requirements of section 82 of the Local Government Act 2002
- d) Approves the period for making written submissions on the proposal to be three weeks commencing on 18 May 2026 and ending on 8 June 2026.
- e) Delegates authority to the Te Kūkupa Committee Chairperson to decide on the date of any oral presentation/s of submissions
- f) Authorises the Chief Executive to make any necessary minor drafting or presentation amendments to the attached supporting documents to correct errors or omissions, or to reflect the decision made by the Te Kūkupa Committee prior to final publication and public release.

AMENDMENT

Moved: Cr Davina Smolders
Seconded: Deputy Chairperson Ann Court

UNCONFIRMED

That Te Kūkupa Committee:

- a) Receives the Utu Whakawhanake Development Contributions Policy 2025 Amendment – Supporting Report in Attachment 1.
- b) Endorse the proposed amendments to the Utu Whakawhanake Development Contributions Policy 2025 found in Attachment 2.
- c) Adopts the Consultation Document in Attachment 4 to be released for public consultation to meet the requirements of section 82 of the Local Government Act 2002 **subject to the removal of proposed amendments under clause 28.3.**
- d) Approves the period for making written submissions on the proposal to be three weeks commencing on 18 May 2026 and ending on 8 June 2026.
- e) Delegates authority to the Te Kūkupa Committee Chairperson to decide on the date of any oral presentation/s of submissions
- f) Authorises the Chief Executive to make any necessary minor drafting or presentation amendments to the attached supporting documents to correct errors or omissions, or to reflect the decision made by the Te Kūkupa Committee prior to final publication and public release.

In Favour: Deputy Chairperson Ann Court, Crs Rachel Baucke and Davina Smolders

Against: Chairperson Kelly Stratford, Crs Felicity Foy, Hilda Halkyard-Harawira, Moko Tepania and Chicky Rudkin

LOST

RESOLUTION 2026/22

Moved: Chairperson Kelly Stratford

Seconded: Cr Davina Smolders

That Te Kūkupa Committee:

- a) **Receives the Utu Whakawhanake Development Contributions Policy 2025 Amendment – Supporting Report in Attachment 1.**
- b) **Endorse the proposed amendments to the Utu Whakawhanake Development Contributions Policy 2025 found in Attachment 2.**
- c) **Adopts the Consultation Document in Attachment 4 to be released for public consultation to meet the requirements of section 82 of the Local Government Act 2002**
- d) **Approves the period for making written submissions on the proposal to be three weeks commencing on 18 May 2026 and ending on 8 June 2026.**
- e) **Delegates authority to the Te Kūkupa Committee Chairperson to decide on the date of any oral presentation/s of submissions**
- f) **Authorises the Chief Executive to make any necessary minor drafting or presentation amendments to the attached supporting documents to correct errors or omissions, or to reflect the decision made by the Te Kūkupa Committee prior to final publication and public release.**

In Favour: Chairperson Kelly Stratford, Crs Felicity Foy, Hilda Halkyard-Harawira, Kahika-Mayor Moko Tepania (ex-officio) and Kohepu-Deputy Mayor Chicky Rudkin

Against: Deputy Chairperson Ann Court, Crs Rachel Baucke and Davina Smolders

CARRIED

Aww

At 11:07 am, meeting was adjourned, and resumed at 11:14 am.

UNCONFIRMED

6.2 REVIEW OF DOG MANAGEMENT BYLAW AND POLICY

Agenda item 5.2 document number A5672995, pages 55 - refers.

RESOLUTION 2026/23

Moved: Chairperson Kelly Stratford
Seconded: Deputy Chairperson Ann Court

That Te Kūkupa Committee for Strategy, Policy and Regulation recommends to Council:

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

CARRIED

7 MEETING CLOSE

The meeting closed at 11:41 am.

The minutes of this meeting will be confirmed at the Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting held on 10 June 2026.

.....
CHAIRPERSON

5 NGĀ PŪRONGO / REPORTS

5.1 UTU WHAKAWHANAKE DEVELOPMENT CONTRIBUTIONS POLICY 2025 AMENDMENTS - SUBMISSION ANALYSIS AND ADOPTION REPORT

File Number: A5762138

Author: Virginia Smith, Policy Advisor

Authoriser: Kate Ivicheva, Group Manager - Planning & Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek recommendation to Council for adoption of amendments to the Utu Whakawhanake Development Contributions Policy 2025.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Operational testing of the implementation of the Utu Whakawhanake Development Contributions Policy (Policy) identified that amendments were required to address three matters:
 - The reconsideration process
 - Credit and terminology issues in clauses 17.8, 18.1 and 18.8; and
 - Minor technical corrections
- On 13 May 2026, Te Kūkupa Committee for Strategy, Policy and Regulation approved proposed amendments for consultation (resolution 2026/22, refers).¹
- The amendments do not change the underlying charging methodology, schedule of fees, or core policy settings previously consulted on and adopted
- Consultation on the proposed amendments to the Policy (attachment 02) took place from 18 May 2026 to 8 June 2026
- 25 submissions were received. 4 were out of scope. Of the 21 in-scope submissions, the majority supported the proposed amendments
- Staff analysis concludes that no further drafting changes are required to the proposed amendments
- The recommendation is to adopt the proposed amending Policy in attachment 03 and delegate reconsideration panel membership selection to the Chief Executive.

TŪTOHUNGA / RECOMMENDATION

That Te Kūkupa Committee for Strategy, Policy and Regulation recommend that Council:

- a) **Receive the Utu Whakawhanake Development Contributions Policy 2025 Amendments – Submissions Analysis Report in Attachment 1.**
- b) **Adopt the proposed amendments to the Utu Whakawhanake Development Contributions Policy 2025 in Attachment 2**
- c) **Resolves to commence the amended Utu Whakawhanake Development Contributions Policy 2025 on 27 July 2026.**
- d) **Delegates to the Chief Executive the selection of the membership of the reconsideration panel, from suitably delegated officers, for the purposes of clause 28 of the amended Utu Whakawhanake Development Contributions Policy 2025.**

¹ Far North District Council. (2026). Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation meeting, 13 May 2026. [Minutes]. [InfoCouncil](#).

- e) **Authorise the Chief Executive to make any necessary minor drafting or presentations to the Utu Whakawhanake Development Contributions Policy 2025 to correct any errors or omissions, or to reflect the decisions made by Council.**

1) TĀHUHU KŌRERO / BACKGROUND

Council adopted the Utu Whakawhanake Development Contributions Policy 2025 (Policy) on 7 October 2025, with the commencement date originally delayed to May 2026 (2025/136, refers). Council later resolved to move the commencement date to 1 July 2026 at its Council meeting held on 1 April 2026.

Implementation work began in November 2025. Through internal feedback, public enquiries, and operational testing, staff identified non-material changes that would make the Policy operate more efficiently and effectively. These changes were scheduled to occur at the next Policy review date.

Due to a legal compliance risk identified during the operational testing phase regarding the statutory decision timeframe for reconsideration applications, this amendment process was triggered, and all non-material changes were incorporated.

Date	Event
7 October 2025	Council adopted the Utu Whakawhanake Development Contributions Policy 2025 and delayed commencement to May 2026 (resolution ref 2025/136).
24 November 2025	Operational implementation planning began, covering process design, governance, communications, and systems.
1 April 2026	Council considered the operational implementation status update report and moved the commencement date to 1 July 2026. Policy amendment process activated.
13 May 2026	Te Kūkupa Committee for Strategy, Policy and Regulation approved the proposed amendments for consultation.
18 May 2026 – 8 June 2026	Public consultation was undertaken under section 82 of the Local Government Act 2002 25 submissions received No verbal submissions requested 4 submissions out of scope.
June 2026	Staff completed the submission analysis report and provided the amended Policy for decision.
8 July 2026	Te Kūkupa Committee for Strategy, Policy and Regulation Meeting – Submissions Analysis Report and amended Policy for consideration and Council adoption endorsement decision.

Council have completed consultation and met its legal obligations under the Local Government Act 2002 (LGA). It is now enabled to determine whether to adopt the proposed amendments. The submission analysis supports adoption of the amendments as consulted on, without further change.

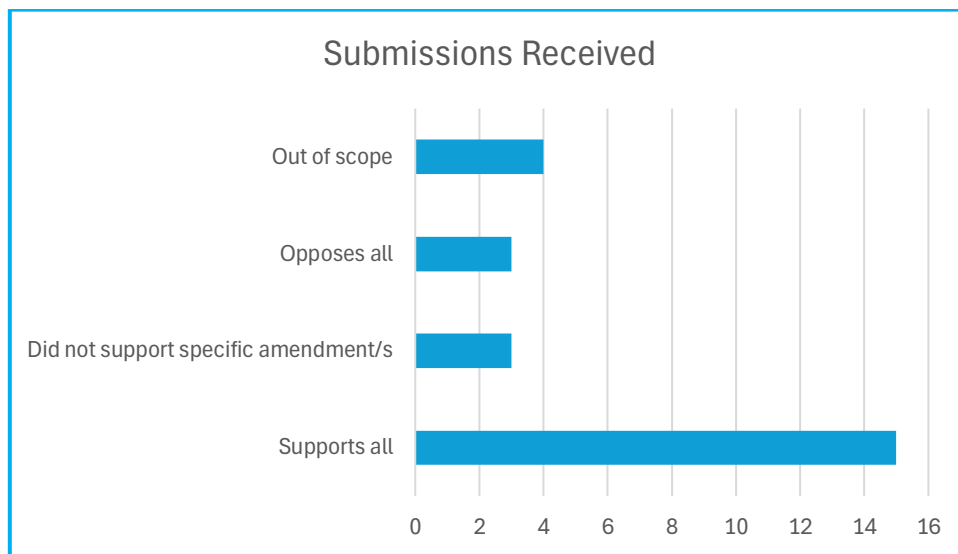
2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

SUBMISSION FINDINGS

Twenty-Five submissions were received on the proposed amendments (**Attachment 2**). 4 submissions were assessed as out of scope because they addressed wider issues about development contributions rather than specific amendments consulted on.

Of the twenty-one in scope submissions,

- 15 supported the proposed amendments,
- 3 did not support one or more amendments and/or proposed changes, while
- 3 opposed the proposal to amend the policy altogether.



The majority of submissions support proceeding with the proposed amendments, with the strongest feedback focussing on how the delegated reconsideration panel should operate in practice; however, no submission identified any alternative process that will resolve the statutory time frame issue.

The submission analysis concludes that the balance of feedback supports proceeding with the amendment as consulted on.

Reconsideration process

The key legal and operational issues are that the current clause 28.3 requires reconsiderations² to go to a public Council meeting, yet the LGA requires that reconsideration decisions be notified within 15 working days. The Supporting Report presented to the 13 May 2026 Te Kūkupa Committee for Strategy, Policy and Regulation Meeting³ identifies that ordinary Council meeting cycles, agenda lead-in times, and public notice requirements would often exceed that period.

Attachment 3 replaces that pathway with a panel of three suitably delegated officers, with discretion to refer significant matters to a commissioner, and a requirement to provide written advice on objection rights. This change preserves the right to seek reconsideration and objection, while making the process sustainable and workable in practice.

The submission analysis (**Attachment 1**) recommends retaining this amendment unchanged. It also notes that submitter concerns about safeguards are best addressed through implementation tools such as delegations, procedures, guidance, conflict management, and reporting, rather than further policy drafting.

Delegating membership to the Chief Executive is consistent with that approach. It allows the panel to be formed from suitably delegated officers with the right skills and availability to meet statutory timeframes, while keeping the policy wording unchanged.

² A “reconsideration” is when a developer asks the council to look at a development contribution charge again because they think it was worked out wrongly. Under the Local Government Act 2002 s199A(1), this can happen if the amount was miscalculated, the council applied its policy incorrectly, or the information used had mistakes or was incomplete.

³ Far North District Council. (2026). Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting. *Utu Whakawhanke Development Contributions Policy 2025 Proposed Amendment Approval for Consultation – Attachment 1 Supporting Report for Utu Whakawhanake Development Contributions Policy 2025 Amendment*. [Agenda item 5.1]. [InfoCouncil](#).

Referring reconsiderations to a panel of delegated officers is consistent with the approach taken by other councils, including Whangārei, Kaipara, and Auckland Councils.

Credit provisions

The proposed amendments to clauses 17.8.a.iv, 18.1.b, 18.8.a and 18.8.b improve clarity and fairness in how credits are recognised. They separate HUE calculation from credit allocation, align terminology, strengthen cross-references, and recognise section 224(c) certificates issued before 1 July 2026 where title registration is delayed by Land Information New Zealand.

The Supporting Report⁴ explains that these changes are intended to avoid inequity where developers have completed the Council approval process, but title registration is delayed for reasons outside their control. The amended policy text in **Attachment 3** reflects that approach by extending historical credit recognition to allotments with either a registered title or a section 224(c) certificate issued before 1 July 2026.

Submission feedback supported retaining these amendments as drafted. The analysis found no drafting defect or new issue that would justify changing the proposed wording after consultation.

Technical corrections

The proposed technical amendments correct grammar, spelling, duplicated wording, headings, and cross references. The Submission Analysis (**Attachment 1**) reiterates the Supporting Report conclusion that these amendments are low-risk and high-value because they improve clarity, consistency, transparency, and legal defensibility without changing the underlying charging intent.

Attachment 3 incorporates these amendments into the full amended Policy text. Adopting the amendments without further change will ensure that the operative clauses, schedules, methodology, and explanatory material read as one coherent framework.

Legislative Compliance to support Policy amendment

The Policy is adopted and amended under the LGA. Sections 102(4)(b) of the LGA allows Council to amend the Policy at any time, provided it has first consulted on the proposed amendments in a manner that gives effect to the requirements of section 82 LGA.

LGA Section	Policy Requirement	Amendment Compliance
s102(4)(b)	Amending funding and financial policies	Enables Council to amend its financial policies adopted under section 101(2) LGA
S82 as directed by s102(4)(b)	Compliance with the principles of consultation and information requirements for public consultation when amending funding and financial policies	Enables Council's discretion to ensure efficient use of Council resources. Considerations when using discretion: <ul style="list-style-type: none"> • known community views, • ability for public to provide their views • prudent use of Council resources • significance of decision in alignment with its significance and engagement policy • engagement material is clear about the scope of the consultation and feedback sought

⁴ Far North District Council. (2026). Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting. *Utu Whakawhanke Development Contributions Policy 2025 Proposed Amendment Approval for Consultation – Attachment 1 Supporting Report for Utu Whakawhanake Development Contributions Policy 2025 Amendment*. [Agenda item 5.1]. [InfoCouncil](#).

s197AB(c)	Transparency	Enhanced cross-referencing and clear exceptions
s197AB(d)	Fairness and equity	Parallel treatment of residential and non-residential
s106(2)	Methodology clarity	Separation of HUE calculation from credit assessment
s199A	Reconsideration grounds	Reduced ambiguity minimises incorrect assessments
Schedule 13, Clause 2	Units of demand	Clear linkage between credits and demand factors

Risks and mitigations

The primary risk of not adopting the amendments is that clause 28.3 of the Policy will remain operationally unworkable, exposing Council to avoidable legal and service risks. This includes the risk that reconsideration decisions are not made within statutory timeframes, or that Council must rely on unsustainable Extraordinary Council Meetings to maintain legal compliance.

A smaller reputational risk remains that some stakeholders may perceive the amendments as a policy shift, even though the reports describe them as non-material changes that provide operational improvements and better usability. This risk is best managed through clear communication, transparent implementation, and written reasons for reconsideration decisions.

OPTIONS

Option	Advantages	Disadvantages
<p>1. Adopt the proposed amendments without further changes and delegate panel membership selection to the Chief Executive</p>	<ul style="list-style-type: none"> • Consistent with previous Council decisions • Consistent with submission analysis • Resolves statutory workability issue • Improves fairness and clarity • Avoids reopening consultation • Supports timely and efficient implementation • Most cost-effective option • Strongest alignment with LTP outcomes • Council staff are currently developing Panel safeguards, processes and supporting material to address the concerns raised through the submissions. 	<ul style="list-style-type: none"> • None identified
<p>2. Do not adopt the amendments and retain the current version of the adopted Utu Whakawhanake Development Contributions Policy 2025 as adopted on 7 October 2025.</p>	<ul style="list-style-type: none"> • No immediate change to the Policy text 	<ul style="list-style-type: none"> • Council accepts identified legal compliance risk of not meeting the statutory timeframe • Leaves the reconsideration process unworkable long term • Policy retains drafting and cross-referencing issues • Weakens fairness where section 224(c) Resource Management Act 1991 timing issues arise • Weakest alignment with LTP because it undermines efficient administration and creates avoidable legal and operational risk • Is the least cost-efficient option as it will require the most resourcing to achieve compliance

Option 1 is the recommended option, as it best reflects consultation feedback and Council's prior decisions. It is also the most cost-effective and operationally efficient option, with the strongest alignment to LTP outcomes.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Staff recommend Option 1, as it addresses the identified legal and operational risks, enhances fairness and clarity, and remains within the scope of the amendments consulted on. It also reflects the predominant theme arising from submissions, namely, to proceed with the amendments as

drafted, while managing panel safeguards through implementation rather than further policy amendment.




Delegating responsibility for selecting reconsideration panel members to the Chief Executive is an appropriate and proportionate administrative measure. This approach supports timely decision-making, enables the formation of panels based on relevant skills and expertise, and provides necessary operational flexibility, while remaining consistent with amended clause 28.3 as set out in Attachment 2.

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

There are no financial implications from the proposed amendments. The proposed amendments do not change the Policy's fee schedule or funding settings.

Any additional initiatives, implementation, or enforcement costs that cannot be managed within existing budgets will need to be identified by the teams responsible for implementation and considered through the appropriate budgeting and planning processes.

ĀPITIHINGA / ATTACHMENTS

1. **Utu Whakawhanake Development Contributions Policy 2025 Submission Analysis Report June 2026 - A5818145** [↓](#) 
2. **Proposed-AMENDMENTS in Tracked Changes-Utu-Whakawhanake-Development-Contributions-Policy-2025 - A5819960** [↓](#) 
3. **Utu Whakawhanake Development Contributions Policy 2025 Amended June 2026 - A5818143** [↓](#) 

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	As per the Significance and Engagement Policy, the level of significance is low, as impacts are predominately administrative rather than financial or strategic, and community views are known through the Submissions Analysis Report.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	<p>Te Pae Tata – Three-Year Long-Term Plan, Infrastructure Strategy, Far North 2100, Te Pūtōrino / Kerikeri-Waipapa Spatial Plan Te Pae o Uta Revenue and Financing Policy Rating Policy Proposed District Plan</p> <p>The proposed amendments align with those strategic documents because they do not change the Policy direction or funding model. Instead, they improve transparency, fairness, and operational workability within the existing strategic framework.</p>
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 has a District Wide relevance, therefore Community Boards views were not sought.
<p>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.</p> <p>State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.</p>	No consultation was sought with Iwi or Hapū, due to the nature of the amendments proposed.

<p>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).</p>	<p>Developers</p>
<p>State the financial implications and where budgetary provisions have been made to support this decision.</p>	<p>The proposed amendments do not change the Policy’s fee schedule, or funding settings. Any additional initiatives, implementation, or enforcement costs that cannot be managed within existing budgets will need to be identified by the teams responsible for enforcement and considered through the appropriate budgeting and planning processes.</p>
<p>Chief Financial Officer review.</p>	<p>The CFO has reviewed this report</p>

Utu Whakawhanake Development Contributions Policy 2025 – Proposed Amendments

Submissions Analysis Report

Attachment 1

Purpose

To provide the analysis of the 25 submissions received from the public consultation for the Utu Whakawhanake Development Contributions Policy 2025 (UWDC) proposed amendments to support Council decision-making.

Context and Situation

On 7 October 2025¹ at an Extraordinary Council Meeting, the Council adopted the Utu Whakawhanake Development Contributions Policy 2025 (resolution ref 2025/136).

Implementation work in preparation of operationalising the Policy began on 24 November 2025², supported by a structured programme covering process design, governance, communications, and system requirements. Through public inquiries, internal feedback, and operational testing staff identified non-material changes to make the Policy more efficient and effective that were noted for when the Policy review was due. However, a legal compliance risk regarding the statutory timeframe in which a reconsideration application must be decided, triggered this early Policy amendment process. As a result, staff decided to include the earlier identified amendments along with proposing an amendment to the reconsideration process to enable a sustainable solution and mitigate the legal compliance issue.

At the 13 May 2026 Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting³, staff presented the proposed UWDC Policy amendments to address the following identified issues:

- **Reconsideration process:** clause 28.3(b)⁴ is not operationally feasible because reconsiderations must be determined within 15-working days under the Local Government Act 2002.
- **Credits Framework:**
 - **Clause 17.8.a.iv** currently creates structural inconsistency. It places credit criteria within the HUE calculation methodology section, which duplicates and may conflict with the credit framework in Clause 18.
 - **Clause 18.1.b** uses inconsistent terminology ('vacant land') and lacks clear cross-referencing to the detailed provisions in clauses 18.8.a.i and 18.8.b.i, creating potential ambiguity about application of historical credits.
 - **Clause 18.8.a.i** uses inconsistent terminology ('existing lot'), has unclear exception ('unable to be built on'), and clause 18.8.a.i appears truncated in the Policy.

¹ Far North District Council. (2025). Extraordinary Council Meeting *Utu Whakawhanake Development Contributions Policy – Analysis of Submissions – Adoption of Policy*. [Agenda report 6.2]. 7 October 2025. [InfoCouncil](#).

² Far North District Council. (2026). Council Meeting *Development Contributions Policy – Operational Implementation Status Update and Go-Live Timing*. [Agenda report 6.5]. 1 April 2026. [InfoCouncil](#).

³ Far North District Council. (2026). Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting *Utu Whakawhanake Development Contributions Policy 2025 Proposed Amendments Approval for Consultation*. [Agenda report 5.1]. 13 May 2026. [InfoCouncil](#).

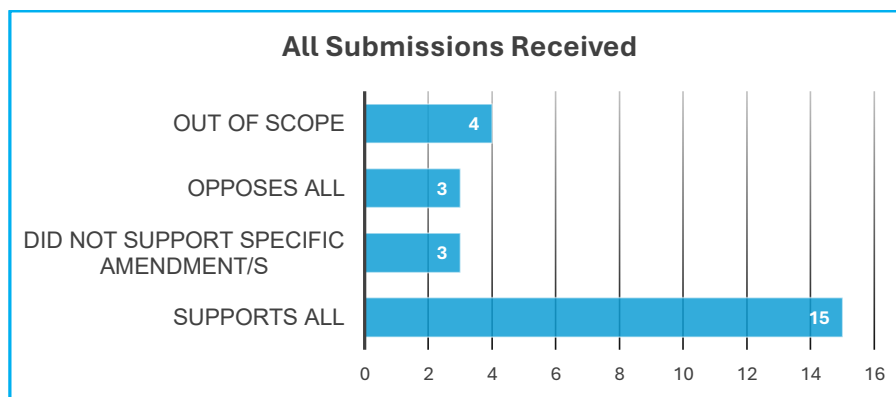
⁴ Section 199B of the Local Government Act 2002 imposes the 15 working-day timeframe.

- **Clause 18.8.b.i** contains the same terminology and clarity issues identified above in clause 18.8.a.i and does not provide sufficient guidance for crediting partially developed non-residential allotments creating risk of inconsistent and inequitable application.
- **Technical corrections:** Minor errors that do not alter the operative intent or effect of the Policy have been identified (grammar, 'typos', and cross reference mistakes) and should be corrected to ensure consistency across the Policy's form.

At that same meeting, the Te Kūkupa Committee for Strategy, Policy and Regulation resolved to approve the amendments and proposal for public consultation.

Public consultation commenced on the 18 May 2026 and closed on 8 June 2026. 25 submissions were received, with no verbal submissions being requested. Council has now complied with its obligations under section 82 of the Local Government Act 2002 and are enabled to make a final decision regarding amending the UWDC Policy as presented in the covering Council report.

Summary of Submissions



25 submissions were received on the proposed amendments to the Utu Whakawhanake Development Contributions Policy 2025.

- 60% (15 submitters⁵) supported all of the proposed amendments to the UWDC Policy
- 12% (3 submitters⁶) did not support all of the proposed changes
- 12% (3 submitters⁷) opposed the proposal to amend the UWDC Policy
- 16% (4 submitters⁸) were out of scope for the proposal.

The majority of submissions support proceeding with the proposed amendments, with the strongest feedback focussing on how the delegated reconsideration panel should operate in practice and on the fairness of the proposed credit wording.

Four submitters commented primarily on broader issues about development contributions or other unrelated matters, which are out of scope for this consultation. For completeness, their feedback is recorded in this section to ensure transparency, but it is excluded from the quantitative analysis and recommendations, which are based on the remaining 21 in-scope submissions.

⁵ Submitters 1, 3, 4, 5, 8, 10, 12, 14, 15, 16, 17, 21, 22, 24 and 25.

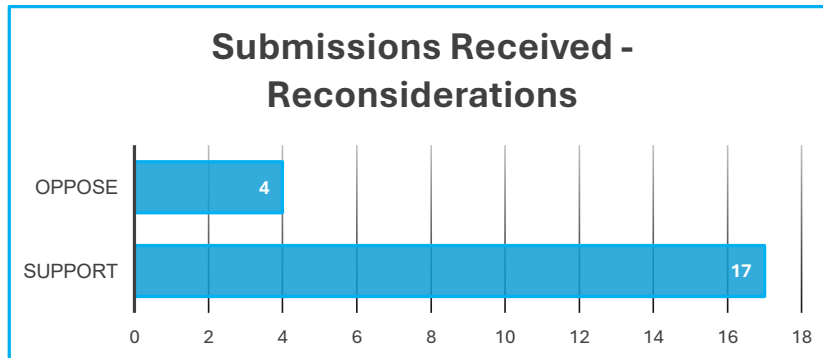
⁶ Submitters 2, 11 and 19

⁷ Submitters 7, 9 and 18

⁸ Submitters 6, 13, 20 and 23

Proposed Policy Amendments Analysis

Reconsideration process



Of the 21 in-scope submissions, 17 (80.95%) supported the proposed amendment to clause 28.3. **Submitter 1** supported the change but sought additional accountability measures, requesting greater clarity about panel composition, independence, accountability, and oversight. This included a request for published criteria, written reasons for panel decisions, annual reporting, and conflict of interest management.

Submitter 11 also supported the proposed panel pathway but requests that the panel comprise of elected members only.

Four submitters did not support the proposed amendment, with two submitters feedback (**Submitters 9 and 19**) primarily focused on concerns about implementation transparency and governance arrangements.

“Leave as is for transparency. This is another way for you to hide what you are doing. Don’t agree with it”
– **Submitter 9**

“Do not replace the current reconsideration process with a delegated officer panel process as you have not made it clear roles, skills and number would constitute the delegated ; and what Council governance and oversight would be put in place.” – **Submitter 19**

No submitter feedback on this proposed amendment identified or proposed an alternative pathway to address the legal risks that the amendment is intended to mitigate.

Recommendation: The proposed amendment to clause 28.3 should be retained.

The supporting report⁹ identifies that the current requirement for reconsiderations¹⁰ to be reported to and decided by Council at a public meeting is not workable within the statutory 15-working day timeframe. This is because ordinary Council meeting cycles and agenda lead-in times would often exceed that period.

⁹ Far North District Council. (2026). Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting *Utu Whakawhanake Development Contributions Policy 2025 Proposed Amendments Approval for Consultation* – Attachment 1 – Supporting Report. [Agenda report 5.1]. 13 May 2026. [InfoCouncil](#).

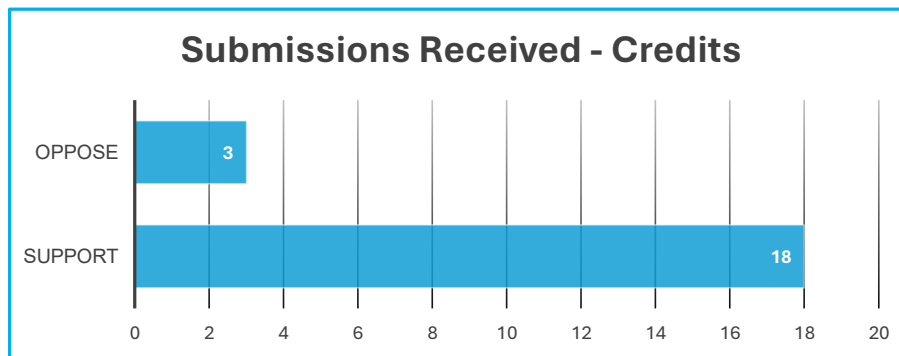
¹⁰ This is when a developer can request Council to reconsider their development contribution charge on one or more of the statutory grounds identified under section 199A(1) of the Local Government Act 2002.

The proposed amendment addresses that problem by replacing the current process with determination by a panel of suitably delegated officers, while providing the developer with written reasons for the panel's decision and preserving the right of a developer to object under clause 29 of the UWDC Policy.

Submission feedback does not provide a basis to depart from the core amendment. Instead, the main message from submitters who provided feedback on this amendment is that the operational design of the panel should be transparent, well-documented and clearly communicated. Suggestions such as those made by **Submitter 1** all speak to implementation of the panel process rather than requiring further amendment to the Policy wording itself.

No further changes are recommended in response to the submissions on clause 28.3. The amendment as proposed should be adopted, while noting in the report to Council that staff are already working to address the panel safeguard issues raised by submitters through operational design, delegations, procedures, and supporting guidance rather than through additional changes to the proposed policy text.

Credit Framework



85.71% of submissions support the amendment of clarifying the historical credit provisions and improving fairness where a section 224(c) certificate has been issued before 1 July 2026, but title registration is delayed. Received

One submitter (**Submitter 2**) provided feedback on the credit amendments and wanted confirmation that pre-commencement approval should not lose credit eligibility because of administrative timing outside the applicant's control, which is consistent with the rationale that was set out in the supporting report¹¹ to Utu Whakawhanake Development Contributions Policy 2025 Proposed Amendments Approval for Consultation report to Council.

The feedback from the three submitters opposing this and all proposed amendments (**Submitters 7,9 and 18**) express their desire for Council not to make any changes to the UWDC Policy.

"No changes to be made" – Submitter 9

Recommendation: The proposed amendments to clauses 17.8.a.iv, 18.1.b, 18.8.a and b, should also be retained as drafted.

¹¹ Far North District Council. (2026). Ordinary Te Kūpapa Committee for Strategy, Policy and Regulation Meeting *Utu Whakawhanake Development Contributions Policy 2025 Proposed Amendments Approval for Consultation – Attachment 1 – Supporting Report*. [Agenda report 5.1]. 13 May 2026. [InfoCouncil](#).
Utu Whakawhanake Development Contributions Policy 2025 – Submission Analysis Report

The supporting report states that these amendments are intended to separate the HUE calculation from credit allocation, harmonise terminology, improve cross referencing, and recognise section 224(c) certificates issued before 1 July 2026 so that applicants are not disadvantaged by Land Information New Zealand title delays outside their control.

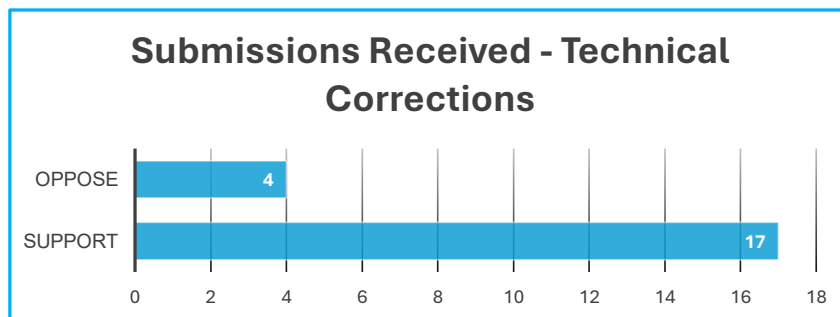
The consultation material also emphasised that these changes are about fairness, internal consistency and implementation clarity, rather than any change to the underlying charging methodology or fee schedule.

Submission feedback is consistent with that rationale. Feedback from **Submitter 2** reinforces the fairness case for the amendments, and no feedback identifies a drafting defect that would justify changing the proposed wording further.

Some other comments about how other parts of the wider development contributions framework operate fall outside the scope of this consultation and should not be treated as a basis to reopen the proposed credit amendments.

The analysis supports retaining the proposed credit amendments unchanged. Within the scope of the consultation, the advantages of retaining the amendments are that they improve clarity, align terminology across the policy, recognise 224(c) circumstances for fairness, reduce duplication, and support more consistent credit assessment for both residential and non-residential development.

Technical Corrections



80.95% support the amendments with 19.05% in opposition to the proposed technical correction amendments.

*"...without going through line by line I do not have confidence that "fixing" grammar, formatting, and cross-referencing errors will not change the policy". – **Submitter 19***

Recommendation: The technical corrections should be adopted as proposed.

The proposed amendments are limited to grammar, spelling, duplicated wording, headings, and cross-reference fixes, that do not change or alter the underlying intent or effect of the UWDC Policy.

These amendments are low-risk, high-value changes. Their impact improves clarity, consistency, and transparency ensuring the UWDC Policy is easier to apply and understand. They align key components of the UWDC Policy, reduce ambiguity and the risk of inconsistent interpretation, and strengthen legal defensibility without changing the Policy's underlying charging intent.

Out of Scope feedback

The overall submission analysis should remain confined to the specific matters on which Council consulted.

The consultation document expressly states that feedback not directly related to the proposed amendments may still be noted but is out of scope for the formal analysis of submissions and reporting back to Council. Accordingly, only feedback directly related to the proposed amendments has been used to inform the recommendations.

Conclusion

The submissions support adopting the proposed amendments as consulted on.

The analysis does not identify any submission theme that justifies changing the wording of the proposed amendments to clause 28.3 or the proposed amendments to clauses 17.8.a.iv, 18.1.b, 18.8.a and b. The appropriate response therefore is to retain the proposed amendments as drafted, while recording that staff are already addressing submitter concerns about delegated panel safeguards through operational workstreams and implementation planning rather than further policy amendment.

APPENDIX 1 – LIST OF SUBMISSIONS RECEIVED

Submitter ID	Organisation
1	Individual Submitter
2	Individual Submitter
3	Individual Submitter
4	Individual Submitter
5	Daniel Amosa
6	Individual Submitter
7	Drew Hikuwai
8	Individual Submitter
9	Individual Submitter
10	Individual Submitter
11	Barbara Cross
12	Individual Submitter
13	Individual Submitter
14	Individual Submitter
15	Jo Alexander - Whangaparoa- BOI Community Board Member
16	Nici Curtis
17	Individual Submitter
18	Individual Submitter
19	Individual Submitter
20	Grant Macpherson
21	Individual Submitter
22	Rolf Mueller-Glodde
23	Peter Hendl - Waipapa centre Ltd and WBC ltd (Owner)
24	Individual Submitter
25	Individual Submitter

Utu Whakawhanake- Development Contributions Policy 2025 – includes proposed amendments

The Far North District Council
Resolution in Council 7 October 2025

Under section 102(1) of the Local Government Act 2002 the Far North District Council adopted the following policy about
Development Contributions.

Commencement Date changed to 1 July 2026
Resolution in Council 1 April 2026.

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Introduction to the Policy

How to read this Policy

This Development Contributions Policy document contains the following key elements:

- The 'operational' part of the Development Contributions Policy (Policy) – the 'what', 'when', and 'how much' for assessing and calculating development contributions.
- Related information, relevant provisions of the Local Government Act 2002 (LGA), or examples that assist the reader or user of the Policy to understand how it is applied and used on a day-to-day basis.
- Council's chosen policy direction. These are the elements of the Policy that Council can determine, but which must be aligned with the legislative requirements.

About this policy

The LGA requires Territorial Authorities to have a policy on development contributions or financial contributions. A territorial authority may only charge and collect development contributions from developers as provided for in a development contributions policy.

Development contributions are charges levied by councils on developments that create additional demand for infrastructure within their districts. These contributions help fund the provision of new or expanded infrastructure – such as reserves, roads, water supply, wastewater, stormwater drainage, and community facilities – required to service growth. This includes the demand generated by new subdivisions, buildings, or changes in land use that require resource consent, or building consent (e.g., converting a residential property into a commercial one).

Development contributions ensure the cost of growth-related infrastructure is shared fairly by those who create the need for, or benefit from, that infrastructure – rather than falling disproportionately on existing ratepayers.

In 2003, Council introduced a Development Contributions Policy to assist with the funding needed to support the growth of the District. In 2014 this policy was amended to stop charging development contributions, due a period of slowed growth, partly influenced by the global financial crisis.

The Far North District is experiencing sustained growth. In response, Council must plan and invest in infrastructure in a prudent, effective, and timely manner to meet current and future needs.

To support this, Council has adopted a new Development Contributions Policy as a tool to recover a portion of the capital costs associated with growth. Development contributions represent a critical funding source to help ensure that key infrastructure can be delivered as the District continues to grow.

This Policy sets out the framework for how and when development contributions will be required.

Related Information

The LGA provides the statutory framework and policy content requirements for a development contributions policy and Council has developed the Council Policy in accordance with these requirements.

This document is detailed in nature so that it meets all the legal requirements set out in the LGA. It provides clear, transparent information for people undertaking development (as per the LGA definition) to understand how development contribution fees are calculated and invoiced as well as what their development contribution payments are being used for.

The Policy

Part A: Preliminary Provisions

1. Title

- 1.1. This policy is the Far North District Council Utu Whakawhanake – Development Contributions Policy.
- 1.2. This Policy is made pursuant to ss 102(1) and 102(2)(d) of the LGA.

2. Commencement

- 2.1. This policy comes into force on 1 July 2026.

3. Application

- 3.1. This policy applies to the district of the Far North District Council.

4. Purpose

s197AA

- 4.1. The purpose of the Policy is to enable Council to recover from persons undertaking development a fair, equitable and proportionate portion of the costs of capital expenditure necessary to service growth within the Far North District.

5. Policy objectives

s197AB

The objectives of this Policy are to:

- 5.1. Clearly state what development contributions fees will be charged by Council, and in what circumstances, to provide certainty for developers and the community.
- 5.2. Ensure that those undertaking development contribute fairly to the funding of infrastructure and facilities to service growth.
- 5.3. Provide development contributions revenue as part of the overall funding mix for infrastructure and facilities to support new development, while ensuring that only a fair and equitable portion of capital expenditure is recovered.
- 5.4. Provide transparency about how development contribution fees are calculated, including the underlying methodology and assumptions.
- 5.5. Promote fairness, transparency and sustainability in the application of development contributions, and support Council's broader responsibility to promote the social, economic, environmental and cultural well-being of its communities now and into the future.

6. Date of effect

s198(2A)

- 6.1. This Policy applies to any building consent or resource consent application or request for authorisation for a service connection submitted, with all required information, on or after 1 July 2026.

- 6.2. Applications or requests submitted (accompanied by all required information) before 1 July 2026 even if granted on or after that date, will not be subject to this Policy.

7. Statutory Context

This Policy has been prepared and adopted in accordance with the relevant provisions of the LGA in particular:

- 7.1. Section 102(2)(d), which is the requirement for Council to have a policy on development contributions or financial contributions;
- 7.2. Section 106, which sets out the matters that must be included in a development contributions policy;
- 7.3. Section 102(4)(b), which allows Council to adopt and amend the Policy at any time after consulting in a manner that gives effect to s82;
- 7.4. Section 201A(5), which allows Council to make changes to the Schedule of Assets for which development contributions will be used at any time without consultation subject to those changes meeting the necessary legislative requirements;
- 7.5. Sections 197-199, which provide for a territorial authority to require development contributions;
- 7.6. Section 201, which sets out the required content of a Development Contributions Policy;
- 7.7. Sections 197AA and 197AB, which outline the purpose and principles for development contributions;
- 7.8. Section 201A(1) sets out the matters that must be included in the required Schedule of Assets contained in the development contributions policy.
- 7.9. Schedule 13, which sets out the methodology for calculating contributions
- 7.10. Under the LGA, development contributions are a funding tool that allows territorial authorities to recover a fair and proportionate share of capital expenditure necessary to service growth. They are intended to ensure that those who create demand for infrastructure contribute to the cost of providing it.
- 7.11. This Policy must be adopted in accordance with the special consultative procedure under s83 of the LGA. Once adopted, the Policy forms part of Council's broader financial and infrastructure planning framework, including the LTP and any infrastructure strategy.

8. Policy Review

ss82m 106, 201A(5)

- 8.1. The Policy must be reviewed at least every three years. A review of the Policy must include consultation that gives effect to the requirements of s82 of the LGA (LTP). Usually, Council undertakes a review of the Policy in conjunction with the review of the Long -Term Plan (LTP), however amendments to the Policy between LTP cycles can also occur if required. These amendments must also be consulted on.
- 8.2. Council may make changes to the Schedules of Assets in Section 1 of this Policy without consultation, subject to those changes meeting the necessary legislative requirements.
- 8.3. There is also provision in s106(2B) and (2C) of the LGA for Council to increase the development contributions payable in relation to changes in the Producer Price Index (PPI). No consultation is required but the details of the increase must be made publicly available before it takes effect.

9. Supporting documentation

s106(3)

- 9.1. Council is required under s106(3) of the LGA to make available for public inspection the full methodology that demonstrates how the calculations for development contributions charges are made.
- 9.2. The Cost Allocation Methodology summarised in clause 45 of the Policy is available for public inspection at all Council offices.
- 9.3. A viewing of the full methodology as stipulated in s106(3) of the LGA can be arranged on request.

10. Financial Contributions

s106(2)

- 10.1. Council's ability to collect financial contributions is enabled by the RMA 1991 and supported by the LGA. While financial contributions are imposed through conditions on resource consents under the RMA (s108), the LGA (s102(2)(d)) requires that any Council intending to use financial contributions must adopt a Financial Contributions policy as part of its wider suite of funding and financial policies.
- 10.2. The District Plan sets out the specific purposes and circumstances under which financial contributions may be imposed as a condition of a resource consent. These typically relate to avoiding, remedying, or mitigating the adverse effect of development on the environment and existing infrastructure. Financial contributions may be required in the form of money or land and are generally applied where the impacts of a development cannot be appropriately addressed through other regulatory or funding mechanisms.
- 10.3. Examples of where financial contributions may apply include upgrades to roads, water supply, stormwater infrastructure, or the provision of reserves. Where explicitly provided for in the District Plan, they may also apply to the provision or enhancement of community facilities such as libraries, community halls, where those assets are directly impacted by new development.

Interpretation

11. Abbreviations

11.1. The following abbreviations mean the following:

CAM	Cost Allocation Methodology
GAC	Growth Attributable Cost
GFA	Gross Floor Area Gross Floor Area
GST	Goods and Services Tax
HUE	Household Unit Equivalent
IS	Infrastructure Strategy
LGA	Local Government Act 2002.
LOT	Allotment
LTP	Te Pae Tata – Three Year Long Term Plan.
RMA	Resource Management Act 1991.
‘s’ or ‘ss’	means the relevant section(s) of the LGA, unless otherwise stated. (i.e., section 106 or s106; sections 199A-199P or ss199A-199P).
‘sch’	Means the relevant schedule of the LGA.
VMPD	Vehicle movements per day

12. Glossary of terms

12.1. The definitions below apply for the purposes of this Policy.

Accommodation units	Has the same meaning as defined in s197 of the LGA and means units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.
Activity	For the purposes of this Policy means a grouping of the Council services, facilities and amenities as listed in Part B, clause 14 of this Policy.
Aged care room	Means any dwelling unit in a ‘rest home’ or ‘hospital care institution’ as defined in s58(4) of the Health and Disability Services (Safety) Act 2001

Allotment	<p>Has the same meaning as defined in s218(2) of the RMA as:</p> <p>(a) any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not -</p> <p style="padding-left: 40px;">(i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</p> <p style="padding-left: 40px;">(ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</p> <p>(b) any parcel of land or building or part of a building that is shown or identified separately</p> <p style="padding-left: 40px;">(i) on a survey plan; or</p> <p style="padding-left: 40px;">(ii) on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or</p> <p>(c) any unit on a unit plan; or</p> <p>(d) any parcel of land not subject to the Land Transfer Act 2017.</p>
Ancillary activity	Means an activity that supports and is subsidiary to a primary activity
Average	For the purposes of this Policy refers to a calculated mean value used to distribute the total cost of growth-related infrastructure across units of demand (e.g., per dwelling, per lot, per Household Unit Equivalent), to ensure a fair and consistent basis for development contributions.
Average household	<p>An Average Household represents the average demand for Council services generated by a typical detached Dwelling Unity occupied by a single household.</p> <p>For this Policy means the occupancy rate of 2.6 people.</p>
Base units	The demand of an average dwelling unit for each Activity
Capital expenditure	Has the same meaning as defined in s197 of the LGA and includes any funding provided by the responsible levy authority to contribute to the construction costs of eligible infrastructure that has been, or intended to be, transferred to the authority under s90 of the Infrastructure Funding and Financing Act 2020.
Catchment	A separately defined area of the District, defined by Activity and location for funding purposes
Commercial activity	Any activity trading in goods, equipment or services. It includes any ancillary activity to commercial activity (for example administrative or head offices).
Commercial accommodation	Units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation
Community activities	Land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility. This is used in Tables 1 to 4.
Community facilities	Has the same meaning as defined in s197(2) of the LGA and means reserves, network infrastructure, or community infrastructure for which

	development contributions may be required in accordance with s199 of the LGA.
Community infrastructure	Has the same meaning as defined in s197(2) of the LGA as: (a) means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and (b) includes land that the territorial authority will acquire for that purpose
Cost allocation	The allocation of the capital costs of a project to the various drivers for the project, such as renewal, level of service and additional capacity to meet growth.
Cost allocation methodology	Means the framework that determines how the costs of projects are split between existing and new users, based on the causes of demand and distribution of benefits. It ensures that contributions are calculated in a fair, transparent, and legally compliant matter.
Council	Means the Far North District Council and includes staff acting in accordance with delegated authority.
Credits	Means a credit to be applied to a development contribution assessment under clause 18 of this Policy.
Crown	Includes all government departments, Ministries, and Crown entities (e.g., Kāinga Ora) undertaking development for public purposes to which s8 of the LGA applies.
Developer	A person, who is an applicant for a resource consent or certificate under the RMA or building consent or certificate under the Building Act 2004, or a request for service connection authorisation.
Development	Has the same meaning defined in s197(1) of the LGA: a) any subdivision, building (as defined in s8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but b) does not include the pipes or lines of a network utility operator
Development agreement	Has the same meaning as defined in s197(2) of the LGA: a voluntary contractual agreement made under ss207A to 207F of the LGA between 1 or more developers and 1 or more territorial authorities for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in 1 or more districts or a part of a district
Development contribution	Has the same meaning as defined in s197(2) of the LGA and means a contribution- (1) provided for in a development contribution policy of a territorial authority; and (2) calculated in accordance with the methodology; and (3) comprising— (i) money; or (ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land

	<p>within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or</p> <p>(iii) both</p>
Development contributions objection	Has the same meaning as defined in s197(2) of the LGA: an objection lodged under sch13A, clause 1, LGA against a requirement to make a development contribution
Development contributions commissioner	Has the same meaning as defined in s197(2) of the LGA: A person appointed under s199F LGA.
Development contributions policy	Is a formal policy adopted by Council's under the LGA. It sets out how and when the Council will require payments, known as development contributions, from developers or those undertaking new developments.
Depreciation	The wearing out, consumption or other loss of value of an asset whether arising from use, passing of time or obsolescence through technological and market changes. It is accounted for by the allocation of the cost (or re-valued amount) of the asset less its residual value over its useful life.
District plan	Far North District Council Operative District Plan
Dwelling unit	<p>For the purposes of this Policy, a Dwelling Unit means any building, group of buildings, or part of a building that is used or designed to be used as a self-contained residential space. A Dwelling Unit must include, within its exclusive occupancy, facilities for sleeping, cooking, bathing, and toilet use. A Dwelling Unity may be part of a larger building (such as an apartment or granny flat) or stand-alone building (such as a detached house).</p> <p>(Non-exclusive self-contained residential space for one household.)</p>
Financial contributions	<p>Has the same meaning as defined in s108(9) of the RMA and is a contribution of money, land, works, services or combination of these.</p> <p>Financial contributions are used to offset or mitigate the adverse impacts on the natural and physical environment including utility services, of a new development.</p>
First principle basis	The basis on which non-residential development contribution assessments can be made when the Tables 1 to 4 within the Policy are not sufficiently accurate. Where possible the actual (potential) demand a commercial development will place on infrastructure will be established using reports from suitably qualified persons.
Freight and distribution	Land use and the associated infrastructure which enables the movement of goods.
Funding model	The model used to ensure an equitable development contributions assessment based on the funding requirements needed to support growth. The primary output of the funding model is a set of development contribution fees, land or both.
Gross floor area	The sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, lift wells or stairwells);

	<p>(a) where there are exterior walls, measured from the exterior faces of those exterior walls</p> <p>(b) where there are walls separating two buildings, measured from the centre lines of the walls separating the two buildings</p> <p>(c) where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, measured from the edge of the floor.</p> <p>GFA is measured from the exterior of walls and the centre line of a wall adjoining two or more buildings.</p>
Growth	Means the increase in demand for infrastructure and facilities that arises as a direct result of new development activity, identified for the purpose of determining the share of infrastructure costs to be recovered from new developments through development contributions.
Growth attributable cost	Means the portion of the total capital cost of an infrastructure project that is directly attributable to, and allocated for, meeting the demand generated by growth, as determined using the Council cost allocation methodology. GAC forms the basis for calculating development contributions and excludes costs for renewal or existing service shortfalls.
Growth model	Means the framework or set of projections used by the Council to estimate the scale, timing, location, and type of future development within the district or defined catchments, providing the basis for infrastructure planning and the calculation of development contributions. This information is used to assist in determining 'Household Unit Equivalents' (HUEs).
Goods and services tax	Has the same meaning found in the Goods and Services Tax Act 1985
Health and educational facilities	Buildings or places used for the delivery of education or health services.
Hospitality	Bars, restaurants, cafes and food outlets (including takeaway).
Household unit equivalent	A Household Unit Equivalent (HUE) is a measured unit of demand for Council services, representing the demand generated by a development, expressed as an equivalent to that produced by an average Household Unit. (Demand from any unit, expressed as a fraction/multiple of a Household Unit.)
Infrastructure Strategy	Is the Infrastructure Strategy adopted by Council as part of the LTP.
Industrial activity	An activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity (excludes however retails, commercial and residential Activities).
Large mass buildings	A Large Mass Building is any non-residential building, or part of a building, that has a significant floor area and/or height relative to typical residential or commercial structures. This includes, but is not limited to, warehouses, showrooms, bulk retail outlets, and similar premises

	<p>designed primarily for storage, display, or distribution of goods, rather than residential occupancy.</p> <p>(Large Mass Buildings are differentiated from Dwelling Units and Residential Units by their scale, use and nature of the demand they place on Council infrastructure and services.)</p>
Level of service	The standard of services that Council provides or will provide for each Activity undertaken, as described in applicable measurable terms in the LTP.
Māori land	<p>Māori land is comprised of the following:</p> <ol style="list-style-type: none"> 1. Freehold Māori land, as determined in Te Ture Whenua Maori Act 1993 2. Crown land reserved for Māori as defined in Te Ture Whenua Maori Act 1993 3. General land owned by Māori that is beneficially owned by more than 5 Māori owners either individually or through a Māori incorporation, Māori Trust Board, Settlement Trust, subsidiary or other similar legally incorporated Māori entity, 4. General land that ceased to be Māori freehold land under Part 1 of the Maori Affairs Amendment Act 1967; and where the land is still beneficially owned by the persons, or by the descendants of the persons, who beneficially owned the land immediately before the land ceased to be Māori land.
Methodology	For the purposes of this Policy refers to the methodology for calculating development contributions set out in clauses 44 to 45 of this Policy.
Network infrastructure	Has the same meaning as defined in s197(2) of the LGA and means: the provision of roads and other transport, water, wastewater, and stormwater collection and management
Network utility operator	Has the same meaning as in s166 of the RMA
New growth / New expenditure	The anticipated growth demand and planned capital costs for the ten-year period covered in the current LTP document.
Non-residential	Any development or part of a development including land and/or buildings that do not fall under the definition of residential.
Objector	Has the same meaning given to it under s197 LGA and means: a person who lodges a development contribution objection.
Papakāinga developments	<p>Means Residential activity undertaken to support traditional Māori cultural living for tangata whenua residing in the Far North District on:</p> <ol style="list-style-type: none"> a. Māori land; b. Treaty Settlement Land. <p>For clarification Treaty Settlement Land does not include commercial redress land identified in a Treaty Settlement Act.</p>
Part	Means a reference to a part of this Policy.
Person	An individual or a representative of an organisation or group who has applied to the Council for a resource consent or certificate under the

	RMA or building consent or certificate under the Building Act 2004, or a requested for service connection authorisation.
Policy	The Far North District Council Utu Whakawhanake – Development Contributions Policy unless otherwise stated.
Project	Includes planned or completed programmes and projects of capital expenditure intended to deliver defined Levels of Service for that programme or project.
Public storage	Facilities where individuals or business can store belongings.
Resource consent	Has the same meaning given to it under s2(1) of the RMA and includes a change to a condition of a resource consent under s127 of the RMA.
Remissions	For the purposes of this Policy means: a discretionary percentage reduction or waiver of all or part of a development contributions otherwise payable, granted in accordance with the criteria and conditions set out in this Policy.
Renewal	The replacement of an existing asset at the end of its design life with an equivalent asset of the same nature, function and capacity.
Rental accommodation	Means short-term rental for no longer than 90 consecutive days. Rental accommodation for more than 90 consecutive days is considered long term rental accommodation and will be treated as a dwelling unit in alignment with the Residential Tenancy Act 1986.
Reserves/Parks	Land acquired or purchased for a reserve or park, including the cost of providing any improvement/s necessary to enable that land to function for its intended purpose including its purpose under the Reserves Act 1977.
Residential activity	The use of land and building(s) for people’s living accommodation, including residential units, serviced apartments and unit/strata title developments.
Residential unit	A Residential Unit is a building used for residential activity exclusively by one household. It must include sleeping, cooking, bathing and toilet facilities. (Exclusive self-contained residential building for one household.)
Retail activity	This means activities selling, exposing, displaying or offering: of goods, merchandise or equipment for sale or direct hire to the public. It includes any ancillary activity to the retain <u>retail</u> activity (for example administrative or head offices)
Retirement unit or village	Any property, building, or premises with two or more residential units that provide, or are intended to provide, residential accommodation together with services or facilities (or both), predominantly for people in their retirement (and their spouses or partners), where residents pay a capital sum for the right to occupy the unit.

	This applies regardless of the legal form of occupation (such as freehold, lease, licence to occupy, or tenancy), and includes common areas and facilities accessible under occupation right agreements.
Rural	Means the area of the District comprising the Rural Zones in the District Plan.
Rural activities	Means activities, industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.
Service connection	A physical connection to a service provided by or on behalf of Council
Site	<p>Has the same meaning as in the District Plan:</p> <p>(a) An area of land which is:</p> <ul style="list-style-type: none"> (i) composed of one allotment in one certificate of title or two or more contiguous allotments held together in one or more certificates of title in such a way that the allotments cannot be dealt with separately without the prior consent of the Council; or (ii) contained in a single allotment on an approved survey plan of subdivision for which approvals under s223 and/or s224 of the RMA have been obtained and for which a separate certificate of title could be issued without further consent of the Council. <p>(b) Except that in the case of:</p> <ul style="list-style-type: none"> (i) land subdivided under the Unit Titles Act 2010, or stratum subdivision, "site" shall be deemed to be the whole of the land subject to the unit development or stratum subdivision; and (ii) land subdivided under the cross lease or company lease systems (other than strata titles), "site" shall be defined as an area of land containing: <ul style="list-style-type: none"> • any building, accessory buildings, plus any land exclusively restricted to the users of those buildings; or • a remaining share or shares in the fee simple creating a vacant part of the whole for future cross lease or company lease purposes. <p>(c) In the case of Māori land within the meaning of Te Ture Whenua Māori Act 1993:</p> <ul style="list-style-type: none"> (i) includes a parcel of land created by a partition under s289, provided that its area complies with the Residential Intensity rule for the zone in which the land is located; or (ii) parcels of land partitioned and given effect to, by approval of Te Kooti Whenua Māori - Māori Land Court, before 28 April 2000.
Subdivision	<p>Has the same meaning as 'subdivision of land' in s218 of the RMA and means:</p> <p>(a) the division of an allotment:</p> <ul style="list-style-type: none"> (i) by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or (ii) by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or (iii) by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or

	<p>(iv) by the grant of a company lease or cross lease in respect to any part of the allotment; or</p> <p>(v) by (the deposit of a unit plan or) an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or</p> <p>(b) an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by s226 RMA.</p>
Visitor accommodation	Accommodation that intended for periods not exceeding 50 days in continuous term of occupancy for the purpose of providing overnight, temporary, or rental accommodation.
Unallocated (Cost allocated to)	In any analysis process, there is the need to recognise that some cost share outcomes may not readily be allocated to a funding source.

12.2. The Legislation Act 2019 applies to this Policy.

12.3. Where a word in this Policy has the same meaning as defined in legislation or other regulatory documents, any changes to the meaning of that word in the legislation or regulatory document will apply to this Policy as well

12.4. Any explanatory notes and attachments are for information purposes, and do not form part of this Policy. They may be inserted, amended, or revoked without formality. Explanatory notes are provided within the 'Related Information' boxes throughout this Policy

Related Information

Compliance with the Policy does not remove the need to comply with all other applicable Acts, regulations, bylaws, the Far North Operative District Plan and the Regional Plan for Northland. Where there is any conflict between this Policy and any Act or Regulation, the Act or Regulation will take precedence.

Part B: Development contributions assessments

13. Determining development contributions

13.1. When assessing development contributions, Council will confirm that the proposed development generates demand for the Activities specified under clause 14 in this Policy. Development contributions will be required where this demand results in the need for new assets or increased capacity, and where Council has incurred, or will incur, capital expenditure either in anticipation of, or to service, the development.

14. Activities for which a development contribution fees ~~are~~ is charged ss199, 106(2)(d)

14.1. Council can require development contributions for the following Activities:

- a. Reserves
- b. Network infrastructure
- c. Community infrastructure

14.2. Within these Activities Council has, in accordance with s106(2)(d) of the LGA, identified the following sub-Activities for which development contributions can be charged:

- a. Reserves
 - i. Parks and reserves
- b. Network infrastructure
 - i. Water supply
 - ii. Wastewater
 - iii. Transport and roading
 - iv. Stormwater
- c. Community infrastructure
 - i. Libraries including the land on which the library is situated
 - ii. Sports fields
 - iii. Public toilets

Related Information

Any reference to Activity or Activities in this Policy includes the sub-Activities listed in clause 14.2. The use of the term activity or activities should be inferred from the context.

The Parks and Reserves, Libraries, Sports fields and Public toilets Activities are included in clause 14.2 above to ensure policy completeness and flexibility. At present, no development contributions are required for these Activities. Their inclusion in the table does not commit Council to charging development contributions for these Activities. For further clarification:

- the presence of these Activities in clause 14.2 above is intended to maintain policy robustness and provide a framework should Council wish to consider development contributions for these Activities in the future.
- Council has not made a decision to introduce or charge development contributions for Parks and Reserves, Libraries, Sports fields and Public toilets Activities at this time.

15. Test for development

ss. 197, 198, 199, 200

- 15.1.** Council may require a development contribution only if all of the following apply:
- a. the activity constitutes a 'development' as defined in s197 LGA, including subdivision, building work, or other development that creates additional demand for or on Council infrastructure.
 - b. the individual or cumulative effect of the development generates demand that causes Council to incur, or to have incurred, capital expenditure either in anticipation of, or to service, the development for:
 - i. new or additional assets; or
 - ii. assets of increased capacity,
 - iii. reserves, network infrastructure, or community infrastructure.
 - c. as a consequence of the development, the Council incurs, has incurred, or will incur, capital expenditure to appropriately provide for those assets.
 - d. this Policy provides for the requirement of a development contribution in such circumstances;
 - e. the development contribution is not prohibited by s200 LGA.
- 15.2.** If the development meets the provisions under clause 15.1 in the affirmative, Council may require a development contribution when:
- a. a resource consent is granted under the RMA, for subdivision or land use;
 - b. a building consent or certificate of acceptance is granted under the Building Act 2004
 - c. a Project Information Memorandum is issued
 - d. an authorisation for a service connection is granted
- 15.3.** On receiving an application or authorisation for any of the consents, certificates, or authorisations listed in clause 15.2, Council will:
- a. confirm whether the application relates to a 'development' as defined in s197 of the LGA;
 - b. check that Council is not prohibited by s200 of the LGA from requiring a contribution in relation to the development.
 - c. determine whether alone or in combination with other developments the effect of the development under consideration is to require new or additional assets or assets of increased capacity and, as a consequence, Council will incur (or has already incurred) capital expenditure to provide appropriately for this; and
 - d. establish whether this Policy requires a development contribution in the circumstances.
- 15.4.** If Council is satisfied that a development contribution is required, it will assess the application in accordance with clause 16 below.

16. Assessment

- 16.1.** Council will assess the development contributions payable in relation to an application as follows:
- a. Identify the Catchments in which the proposed development is located.

- b. For each relevant Catchment and Activity, calculate the number of HUEs generated by the development (see clause 17).
 - c. Identify in HUEs any credits, that apply for each Activity.
 - d. Deduct credit HUEs from the total demand HUEs to determine the net increase in demand (additional HUEs) for each Activity.
 - e. Calculate the development contribution for each Activity by multiplying the net additional HUEs by the applicable fee for that Activity and Catchment, as set out in the Development Contribution Fee Schedule (see clause 19).
 - f. Sum the amounts calculated for each Activity to determine the total development contribution payable.
 - g. Add GST to the total amount.
- 16.2.** Assessments will generally be made at the time of the earliest application for consent or authorisation for service connection relating to a development.
- 16.3.** If Council does not require development contributions on the first consent or service connection authorisation, this does not prevent Council from assessing contributions on a subsequent consent or authorisation for the development. Council may also require an additional development contribution for the same purpose if there is an increase in the scale or intensity of the development since the earlier contribution was required.
- 16.4.** Applicants may request an indicative calculation of development contributions when applying for a Project Information Memorandum or Certificate of Acceptance under the Building Act 2004, or at a pre-application meeting under the RMA. This indicative calculation provides an early estimate of potential liability but is not binding. A development contribution will only be required at the time specified in clause 15.2 and will be invoiced in accordance with Part C of this Policy.
- 16.5.** All growth-related community facilities and infrastructure within the identified catchment are considered to be available to service any allotment within that catchment, up to a uniform service level, at any time. For assessment purposes, the availability of a network connection now or in the future, is the basis of evaluation, regardless of whether a connection to the services currently exist.

17. Determining Household Unit Equivalents (HUEs)

Schedule 13 cl 2

- 17.1.** A HUE is the unit of demand that equates to the typical demand on infrastructure by an average household for the Activities that development contributions are collected for.
- 17.2.** A second independent accommodation or residential unit will be treated as a household unit for the purposes of calculating development contributions. To avoid any doubt, visitor accommodation units that are separate unit-titles shall be considered as separate household units.
- 17.3.** Using HUEs to assess development contributions provides an efficient method to meet the requirement to attribute units of demand to particular development Activities or types of development on a consistent and equitable basis.
- 17.4.** HUEs are determined:
- a. as per the categories of development in this Part of the Policy under clause 17.8; and
 - b. depending on what type of consent, certificate or service connection application has led to an assessment in accordance with clause 15 of this Policy.

- 17.5.** Charges based on the number of HUEs are calculated in accordance with the Development Contribution Charges Schedule in clause 19.
- 17.6.** Depending on the specific Activity or service, Tables 1- 4 in clause 20 provide additional data to support HUE calculations, as they describe HUEs in appropriate unit demands for the specific Activities.
- 17.7.** In some cases, the circumstance of a development means an assessment in accordance with the typical development Activities in clause 17.8 below is not appropriate, and in these cases a special assessment calculation will be made (clause 17.9).
- 17.8.** This clause of the Policy identifies typical developments and assessment considerations.

a. Residential subdivision

- i. Council has determined that it is appropriate to assess in accordance with clause 16 and require development contributions for residential subdivision.
- ii. Each new residential lot created by subdivision attracts development contributions at the rate of one HUE per relevant Activity.
- iii. Where two or more vacant lots held in one certificate of title are divided into separate titles and no previous development contributions or financial contributions under the RMA have been paid, development contributions will be required.
- iv. The first single dwelling unit built on an vacant lot/allotment with a registered title, or for which a certificate under section 224(c) of the RMA has been issued, in existence prior to 29 May 1 July 2026. Development contributions will be calculated in accordance with the credit provisions in clause 18.8.a.i, for which one HUE credit per Activity for undeveloped lots. will be assessed as having a credit of one HUE.
- v. Notwithstanding 17.8.a.iv if an existing lot does not have connections to Council's water or wastewater services, then on application for a connection, development contributions will be required for those Activities.

b. Second/subsequent dwellings and multi-unit developments

- i. Additional dwellings after the first dwelling on a lot will attract development contributions at the rate of one HUE per dwelling. Dwellings for the purposes of this Part in the Policy include but are not limited to integrated, attached, and detached units, sleep outs and minor dwellings.
- ii. If an additional dwelling is 70 m² of gross floor area (GFA) or less and in, the Council's opinion, is likely to generate less demand than an average dwelling, Council may apply a pro-rata m² rate reduction in development contributions.
- iii. Any pro-rata reduction applied as per clause 17.8.b.ii ~~17.8.b.ii~~ above will not be less than 40% of a HUE. This is to reflect that smaller than average dwellings will still be occupied, and it is occupancy rather than floor space alone that generates demand.
- iv. Where a pro-rata reduction has been applied in accordance with clause 17.8.b.ii above and a subsequent application is then made to expand that dwelling, the development contribution required will be assessed accordingly.
- v. For multi-unit developments, Council may apply a pro-rata m² reduction in a development contribution, where it can be demonstrated that one or more units will generate lower demand than an average dwelling.

c. Home - based commercial activities

- i. Home-based businesses, and residential dwellings converted to commercial use will be assessed for additional demand greater than the existing residential use. If development contributions are required, these will be required in accordance with the charges for non-

| residential land use (clauses ~~17.8-d-i~~ and 18.8.b).
d. Non-residential subdivision

- i. Non-residential subdivision will attract development contributions for each new lot created at the rate of one non-residential HUE per new lot.
- ii. Any development contributions paid as per clause 17.8.d.i above will be applied as a credit (clause 18) when assessing development contributions for a subsequent building consent or land use resource consent on the same lot.

e. Non-residential land use

- i. Non-residential land use will attract development contributions based on the demand a proposed development will place on Council’s network infrastructure using the demand factors outlined in factors in Tables 1- 4 in clause 20.

f. Rural subdivision and land use

- i. For clarity, residential subdivision in the rural area is covered by residential subdivision in clause 17.8.a of this Policy and will be assessed accordingly. Non-residential subdivision in the rural area is covered by clause 17.8.d.
- ii. Non-residential developments other than subdivision in the rural area, including, but not limited to milking sheds, packing houses, and growing houses, etc. (i.e., any development that has a proposed activity that will impact on infrastructure and services), will be assessed for development contributions in accordance with clause 17.8.e apart from commercial accommodation which will be assessed in accordance with clause 17.8.g.
- iii. For clarity, non-residential sheds, and other farm buildings (including, but not limited to, hay sheds and minor storage sheds) will not attract development contributions if they are assessed to have no additional impact on infrastructure.

g. Commercial accommodation

- i. Commercial accommodation is assessed on the number of transitory accommodation rooms. A transitory accommodation room is for a maximum of 2.6 people. The calculation of HUE equivalents for commercial accommodation is based on each transitory accommodation room being the equivalent to 40% of an average dwelling.
- ii. Managers units will be assessed as a residential land use activity as they are a permanent dwelling.

h. Tangata Whenua Development – Residential Activity

- i. To support traditional Māori cultural living for Tangata Whenua residing in the Far North District residential activity development undertaken on the follow land titles will not be required to pay any development contributions:
 - Māori freehold land;
 - Treaty Settlement Land - excluding commercial redress land identified in a Treaty Settlement Act;
 - general title land if converted from Māori freehold land title under the Maori Affairs Amendment Act 1967.

i. Retirement Villages

- i. The impact of retirement villages including care facilities is assessed on the following basis:

Activity	HUEs per Retirement Village (maximum 3br)	HUEs per Aged Care Bed
Transport	0.3	0.1

Water	0.44	0.4
Wastewater	0.44	0.4
Parks and Reserves	0.0	0.0
Libraries	0.0	0.0
Sports fields	0.0	0.0
Public toilets	0.0	0.0

Related Information

Example only of commercial accommodation assessment

The total development contributions arising from a commercial accommodation development with 20 rooms and

1 managers' unit would be:

- Transport and Roothing Activity = 9 HUES (20 rooms x 40% of a HUE=8 HUES + 1 HUE (Managers unit))
- Parks and Reserves = 1 HUE (Managers unit)
- Libraries = 1 HUE (Managers unit)

17.9. Special assessment calculations

- Council may consider that a specific development will generate impact on infrastructure which materially differs from that used for typical assessments under clause 17.8.
- Generally, a special assessment will be done when the demand for an Activity is expected to be either greater or lesser than double the identified average value for that type of Activity, or where a land use is not adequately described within the Land Use Activity Tables (clause 20) of the Policy.
- It is solely a matter for Council, in its discretion, whether to carry out a special assessment.
- A special assessment uses a 'first principles assessment' approach. This means that the development will be assessed on its actual (proposed) demand, as opposed to the average demand identified in the Land Use Activity Tables in clause 20.
- A special assessment may require the applicant to provide detailed calculations of the expected demand of the development. These calculations will need to be provided by a suitably qualified person.
- The information supplied in clause 17.9.e above will be converted to HUES to undertake an assessment in accordance with clause 17.
- Council may consider a development agreement an appropriate mechanism to document the outcome of a special assessment should the development fall within the criteria and circumstances under clause 30 of this Policy.

Related Information

Examples of land use types that may require a special assessment

- sports or convention centres that may generate large volumes of traffic at specific peak times
- trucking and courier activities that may have a consistent above average road use,
- concrete plants that use significant amounts of water as part of their manufacturing process
- a quarry or quarry extension because it can generate significant vehicle movements but at the same time may not have a building associated with the activity.

Council encourages developers to provide information (required in clause 17.9.e) at the feasibility stage of their project prior to lodging an application.

18. Credits

- 18.1. Credits may be recognised by Council, for previously paid development contributions, financial contributions under the RMA, or historical impact. Credits are calculated in HUEs and reflect the existing or historical (i.e., pre-development) level of demand associated with a site, including but not limited to:
- existing residential dwelling units on site;
 - historical credits of one HUE per Activity on vacant land with a registered title at 1 July 2026;
 - GFA of existing non-residential buildings on the site;
 - previous lawfully established activities or consented buildings on a site.
- 18.2. The number of credits (in HUEs) for a site will be determined using the same methodology as for calculating additional demand under clause 17.
- 18.3. Credits are only available for lawfully established activities.
- 18.4. Credits are site specific and may not be transferred to another site.
- 18.5. Credits are not transferable between Activities (e.g., credits for Transport and Rooding apply only to those Activities; credits for Reserves apply only to Reserves etc.).
- 18.6. Surplus development contribution credits are not redeemable for land or money.
- 18.7. Council established a base line demand as at 1 July 2026. All credits are benchmarked against the level of demand generated by lawfully established activities or consented buildings on the site at that date.
- 18.8. The following clauses detail the specific approaches for determining credits for residential and non- residential developments.
- Residential**
 - Any undeveloped ~~existing lot/allotment~~ with a registered title, or for which a certificate under section 224(c) of the RMA was issued prior to as at 29 May 1 July 2026, is deemed to have one HUE credit per Activity for which a development contribution would otherwise be required, except for:
 - small road severances that are not intended for development; or
 - ~~titles/allotments~~ that ~~are unable~~ cannot be lawfully to be built on due to physical constraints, legal restrictions, or planning provisions.
 - Where a cross lease or unit title is converted into 'Fee Simple' title, no additional development contributions ~~will be~~ required if provided the conversion does not ~~increase demand~~ create additional residential capacity beyond what was lawfully established for Council infrastructure prior to 1 July 2026.
 - Non-residential**
 - Any undeveloped ~~lot/allotment~~ with a registered title, or for which a certificate under section 224(c) of the RMA was issued prior to as at 1 July 2026, is deemed to have one HUE credit per Activity for which a development contribution would otherwise have been required, except for:
 - small road severances that are not intended for development; or

- ~~titles/allotments that are unable to~~cannot lawfully be built on due to physical constraints, legal restrictions, or planning provisions.
- ii. For ~~developments involving extensions or demolition and rebuilding at the same or higher intensity, credits will be assessed based on the pre-existing development~~the purpose of clause 18.8.b.i 'undeveloped allotment' means an allotment with no existing non-residential activity prior to 1 July 2026.
- iii. Credits for non-residential development are calculated based on GFA of existing lawful non residential buildings on the allotment as at 1 July 2026, using the demand factors in Tables 1-4 (Clause 20). Sites where buildings were demolished or destroyed prior to ~~29-May~~1 July 2026 will be treated as vacant lots for the purpose of credit allocation.

Related Information:

Clarification:

Clause 18.8.a.i: An undeveloped lot is considered to have a potential demand for services and is therefore allocated one HUI credit per Activity, even if no services are currently being used.

Clause 18.8.b.ii: As with residential, the allocation of one HUE credit per Activity reflects the potential for future demand, not current service use.

Rationale: This ensures that credits are only allocated where there was a recognised and assessed demand at the time, aligning with the principle of fairness and consistency.

19. Development Contribution Fees Schedule

ss201(2), 202

19.1. This Schedule is provided in accordance with ss201(2) and 202 of the LGA, and details the fees charged per HUE by Activity and Catchment.

19.2. All fees below are GST exclusive.

2024 - 2027 Development Contributions Charges

Roading and Transport	Catchment	District Wide	Total Charges
Bay of Islands - Whangaroa	3,320	-	3,320
Stormwater			
Kaikohe	409	-	409
Kawakawa	-	-	-
Kerikeri/Waipapa	-	-	-
Wastewater			
Kaikohe	37,136	-	37,136
Kawakawa	25,571	-	25,571
Kerikeri/Waipapa	11,376	-	11,376
Water supply			
Kaikohe	6,222	-	6,222
Kawakawa	1,980	-	1,980
Kawakawa/Moerewa	6,719	-	6,719
Kerikeri/Waipapa	7,901	-	7,901

Parks and Reserves			
District	-	-	-
Libraries			
District	-	-	-
Sports fields			
District	-	-	-
Public toilets			
District	-	-	-

Related Information

For the table above - Council may require full payment of a development contributions in accordance with this when approving:

- a building consent, including a certificate of acceptance
- a resource consent
- an authorisation for a service connection
- a certificate of acceptance

The Parks and Reserves, Libraries, Sports fields and Public toilets Activities are included in the Table above to ensure policy completeness and flexibility. At present, no development contributions are required for these Activities. Their inclusion in the table does not commit Council to charging development contributions for these Activities. For further clarification:

- the presence of these Activities in the Table above is intended to maintain policy robustness and provide a framework should Council wish to consider development contributions for these Activities in the future.
- Council has not made a decision to introduce or charge development contributions for Parks and Reserves, Libraries, Sports fields and Public toilets Activities at this time.
- the inclusion signals that Council may, at its discretion and following appropriate processes (under the applicable provisions of the Local Government Act 2002) consider whether to introduce development contributions for these Activities in the future.

20. Land Use Activity Tables

20.1. Table 1 – base demand units for residential HUE

- a. This table assumes an average household occupancy rate of 2.6 people per dwelling, based on 2023 Census information. See significant assumptions for further explanation of the occupancy rate.

Activity	Base Unit per HUE	Demand per HUE	Comment
Transportation and Rooding	10 vehicle movements per day	-	Vehicle movements are 1 in 1 out
Water Supply	m ³ per day	0.75 m ³ or 750 litres	Based on average flow (design average)

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Wastewater	m ³ per day	0.8 m ³ or 800 litres	Based on peak flow and providing sufficient capacity to discharge wastewater safely and effectively.
Community	per capita basis		Based on assumed average occupancy
Libraries	per capita basis		Based on assumed average occupancy

Related Information:

The Community and Libraries Activities are included in Table 1 for completeness. Like the Related Information box above, no development contributions are currently required for these activities. Their inclusion into Table 1 does not commit the Council to charging development contributions but allows for the option to consider this in the future, subject to a separate Council decision and in accordance with applicable provisions in the Local Government Act 2002.

20.2. Table 2 – base demand units for commercial HUE

Activity	Base Unit per HUE	Demand per HUE	Comment
Transportation and Rooding	10 vehicle movements per day	See Table 3 & 3 A Demand calculated per 100m ² GFA	Based on average trip generation tables per land use type
Water	m ³ per day	0.75 m ³ or 750 litres	Based on average flow by land use type see table 4
Wastewater	m ³ per day	See Table 4 Note that wastewater is based on peak flow of 0.8 m ³ or 800 litres Council must provide adequate capacity to safely and effectively discharge wastewater	See Table 4 Based on average usage by land use type

20.3. Table 3 – Transport and roading

- a. To establish transport and roading contributions, Council uses Table 3 below, which shows average Vehicle Movements per Day (VMPD) per 100m² of Gross Floor Area converted to HUEs.
- b. However, some Land Use activities do not rely on GFA, these are separately identified in Table 3A below.
- c. If an Activity is not covered by the categories within Tables 3 and 3A, or has identified demand significantly different from the tables, Council may request an assessment be provided by a qualified Traffic Engineer and reserves the right to have any such assessments peer reviewed at the applicant's expense.

Land Use Activity	HUEs Per 100m2 of GFA
Rural activities	0.31
Commercial activity	1.5
Community activity	1.16
Freight and distribution	4.92
Health and educational facilities	0.83
Industrial activity	0.6
Visitor accommodation	0.41
Public storage	0.08

20.4. Table 3A – The following Activities use the indicated factors (instead of GFA) to convert to HUEs

Activity	Factor	HUEs
Independent Dwelling Unit	per dwelling unit over 70m ²	1.00
Child Care Facilities	per child	1.2
Petrol Stations	per pump	7.9
Rest Homes	per bed	2.3

Related information

Transport and roading contributions are calculated on trips generated by a development activity. The unit of measure is based on the average annual daily trips for a weekday. The traffic activity used for this Policy is established from the New Zealand Trips and Parking Surveys database and locally established traffic activity by location and land use. The trips data has been adjusted to reflect that the trips observed at the gate are influenced by the start and end destinations.

For example, a car driven from home to a place of work has activity equally allocated to both the residential and the work elements of the trip. It is further recognised that some level of traffic activity has multiple causes, and this is reflected in these calculations.

20.5. Table 4 – Water and wastewater HUEs is based on the “average” usage per household in the district divided by the average occupancy per household. The design average for residential household water usage is 0.75m³ or 750 litres per day and 800m³.

- a. Calculation of water and wastewater use for a commercial land-use activity is based on the district-wide average water used by an industry type and then converted to a HUE value per 100m² of GFA.

Commercial HUEs for water and wastewater per 100m ² GFA	
Health and educational facilities	0.28
Office and commercial premises	2.11
Retail activity	0.24
High water use activity (car washes, garden centres, food processing, etc)	3.88

Commercial HUEs for water and wastewater per 100m ² GFA	
Industrial activity	0.29
Large mass buildings	0.03
Hospitality	1.05
Community activity	0.28
Freight and distribution	0.24

21. Goods and Services Tax (GST)

- 21.1. The total end-to-end process for calculation of development contributions is exclusive of GST. Once all the calculations are complete, GST is added to the final amount to be invoiced (see clause 16).

Part C: Invoices, timing of payments and enforcement

22. Invoices

s198

- 22.1. The applicant may request an invoice to be issued for development contributions payable on any occasion that contributions are assessed. Except where: the developer has requested, and the Council has already issued an invoice.
- 22.2. The Council will invoice for a development contribution at the following times:

Type of consent/certificate/authorisation	Timing of invoice
A resource consent for subdivision	<ul style="list-style-type: none"> At the time of application for a certificate under section 224(c) of the RMA An invoice will be issued for each stage of the development for which a separate certificate under 224(c) of the RMA is applied for, even where separate stages are part of the same consent.
A resource consent for land use for: <ol style="list-style-type: none"> Any non-residential development for which a subdivision consent or building consent will not be necessary for the development to proceed; or Any residential development for which a subdivision consent or building consent will not be necessary for the development to proceed; or Any development for which an invoice cannot be issued on a building consent or subdivision consent. 	<ul style="list-style-type: none"> At the time of request for an invoice; or immediately upon unauthorised commencement of the land use consent; whichever is the earlier.

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A building consent for residential use	<ul style="list-style-type: none"> • At the time a request is made for a code of compliance certificate; or • certificate of public use; or • six (6) months after the time of granting the building consent – whichever is the earlier
A building consent for non-residential use	<ul style="list-style-type: none"> • At the time a request is made for a code of compliance certificate or • certificate of public use, or • 24 months after granting, whichever is the earlier.
Certificate of acceptance	At the time of granting of the certificate of acceptance
Authorisation for service connection	At the time of approval for connection

23. Timing of payment

s198

- 23.1. Invoices become due for payment immediately upon issue.
- 23.2. Invoicing and payments including any payment arrangements will be processed in accordance with the Council's financial and debt recovery practices.
- 23.3. This Policy makes no provisions for a payment of a development contribution invoice to be postponed. However, Council may, at its sole discretion, agree to a payment arrangement in the context of debt recovery where contributions have not been paid by the due date. This will be administered by Councils Debt recovery team.

24. Enforcement

s208

- 24.1. Where an invoice remains unpaid beyond ten (10) working days after the invoice is issued, the Council may invoke normal debt collection practices to recover outstanding debt including the costs associated with the debt collection; and take additional enforcement measures in the table below.

Type of consent/ certificate/ authorisation	Enforcement option
A resource consent for subdivision	Withhold a certificate under s224(c) of the RMA and may register the development contributions under Subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land
A resource consent for land use for: Any non-residential development for which a subdivision consent or building consent will not be necessary for the development to proceed; or Any residential development for which a subdivision consent or building consent will not be necessary for the development to proceed; or Any development for which an invoice cannot be issued on a building consent or subdivision consent.	Prevent the commencement of the land use consent under the RMA and may register the development contribution under Subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land

A building consent / certificate of acceptance	Withhold a code of compliance certificate under s95 of the Building Act 2004, withhold a certificate of acceptance under s99 of the Building Act 2004 and may register the development contribution under Subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land
Authorisation for service connection	Withhold service connection to the development and may register the development contribution under Subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land

Part D: Remissions, postponements and refunds

25. Remissions

s201(1)(c)

- 25.1. In general, the policy does not provide for remissions or reductions to development contributions for the following reasons:
- the greater the number and range of remissions, the less transparent the administration of development contributions becomes.
 - where Council decides to advance particular strategic objectives, it is important that it does so transparently and effectively via a separate means, rather than through remitting or reducing development contributions.

26. Postponements

s201(1)(c)

- 26.1. This Policy does not provide for postponements on payment of development contribution invoices.
- 26.2. Council reserves sole discretion to enter into agreements to delay payments in extraordinary circumstances on written application.

27. Refunds

ss201(1)(c), 209, 210(1)

- 27.1. The Council will refund to the consent holder any development contribution monies or return land as it is required to do under ss209 and 210 of the LGA.
- 27.2. If a development contribution has been paid for a specified reserve purpose, Council will refund the money received for that purpose if the money is not applied to that purpose within 20 years of receiving the money
- 27.3. If land was acquired in lieu of a cash development contribution for a specified reserve purpose and has not been used for that purpose, Council will return that land in accordance with s210(1)(b) LGA.
- 27.4. Except in relation to development contributions or land taken for a specified reserve purpose as provided in this Policy, Council will not refund a contribution where a specific Capital project does not proceed but instead will apply the contribution to assets or projects of the same general function and purpose.
- 27.5. The amount of any refund will be the contribution paid, less any costs incurred by Council in relation to the development and its discontinuation, but may include any interest earned, depending on the circumstances of the case.

Related Information

S209 outlines the circumstances in which Council is required to refund money paid or return land, including who the refund must be paid to, or the land must be returned to.

S210 prescribes the circumstances for refunds of money or return of land where this was required for a specified reserve purpose.

Part E: Reconsiderations, and objections

28. Reconsiderations

ss199A, 202A(2)

28.1. Section 199A(1) of the LGA allows a person who has been charged development contributions to request a reconsideration of the charges where they believe:

- a. the amount was incorrectly calculated or assessed under the Policy
- b. the Council incorrectly applied the Policy; or
- c. the information used to assess the development contributions payable by the person seeking reconsideration was incorrect, has been recorded or used incorrectly, or was incomplete or contained errors.

28.2. To seek a reconsideration, the developer must:

- a. lodge a written request for reconsideration to Council within 10 working days after the date on which a person has received a development contributions notice from Council; and
- b. state the ground/s under clause 28.1 for which the applicant requests the Council to reconsider their development contribution charges; and
- c. provide any additional information that supports the request for reconsideration

28.3. ~~Council will take the following steps: Where a person requests a reconsideration under clause 28.1:~~

- a. Council will review the ~~original assessment and prepare a report that will include, but is not limited to, consideration of the following matters~~ development contributions requirement in accordance with clause 28.2:
 - i. ~~the grounds on which the request for reconsideration was made, including any new information provided;~~
 - ii. ~~the purpose and principles of development contributions under ss197AA and 197AB LGA;~~
 - iii. ~~the provisions of the Policy;~~
 - iv. ~~any other relevant matters.~~
- b. the reconsideration request ~~and report will be provided as part of an agenda report for a public meeting of the Council with the relevant delegations and Terms of Reference to consider the request.~~ will be determined by a panel of 3 suitably delegated officers that may or may not include the Chief Executive in accordance with Council's Delegations Register;
- c. ~~Council will consider the information provided and will make a decision.~~ In making a determination under clause 28.3.b the panel will have regard to the information provided by the requester, the original assessment, the requirements of this Policy, and any relevant technical or legal advice;
- d. ~~the Council will notify the person who requested the review in writing of its decision, in accordance with s199B LGA, notify the person of the outcome of the reconsideration within 15 working days of receiving the request, unless clause 28.3.e applies, including reasons for the decision and after the day it receives all required information on the right to object under clause 29; and in relation to the request~~
- d.e. the panel may, at its discretion, refer any reconsideration to a commissioner, for determination if the matter raises significant Policy interpretation, precedent, or public interest issues.

- 29.1.** Section 199C of the LGA allows a person to object to the assessed amount of development contribution that Council requires from them in:
- a.** a notice issued to the person from Council; or
 - b.** if a notice has not been issued to the person from Council then any other formal advice of the requirement that Council has given to the person.
- 29.2.** Council will acknowledge any objection made on one of the grounds contained under s199D of the LGA
- 29.3.** In accordance with s199E and Schedule 13A Part 1(1) the person making the objection must:
- a.** Serve notice of the objection on Council within either:
 - i.** 15 working days after the date on which the person received the requirement of development contributions notice from Council; or
 - ii.** 16 working days from the date at which the person received Councils decision from a reconsideration review (under clause 28).
- 29.4.** The notice of objection to be served to Council must:
- a.** be in writing; and
 - b.** set out the ground/s under s199D and reasons for the objection; and
 - c.** state the relief sought; and
 - d.** state whether the person making the objection wishes to be heard on the objection.
- 29.5.** The decision on any development contribution objection is to be made by a development contribution commissioner or commissioners named in the approved register and selected by the Council.
- 29.6.** In accordance with s150A of the LGA, if a person objects to a development contribution the Council will recover from the person its actual and reasonable costs in respect of the objection.

Part F: Other matters

30. Development Agreements

ss207A-207F

- 30.1. Development agreements allow Council and developers to agree on an alternative way of providing or contributing to the cost of infrastructure outside of the Policy.
- 30.2. Where a request is made by a developer to enter into a development agreement, Council must consider that request without unnecessary delay.
- 30.3. Council may, at its sole discretion, enter into a development agreement where Council considers that such an agreement will be in the best interests of all parties; and
- 30.4. The development agreement complies with the statutory framework provided under ss 207A – 207F of the LGA.
- 30.5. Section 207D determines that no development agreement obliges the Council or any other consent authority to:
 - a. grant a resource consent under the RMA 1991; or
 - b. issue a building consent under the Building Act 2004; or
 - c. issue a code of compliance certificate under the Building Act 2004; or
 - d. grant a certificate under s224 of the RMA 1991; or
 - e. grant authorisation for a service connection.

Related Information

A Development Agreement is defined in the LGA. Sections 207A-207C provide the framework within which Council can consider a request to enter into a Development Agreement, or by which Council can request a person to consider entering into a Development Agreement with Council. This also includes that Council must consider any request without unnecessary delay.

31. Acceptance of land or works in place of development contributions

- 31.1. Council requires development contributions to be paid in cash rather than land. In exceptional circumstances, and at the sole discretion of Council, an offer of land instead of cash may be considered, as part of a Development Agreement (clause 30).
- 31.2. Council will only accept land in lieu of a cash development contribution if the following criteria are met:
 - a. Council considers a piece of land offered would adequately meet the purposes for which the contribution is sought and;
 - b. the land in question will be vested as a recreational, scenic or historic reserve under the Reserves Act 1977; and
 - c. all other matters relating to the acceptance of land in lieu of a cash are satisfactorily agreed in a Development Agreement.

- 31.3.** For clarity, Council will not accept land in lieu of a cash development contribution for esplanade reserves for the purpose set out in s229(a) of the RMA or for a local purpose reserve (drainage reserve) under the Reserves Act 1977.
- 31.4.** For clarity, undertaking works in compliance with Council's Engineering Standards and/or specific conditions of consent imposed under the RMA may not be offset against the requirement to pay development contributions.

32. Exemptions

- 32.1.** Council is exempt from paying any development contributions on any development that is funded by Council if the project itself is a capital project for which development contributions would otherwise be required.
- 32.2.** The LGA does not bind the Crown (s8 LGA) and therefore the Crown is exempt from paying development contributions.
- 32.3.** This exemption applies exclusively to residential development on Māori land, as defined by the Te Ture Whenua Maori Act. It is based on the legal status of land, in line with statutory requirements and Council's strategic principles. Commercial and industrial activities are not exempt.

Part G: Legislative Framework and Policy Approaches

33. Legislative framework

ss101, 102, 106, 197AA-211, Schedules 13 and 13A

LGA Policy requirement	Policy Part / Clause / Section	Meets statutory compliance
Adoption of a Development Contributions Policy (s102(1))	Clause 1 (Title) Clause 2 (Commencement) Clause 7 (Statutory Context)	Yes
Consultation (s82, s83)	Clause 8 (Policy Review) Clause 7.11 (Consultation requirement)	Yes
Review at least every 3 years (s82, s106(5))	Clause 8.1	Yes
Clear methodology for calculating DCs (s106(2)(d), s197AB)	Clause 44 (Cost Allocation) Clause 45 (Summary) Part J (Clauses 17-20)	Yes
Schedule of Assets for which DCs are required (s201A(1), s106(2)(d))	Section 1 (Clause 56 - Schedule of Assets)	Yes
Calculation based on growth capital expenditure only (s199, s197AB(g))	Clauses 42 (Capital Expenditure), 44, 45 (Cost Allocation)	Yes
Fair, equitable, and transparent cost allocation (s197AB, Schedule 13)	Clauses 44, 45, 46 (Funding Model)	Yes
Use of Household Unit Equivalents or other demand unit (Schedule 13)	Clause 17, Clause 20 (HUE calculation and Table)	Yes
Provisions for reconsideration and objection (ss199A-199K)	Clause 28 (Reconsideration), 29 (Objections)	Yes
Clearly state activities and catchments where DCs apply (s106(2)(d), s201A(1))	Clause 14 (Activities), Section 2 (Catchment Areas)	Yes
Public availability of methodology and charges (s106(3))	Clause 9 (Supporting Documentation), Clause 19 (Fees Schedule)	Yes

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Exemptions per legislation (Council discretionary decision to align with s102(3A) for Māori land)	Clause 32 (Exemptions) Clause 32.3 (Councils use of discretionary decision-making powers to exempt housing development on Māori land)	Yes
Integration with LTP and Infrastructure Strategies (s101, s102(4)(b))	Clause 7.11, Clauses 42, 48, references throughout	Yes
No duplication with Financial Contributions under the RMA (s200)	Clause 10 (Financial Contributions)	Yes
Enforcement Provisions (s208)	Clause 24 (Enforcement)	Yes
Treaty of Waitangi (s 4)	Clauses 4, 5.5, 32.3, 33.3 Māori land exemptions and consultation commitment	Yes
Purpose of Local Government (s10)	Clause 5.5, 39-41 (Community Well-being), Policy Objectives, Key strategic documents and LTP linkage	Yes
Principles: Transparency, Stewardship (s14)	Clauses 8, 9, 14, 19, 36, 39-42 (Transparency, accountability, prudent stewardship, sustainable development)	Yes

- 33.1.** Council's development contributions framework is required and guided by the Local Government Act 2002 (LGA), particularly sections 101, 102, 106, 197AA-211, and Schedules 13 and 13A. The LGA mandates that territorial authorities adopt a policy governing how and when development contributions are to be assessed and levied and specifies both process and policy content.
- 33.2.** In developing this Policy, Council has:
- a. Ensured compliance with section 102(2)(d) (requirement for a DC policy),
 - b. Addressed procedural matters under section 106, including consultation and public availability of methodologies,
 - c. Followed the requirements for calculation, content, and schedule of fees and assets, as per sections 197-211 and Schedule 13,
 - d. Referenced section 201A(1) in separating Schedules of Assets into catchments, clearly articulating the allocation between growth and non-growth.
- 33.3.** All processes under this Policy, including reviews, amendments, and collection, are subject to public consultation (special consultative procedure, s83 LGA), and integration into Council's core financial planning documents, namely Te Pae Tata Three Year Long Term (LTP), the

Infrastructure Strategy, and guiding documents such as FN2100 and the Te Pātukurea–Kerikeri Waipapa Spatial Plan (Spatial Plan).

- 33.4.** Per section 204(1) LGA, contributions collected must only be spent on the intended activity, promoting transparency and reinforcing Council's stewardship role.

34. Policy approaches and drivers

197AA, Schedule 13

The Council has determined, through the adoption of this Policy, that development contributions are a preferred funding mechanism for growth-related capital expenditure. Council's approach to development contributions is shaped by policy rationale, best practice, and statutory requirements, all tailored to Far North's growth context:

34.1. Use of Development Contributions as a Core Funding Tool:

Development contributions are a preferred funding mechanism for growth-driven capital expenditure. This aligns with the purpose and principles in ss197AA-197AB LGA, ensuring that those creating demand (developers) pay a fair, equitable, and proportionate share of costs, protecting existing ratepayers from disproportionate burdens. The purpose of the development contributions provisions in the LGA is to enable territorial authorities to recover from those persons undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

34.2. Integration with Council's Strategic Planning:

The Policy is grounded in, and helps, implement the vision and directions of the Te Pae Tata – Three Year Long Term Plan (LTP), Infrastructure Strategy, Far North 2100 (FN2100), and Te Pātukurea– Kerikeri Waipapa Spatial Plan (Spatial Plan). This ensures that funding for infrastructure keeps pace with growth, enabling sustainable development and achieving key Council outcomes such as resilient communities, Māori partnership, and prosperity. Growth within the District drives a significant portion of Council's capital works. Council considers it equitable that those undertaking a development should contribute to the costs that Council has or will incur to service such growth.

34.3. Transparency and Equity:

Transparent cost allocation is achieved using Household Unit Equivalents (HUEs) being used to determine Council's units of demand, as directed by Schedule 13 LGA. Using demand modelling and robust data to apportion costs fairly between renewal, growth, and backlog, the methodology and results are made available as required by s106(3) LGA.

34.4. Targeted Exemptions and Equitable Outcomes:

Exemptions for the Crown, and Council are statutorily established under the LGA, but these statutory exemptions do not extend to Crown Entities and State-Owned Enterprises. Accordingly, developments undertaken by these entities within the District will be subject to a development contribution assessment to determine their liability.

The Council has exercised its discretionary decision-making powers to exempt residential housing and papakāinga developments exclusively on Māori land from development contributions. In reaching this decision, Council has taken into consideration its broader statutory obligations and its key strategic documents, including Te Pae Tata – Three Year Long Term Plan, the Infrastructure Strategy, Far North 2100, and Te Pātukurea – Kerikeri Waipapa Spatial Plan. Council is satisfied that the exemption is consistent with sections 4, 10, 14, 101 and 102 of the LGA (see table in clause 33), and that this decision aligns with its strategic direction and supports the principles of the Preamble to Te Ture Whenua Maori Act 1993. This approach

acknowledges and responds to the historic and ongoing legal, regulatory, and practical barriers of development on Māori land titles - barriers that do not exist for general land.

This exemption applies solely to residential development on Māori land as defined by the Te Ture Whenua Maori Act 1993 and is based on the legal status of the land.

Commercial or industrial activities or non-housing developments on Māori land are not exempt and will be assessed for development contributions in accordance with the provisions of this Policy. This ensures that the exemption is legally robust (aligned with s102(3A) LGA) and maintains fairness by not extending to developments for profit.

The exemption provides certainty, transparency, and equity by clearly limiting its scope to support Māori housing aspirations as outlined in central and local government priorities. It also explicitly excludes non-residential activities, providing assurances to all landowners and the wider community that the Policy is consistent with statutory principles.

34.5. No Remissions or Postponements:

This Policy does not provide for remissions or postponements of DCs, prioritising the integrity of growth-related funding. However, payments plans may be considered as part of Council's internal debt recovery processes, ensuring fiscal prudence in alignment with section 201(1)(c) LGA.

34.6. Comparative Benchmarking and Review:

Council has benchmarked this Policy's charges against peer councils (e.g., Kaipara, Whangārei, Queenstown Lakes, etc.), ensuring that the final charge levels are proportional, justified, and defensible.

Council's evidence-driven, transparent and statutorily compliant approach ensures the Utu Whakawhanake - Development Contributions Policy 2025 is fair, enables sustainable community growth, and aligns with the objectives of the district's most significant planning documents.

Part H: Rationale for funding growth with development contributions

35. Introduction

ss106(2)(c), 101(3)

Council's rationale for using development contributions is underpinned by statutory requirements and best practice:

- 35.1.** Growth communities should bear a proportionate share of capital costs for infrastructure needed due to development, protecting existing ratepayers from unsustainable increases and supporting fair, sustainable growth (s101(3) and s106(2)(c) LGA).

36. Community outcomes

s101(3)(a)(i)

- 36.1.** Funding growth through development contributions supports the community outcomes stated in the LTP, including social and economic well-being, resilience, and cultural vitality. By directly linking infrastructure to new demand, Council can better deliver strategic priorities and enable thriving, inclusive communities.

37. Distribution of Benefits

- 37.1.** Council analyses the distribution of benefits for each infrastructure activity, as required under s101(3)(a)(ii) LGA:
- a. growth-generated assets benefit both the new (growth) and existing communities
 - b. the apportionment of costs is based on identified benefits; and
 - c. modelling tools ensure robust cost and benefit allocation, integrating best practice and sector norms.
- 37.2.** The process of cost and benefit allocation uses a modelling tool, which calculates and records:
- a. the decisions made about the drivers of a Project, i.e., the reasons Council has undertaken the Project and who will benefit from the Project
 - b. the allocation of costs between the beneficiaries
 - c. the share of infrastructure cost that can be attributed to the existing and growth communities, through rates and development contributions respectively.
- 37.3.** In summary, how the capital expenditure and benefit allocation is identified for analysis can be seen in the table below:

Capital Expenditure	Explanation
Renewal expenditure	Benefits the existing community only and replaces the existing asset base.
Increased Levels of Service	Capital expenditure that benefits all the community including the growth community.
New service expenditure	Capital expenditure to provide benefits to both the existing and the growth community on a pro-rata basis.

Growth expenditure	That which benefits and is needed to meet projected growth in the community, estimated over the next 10 years. Asset capacity which provides benefits beyond that period will be allocated to future growth communities and may form part of future development contributions.
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- 37.4.** The Level of Service supplied for most Activities generates a benefit that is enjoyed by the whole community, both existing and growth. There is no mechanism to exclude one group from the higher service level at which the Activity is provided.
- 37.5.** The existing community and the expanding existing community will fund any excess until future demand beyond 10 years occurs and the development contributions include recovery of that excess.
- 37.6.** There is recognition of transitional benefits to the existing community and the incoming growth community that may occur in some circumstances because of excess capacity provided in anticipation of growth. This is often perceived as an improvement in Level of Service, but if there has been no change in the planned Level of Service this is an 'improvement' that will be eroded over time as growth takes up that additional capacity.
- 37.7.** It is recognised that there are components built into the existing network with excess capacity which will benefit the growth community. These components are not included in the development contributions calculations. Therefore, the growth community benefits from some significant past capital expenditure without incurring any additional charges.

38. Benefits period

s103(3)(a)(iii)

- 38.1.** Council determines:
- a. within individual Asset/Activity Management Plans, the length of time over which an asset created will provide a benefit to the community; and
 - b. the capacity of that asset; and
 - c. the amount of capacity that will be utilised by the growth community.
- 38.2.** The benefit period used aligns with asset lifespans and capacity plans within Activity/Asset Management Plans and the LTP. Both existing and growth communities share asset benefits across time, and both are charged according to the periods during which they enjoy those benefits, maintaining intergenerational fairness (s101(3)(a)(iii) LGA).

39. Contributions to the need for the Activity

s101(3)(a)(iv), Schedule 13

- 39.1.** Modelling undertaken by Council (Schedule 13 LGA) demonstrates that the need for new/expanded infrastructure arises predominantly from growth (measured in HUEs), justifying the use of DCs as the primary funding source for the growth portion of projects.
- 39.2.** Where infrastructure addresses backlog or lifts levels of service, these elements are funded from rates and other sources, not DCs.

40. Transparency of funding

ss101(3)(a)(v), 197AB, 101(3)

40.1. Council has structured the policy and catchment definitions for maximal transparency-as required by ss101(3)(a)(v), 197AB, 106(3) LGA, enabling all stakeholders to see:

- a. how projects are funded (growth vs. renewal vs. backlog)
- b. what catchments are affected and why; and
- c. how and why rates and DCs are allocated.

40.2. Activities

- a. Funding at an Activity level allows:
 - i. for improved transparency and efficiency, and assists in defining the appropriate share of actual costs to be paid by the growth community
 - ii. the decision making to be more transparent and accountable by providing reasoning as to why a Project is being undertaken
 - iii. consideration of whether ratepayers are being asked to contribute to infrastructure capacity that they do not require. This contributes substantially to intergenerational equity.
- b. Council has however, for the reasons of administrative and economic efficiency, allocated some potential-growth related expenditure over all Activities to the existing community. This is because the cost of determining the proportionate growth component would be greater than the costs likely to be recovered through development contributions.

40.3. Catchments

- a. In determining catchments, Council has endeavoured to balance service delivery considerations, growth patterns, administrative efficiency, benefits, costs and wider considerations of public good and fairness.
- b. The use of catchments assists in transparency and efficiency by identifying the variations in the cost of providing infrastructure according to the characteristics of a particular locality and the nature of the works required.
- c. Council has determined to use those catchments detailed in Section 2 of this Policy, having regard to ss101(3) and 197AB, and taking into account a range of considerations, including:
 - i. the predicted growth within the catchments
 - ii. the Projects planned within the catchments and who creates the need for, and will benefit from, those Projects
 - iii. the administrative efficiency of managing assets at a practical level
 - iv. geographical and technical aspects of Projects
 - v. Levels of Service
 - vi. matters of consistency
 - vii. balancing of practical and administrative efficiencies with fairness and equity
 - viii. the avoidance of district-wide catchments where practical.

Council will ring-fence development contribution revenues to the catchment in which they are generated, ensuring funds are only spent on infrastructure capital projects for the corresponding service and catchment.

- d. In seeking to apportion development contribution charges in a fair and equitable manner Council has identified some specific capital Projects as being unique to certain areas of the district, and the growth in these areas as the primary driver behind Projects. Council has

separated out these areas and the associated Projects as individual catchments (see Section 2 of this Policy). Capital Projects within the catchments will attract defined, catchment related development contribution charges.

- e. After considering the distribution of benefits and impact on and from the local and district-wide community on these Projects, Council has decided that the development growth within the catchments should contribute proportionately towards funding the Catchment Projects, and in some cases the District-Wide Projects also.
- f. However, the use of particularly small catchments, together with varying market conditions and the decisions of individual developers and purchasers has the potential to create anomalies within the development contributions, and the funding of infrastructure. Council balances administrative efficiency and transparency in determining Catchment size and locality.
- g. Should a development straddle more than one Catchment, the HUEs will be allocated on a pro-rata basis.

41. Impact on community wellbeing

s101(3)(b)

41.1. This funding rationale supports well-being across all dimensions:

- a. DCs will help fund growth infrastructure in a way that manages affordability for the existing community.
- b. The Policy enables infrastructure needed for new housing, communities and economic development, as identified in Council's LTP, Infrastructure Strategy, FN2100 and Spatial Plan;
- c. the Policy responds to Māori aspirations and barriers, via targeted exemptions and consultation; and
- d. ensures growth pays its way, supporting prudent stewardship, resilience, and prosperity for the District (ss10, 14 LGA).

Part I: Capital Expenditure

42. Expected expenditure and incurred expenditure

s199(2), 201A(1)

42.1. Section 199 of the LGA allows for Council to require a development contribution from a development for capital expenditure:

- a. expected to be incurred as a result of or in anticipation of growth; or
- b. already incurred in anticipation of growth.

42.2. The total estimated capital expenditure Council expects to incur, as a result of growth, to meet increased demand for community facilities, is summarised in the Schedules of Assets in Section 1 of this Policy.

42.3. The growth element of the Projects selected by Council will be funded or part-funded by development contributions. This amount is arrived at after funding from other sources has been deducted. Level of Service enhancement and renewal portions of capital expenditure will be

funded from sources other than development contributions (e.g. depreciation funding, rates, user charges, etc.).

- 42.4.** Where Council anticipates funding from a third party for any part of the growth component of the capital expenditure budget, then this proportion is excluded from the total estimated growth component to be funded by development contributions.

Part J: Determination of development contribution charges

43. Calculation Summary

ss202, 201(a)

- 43.1.** This section of the Policy sets out in summary form an explanation and justification of how the development contributions have been calculated for the Development Contributions Charges Schedule (Section 1 of this Policy).
- 43.2.** From Council's capital expenditure Projects identified in the LTP, Council has:
- a. determined the Activities for which development contributions will be required
 - b. determined the Levels of Service for each Activity
 - c. recorded the Catchment where the project provides capacity to meet demand (Section 2 of this Policy)
 - d. summarised the capital Projects (with growth component identified) that are included in determining the development contributions charges.
 - e. deducted from the project costs all reasonably anticipated funding from third parties and allocated the costs between growth and non-growth
 - f. recorded the capacity and life of the Projects, the growth cost share that will be assigned to the demand reported in the Growth Model
 - g. allocated costs to each Household Unit Equivalent; and
 - h. assessed each Activity, (and Project where appropriate) that is to be funded wholly or in part by development contributions against the considerations in s101(3) of the LGA.
- 43.3.** To undertake a cost allocation analysis using the Cost Allocation Methodology (clause 44) to determine the share of cost to growth, Council has considered:
- a. the capacity and demand requirements of the current levels of service identified in the LTP, to determine the growth share of the Project cost as well as the renewal, and level of service investment portions to be funded by rates
 - b. the outcomes of the Cost Allocation Methodology are summarised in this Policy stating the proportion of capital expenditure to be funded by development contributions and other sources of funding (Section 1 of this Policy).
- 43.4.** The Growth Model (clause 48.1) shows the changes in household numbers, and a similar level of growth is assumed for business floor areas. Based on this, Council has determined for each Activity and Activity Catchment:
- a. the changes in demand for service from the existing and growth communities over the capacity life of the Project
 - b. the measures of household and business demand.

- 43.5.** In undertaking a funding analysis of each Project to determine the total cost of growth for each unit of demand, Council has:
- a.** determined the growth cost share of individual projects funded by development contributions from each of the projects incoming growth demand units in the Catchments serviced by the Project over the capacity life of the Project; and
 - b.** aggregated the outcomes of the funding analysis for each project by Activity and Catchment to determine the development contributions charge for the Activity and Activity Catchment.
- 43.6.** This process includes internal and external reviews of the Projects, cost allocation analysis and funding analysis to test and verify the assumptions and accuracy of the Project data.

44. Cost Allocation Methodology introduction

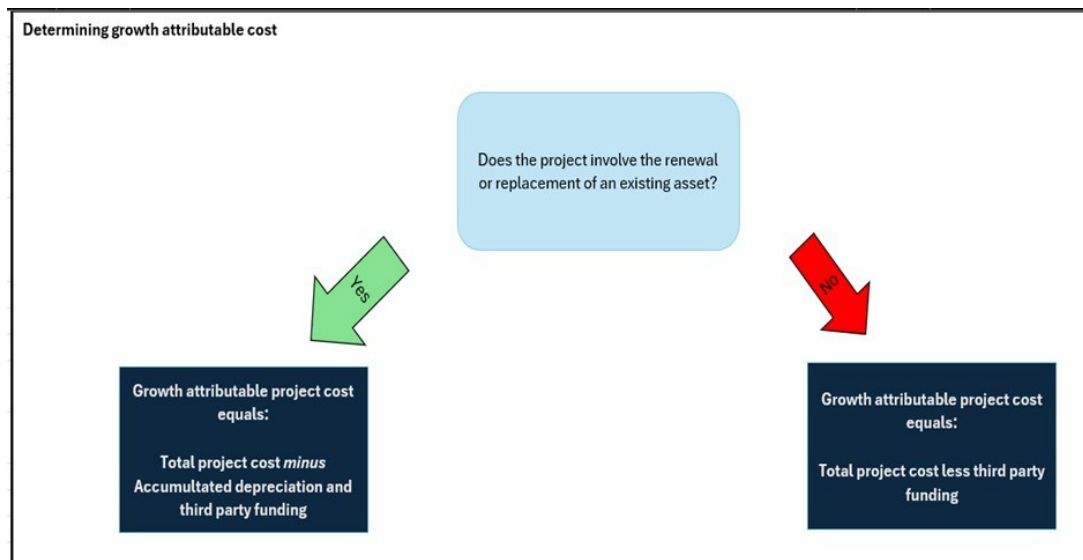
s106(3), Schedule 13

- 44.1.** The Cost Allocation Methodology (the CAM) used in this Policy is based on an assessment of the underlying drivers of expenditure. The CAM is applied to the programmes of capital expenditure delivering the levels of services defined in the LTP at an Activity level for capital expenditure set out in the LTP.
- 44.2.** For the purpose of the above, 'programmes' are planned capital expenditure designed to deliver defined Levels of Service, and 'projects' are planned or completed projects delivering the programme. These are described as Projects throughout this Policy. The analysis to determine the cost of growth has been undertaken at both programme and project level as appropriate for that Level of Service and Activity.
- 44.3.** The CAM takes the planned costs of a proposed project and, where applicable, identifies and assigns a growth component. Only the growth component or part of the growth component of a Project is recovered through development contributions.

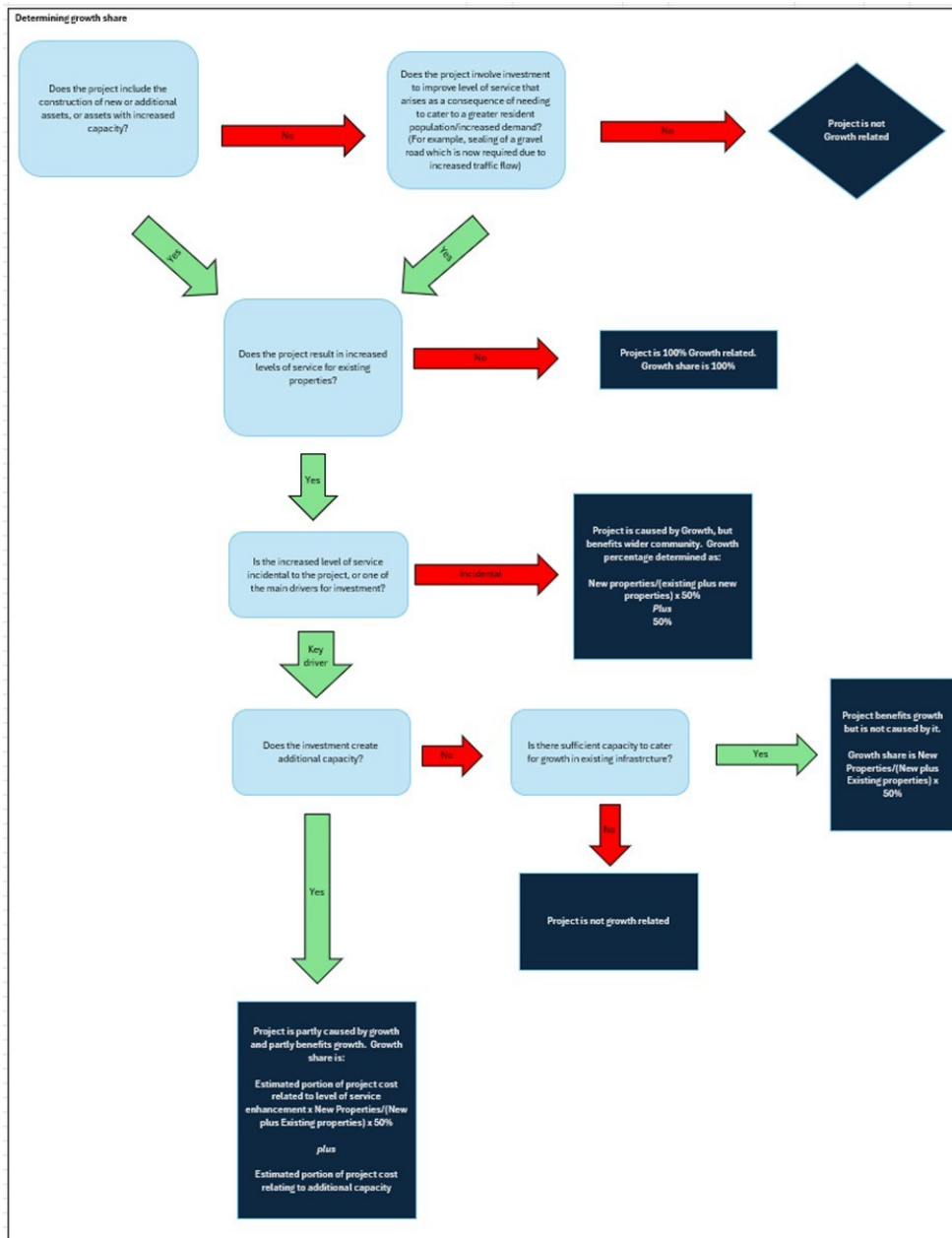
45. Summary of Cost Allocation Methodology

ss197AB(g), 201(1)(a)

- 45.1.** This section of the Policy provides a summary of the CAM, and a high-level description of the process used to determine the Development Contribution Charges Schedule (Clause 19).
- a.** The scope and gross cost of a qualifying Project is reviewed, and any non-capital (operations and maintenance costs) are excluded.
 - b.** Catchments are established after taking into account the principles in s197AB (clause 40).
- 45.2.** To determine the growth component of projects, a two-stage process is followed:
- a.** first is to identify any renewals component of investment to reach "Growth Attributable Cost" (GAC).
 - b.** secondly, is to determine the underlying drivers for investment to identify which proportion of the GAC is recovered from development contributions.
- 45.3.** The following flow chart is used to identify the renewal component, and GAC of projects which include replacement of existing assets:



- 45.4.** Once the GAC has been determined, an assessment is completed to determine the growth share of costs.
- 45.5.** The growth share of costs is determined based on the extent to which growth causes the need for infrastructure ('exacerbator pays') and the extent to which the growth community benefits from the infrastructure ('beneficiary pays').
- 45.6.** The exacerbator pays and the beneficiary pays principles have been assumed to be equally applicable for all infrastructure.
- 45.7.** The following flow chart is used to identify the proportion of a project's GAC that is able to be recovered from the growth community:



- 45.8. Any remaining share is defined as 'unallocated' and is not funded by development contributions. This share is ultimately funded from rates (though debt may be used to finance this investment).
- 45.9. Capacity, useful life information and funding periods are used to determine the period over which contributions are identified to be collected.
- 45.10. The Funding Model (clause 46) is then used to identify the appropriate portion of the cost of growth (that which is allocated to the growth community) after considering all the factors outlined in Part J.

- 46.1.** The purpose of the Funding Model is to ensure an equitable assessment of the funding requirements to support development contributions calculations and to provide a consistent and legislatively compliant methodology in accordance with Schedule 13 of the LGA.
- 46.2.** The Funding Model determines the development contribution charge necessary to fund the total cost of the capital expenditure supporting growth.
- 46.3.** The Funding Model takes that portion of gross costs allocated to the growth community by Project and calculates costs in relationship to the Growth Model projections (clause 48) by Household Unit Equivalents.
- 46.4.** The resulting development contribution charges are calculated in accordance with the Methodology for calculating development contributions and are found in the Development Contributions Fees Schedule at clause 19.
- 46.5.** The Funding Model takes into account:
- a. the funding requirements to support the cost of growth infrastructure
 - b. equitable application of those funding requirements to the incoming growth community
 - c. interest on borrowing to implement growth infrastructure
 - d. interest on contributions received in advance of provision of growth infrastructure.

Part K: Significant assumptions

- 47.1.** Section 201(1)(b) LGA requires the Policy to state significant assumptions underlying the calculation of the schedule of development contributions. Throughout the process of determining the development contributions schedules of this Policy, Council has used the best available information at the time.
- 47.2.** All relevant components of the assumptions provided in this section of the Policy are reviewed and updated as part of each statutory review. Any significant change to these assumptions may trigger an out of cycle review.

- 48.1.** The Growth Model for the Far North District has been developed using:
- a. projections provided by Infometrics and Market Economics, for areas other than Kawakawa and Kaikohe, with adjustments made where necessary to reflect known areas of higher growth within the Far North District and was last reviewed in June 2022;
 - b. estimated housing capacity to be unlocked in Kawakawa and Kaikohe through the associated funded capital works, as identified in funding application produced to secure funding from the Infrastructure Acceleration Fund.
- 48.2.** The Growth Model assumes:

- a. growth in the Far North is continuing to occur at a fast pace. Growth is particularly focussed in the Kerikeri and Waipapa areas. By 2054 FNDC's population is expected to grow from 73,500 to 83,187. The total business floor area will increase at a similar rate to population growth.
- 48.3. Growth projections are subject to uncertainties as to the quantum, timing and location of growth. Regular reviews will be undertaken as a key component of planning future network and community infrastructure requirements.
- 48.4. Te Pātukurea - Kerikeri Waipapa Spatial Plan provides substantial long-term analysis of the anticipated growth in those areas and guides Council's infrastructure planning and strategic activities.
- 48.5. Council's growth assumptions for the LTP inform the Asset/Activity Management Plans and capital expenditure budgets in the LTP. These have been made based on the best information available at the time of Policy development.
- 48.6. Additionally, Council's Infrastructure Strategy informs Council decision making in the short and long term and includes scenarios for the LTP and for an additional 2 years (for a total of 5 years).
- 48.7. The LTP details capital Projects to be undertaken over a 3-year timeframe. Development contributions include capital Projects (with a growth element) included within the LTP. In additions, projects beyond the LTP period where it has been identified that these are necessary to support growth scenarios in Te Pātukurea - Kerikeri Waipapa spatial plan, or where these were previously included in Council's LTP are also included in Policy. A long- term horizon has been used to develop the Growth Model, and various timeframes have been used for the development of Asset/Activity Management Plans in line with the expected life of the asset. Therefore, any single Project has a number of different variables that must be taken into account when calculating a development contribution.
- 48.8. The predicted rates of growth have been used to calculate growth in terms of HUEs. Predicted HUEs are shown per Activity and per Activity Catchment within the Funding Model. A HUE is defined as being equivalent to the demand generated by an average dwelling. It is recognised that household units vary throughout the District and the demands they generate have a broad range. Given the size of the Catchments used in calculating development contributions an implied averaging is used, this approach is considered appropriate in terms of the principles of development contributions and in accordance with Schedule 13 of the LGA.

49. Risks and growth-related assumptions

- 49.1. There is a risk that the Growth Model assumptions will not eventuate, resulting in a change to the assumed rate of development. The impact of any such changes on the total development contribution charge for each HUE will depend on the extent of any differences between projected and actual growth. To minimise this risk, Council will review growth assumptions regularly as part of this Policy's review. While these assumptions are reviewed every three years due to statutory review requirements, Council can also choose to undertake a review earlier if circumstances require.
- 49.2. That the lag between expenditure incurred by Council and contributions received is different from that assumed in the Funding Model and that the costs of capital Projects are greater than expected. This would result in an increased debt servicing cost. Conversely growth at a faster rate would reduce debt servicing and thus incurring lower charges in future policies.

50. Capital Projects – assumptions

- 50.1.** To support anticipated growth, Council has assumed the budgeted capital Projects programme of the LTP and Infrastructure Strategy will be necessary. If the anticipated growth does not occur, it is most likely that the Capital Projects programme will be re-sequenced or subtly accelerated or slowed rather than substantially changed.
- 50.2.** Capital Projects may be substituted within an Activity group or programme of projects that will not necessarily have an effect on the development contributions calculated for that Activity.

51. Estimated cost of capital expenditure

- 51.1.** It is likely that actual expenditure will differ from estimated expenditure due to factors beyond Council's control, including, but not limited to:
- a.** changes in the price of raw materials and labour; and
 - b.** the timing of capital Projects occurring
- 51.2.** Council makes every effort to incorporate these variables into cost calculations and updates all relevant information to inform future reviews.

52. Interest rates

- 52.1.** The interest rates used within the Funding Model are set in the LTP and are found in the Significant Forecasting Assumptions source documentation for interest received or paid to account for the borrowing Council has undertaken to complete capital projects in anticipation of growth requirements.

53. Level of Service

- 53.1.** A Level of Service is the standard of a service that Council provides for each Activity.
- 53.2.** The Activity/Asset Management Plans and their defined 'Level of Service' statements form the basis of identifying capital Projects required to meet projected growth.
- 53.3.** Any requirement to increase the Level of Service for existing users will be funded by rates and other funding mechanisms and will not be funded by way of development contributions.
- 53.4.** Where a project results in increased level of service for the future growth community, a portion of the project costs relating to that benefit may be recovered through development contributions.

54. Financial assumptions

ss106(2B)(2C), 197

- 54.1.** The following financial assumptions have been applied:
- a.** all future Project costs are based on current known infrastructure prices at present value
 - b.** income generated from rates and user charges will be sufficient to meet the operating costs of growth-related capital expenditure into the future
 - c.** all New Zealand Transport Agency (Waka Kotahi) subsidies will continue at present levels and that eligibility criteria will remain unchanged; and
 - d.** the methods of service delivery will remain substantially unchanged.
- 54.2.** All figures in the Development Contribution Charges Schedule (clause 19) are expressed in 2025 dollars and these will be amended as appropriate in accordance with the Producer Price Index Outputs for Construction (PPI) on an annual basis.

54.3. For clarity, and as stated in clause 7.4, Council may vary the Schedules of Assets from time to time in accordance with s201A(5) of the LGA.

Section 1: Schedule of Assets

55. Introduction

- 55.1.** All projects included in the schedules of assets for future capital expenditure are included in either Council's LTP or its Infrastructure Strategy.
- 55.2.** This part contains the Schedules of Assets for which development contributions will be used.
- 55.3.** The calculations and documentation supporting the capital expenditure are available for examination at the offices of Council.

56. Schedule of Assets – Growth related expenditure for current and future Projects included in the LTP

ss201A(3), 106(2)(d)

Planned expenditure covers current and future expenditure on Projects in the LTP (including those costs beyond the LTP period).

Catchment	Programme/ Project name	Planned capital expenditure	Planned capital expenditure funded from development contributions (% attributed to growth model)	Planned capital expenditure funded by other Sources (Project balance after DC)	Project Source
Water supply					
Kerikeri/ Waipapa	Waipapa Water Storage Upgrade	\$300,000	\$191,982 (64%)	\$108,018	KKWSP
Kerikeri/ Waipapa	Kerikeri Water Source Connection Improvements to Lake Waingaro	\$2,771,000	\$1,773,272 (64%)	\$997,728	LTP
Kerikeri/ Waipapa	Kerikeri Water Network Upgrade to Heritage Bypass	\$11,757,000	\$7,523,769 (64%)	\$4,233,231	LTP
Kerikeri/ Waipapa	Kerikeri Water Treatment Plant Upgrade	\$7,717,000	\$2,469,207 (32%)	\$5,247,793	LTP
Kerikeri/ Waipapa	Waipapa Water Treatment Plant Development	\$10,000,000	\$6,399,395 (64%)	\$3,600,605	IS/LTP

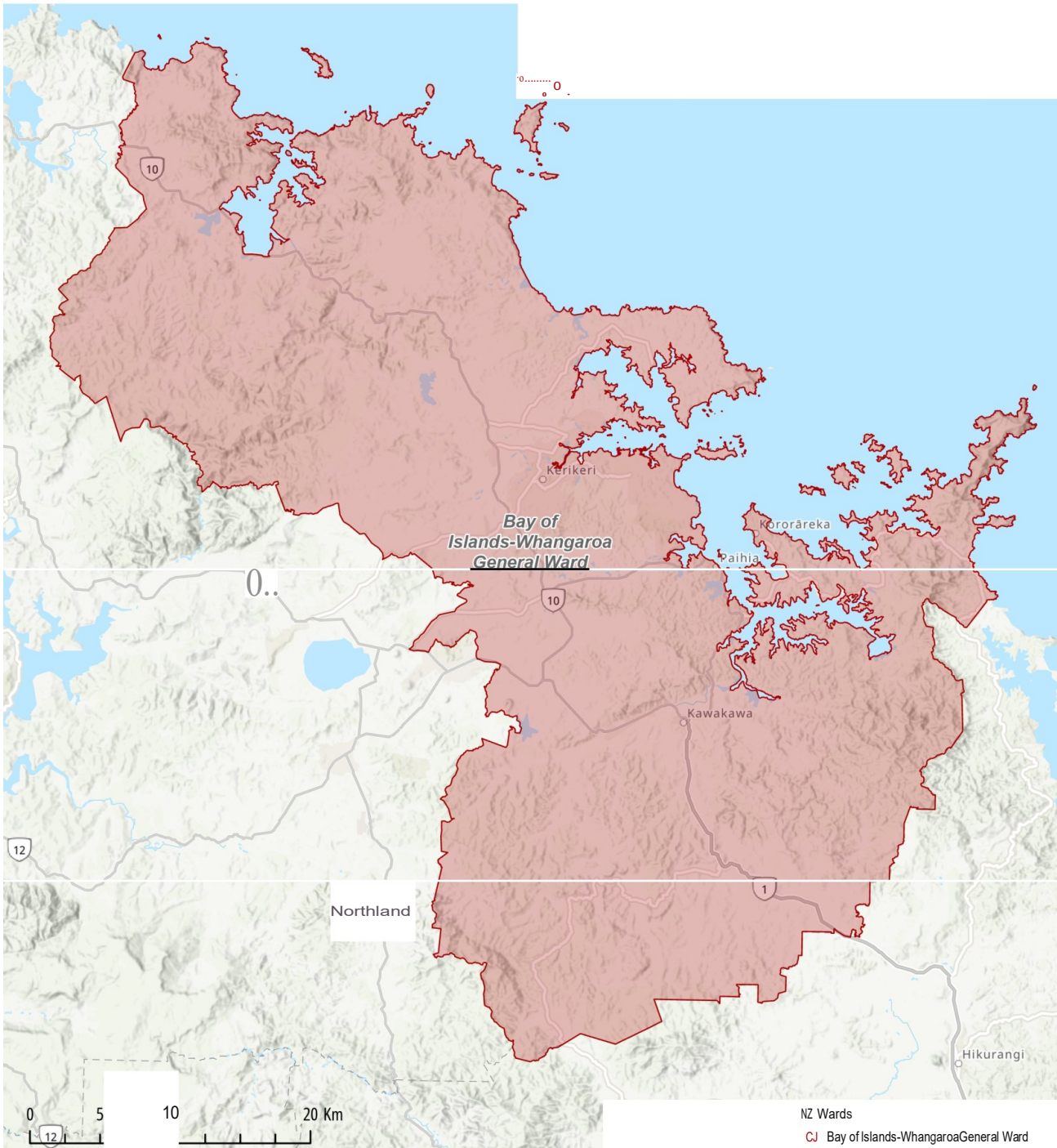
Catchment	Programme/ Project name	Planned capital expenditure	Planned capital expenditure funded from development contributions (% attributed to growth model)	Planned capital expenditure funded by other Sources (Project balance after DC)	Project Source
Kaikohe	IAF Water supply reticulation upgrades	\$4,085,036	\$495,898 (12%)	\$3,589,138	LTP
Kaikohe	IAF Water supply treatment upgrades	\$10,696,278	\$1,070,509 (10%)	\$9,625,769	LTP
Kawakawa	IAF Water supply reticulation upgrades	\$1,873,192	\$416,547 (22%)	\$1,456,645	LTP
Kawakawa/ Moerewa	IAF Water supply treatment upgrades	\$9,899,612	\$1,347,729 (14%)	\$8,551,883	LTP
Water supply	Subtotal	\$59,099,118	\$21,688,307	\$37,410,811	
Stormwater					
Kerikeri/ Waipapa	Kerikeri Stormwater Network 61 Cobham Road Extension Upgrades	\$125,000	- (0%)	\$125,000	LTP
Kaikohe	IAF Stormwater Controls and Stop Banks	\$1,367,753	\$101,508 (7%)	\$1,266,245	LTP
Stormwater	Subtotal	\$1,492,753	\$101,508	\$1,391,245	
Wastewater Services					
Kerikeri/ Waipapa	Kerikeri Wastewater Treatment Plant Upgrade - Stage 2 and 3 (KK/Waipapa))	\$16,000,000	\$10,239,032 (64%)	\$5,760,968	IS/LTP
Kerikeri/ Waipapa	Kerikeri Wastewater Storage Pump	\$600,000	\$383,964 (64%)	\$216,036	LTP

Catchment	Programme/ Project name	Planned capital expenditure	Planned capital expenditure funded from development contributions (% attributed to growth model)	Planned capital expenditure funded by other Sources (Project balance after DC)	Project Source
	Capacity Improvements				
Kerikeri/ Waipapa	Kerikeri Wastewater Network Upgrades	\$28,000,000	\$17,918,306 (64%)	\$10,081,694	IS/LTP
Kaikohe	IAF Wastewater reticulation upgrades	\$15,710,875	\$6,582,618 (42%)	\$9,128,257	LTP
Kaikohe	IAF Wastewater treatment upgrades	\$6,549,031	\$2,684,206 (41%)	\$3,864,825	LTP
Kawakawa	Kawakawa WWTP Stream Diversion	\$399,000	\$139,410 (35%)	\$307,536	LTP
Kawakawa	Kawakawa Wastewater Network Gravity System Redesign	\$225,000	\$15,723 (7%)	\$259,590	IS/LTP
Kawakawa	IAF Wastewater reticulation upgrades	\$11,655,719	\$3,249,941 (28%)	\$8,405,778	LTP
Kawakawa	IAF Wastewater treatment upgrades	\$7,961,937	\$1,880,839 (24%)	\$6,081,098	LTP
Wastewater Services	Sub-Total	\$87,101,562	\$43,094,038	\$44,007,524	
Roading and Transport					
Bay of Islands - Whangaroa	Standalone Kerikeri CBD Bypass	\$20,000,00	\$10,893,666 (54%)	\$9,106,334	IS/LTP
Bay of Islands - Whangaroa	Opuā to Paihia (Northland Integrated Cycling Implementation Plan) - Extension of the Twin Coast Cycle trail	\$769,542	\$138,848 (18%)	\$630,694	LTP

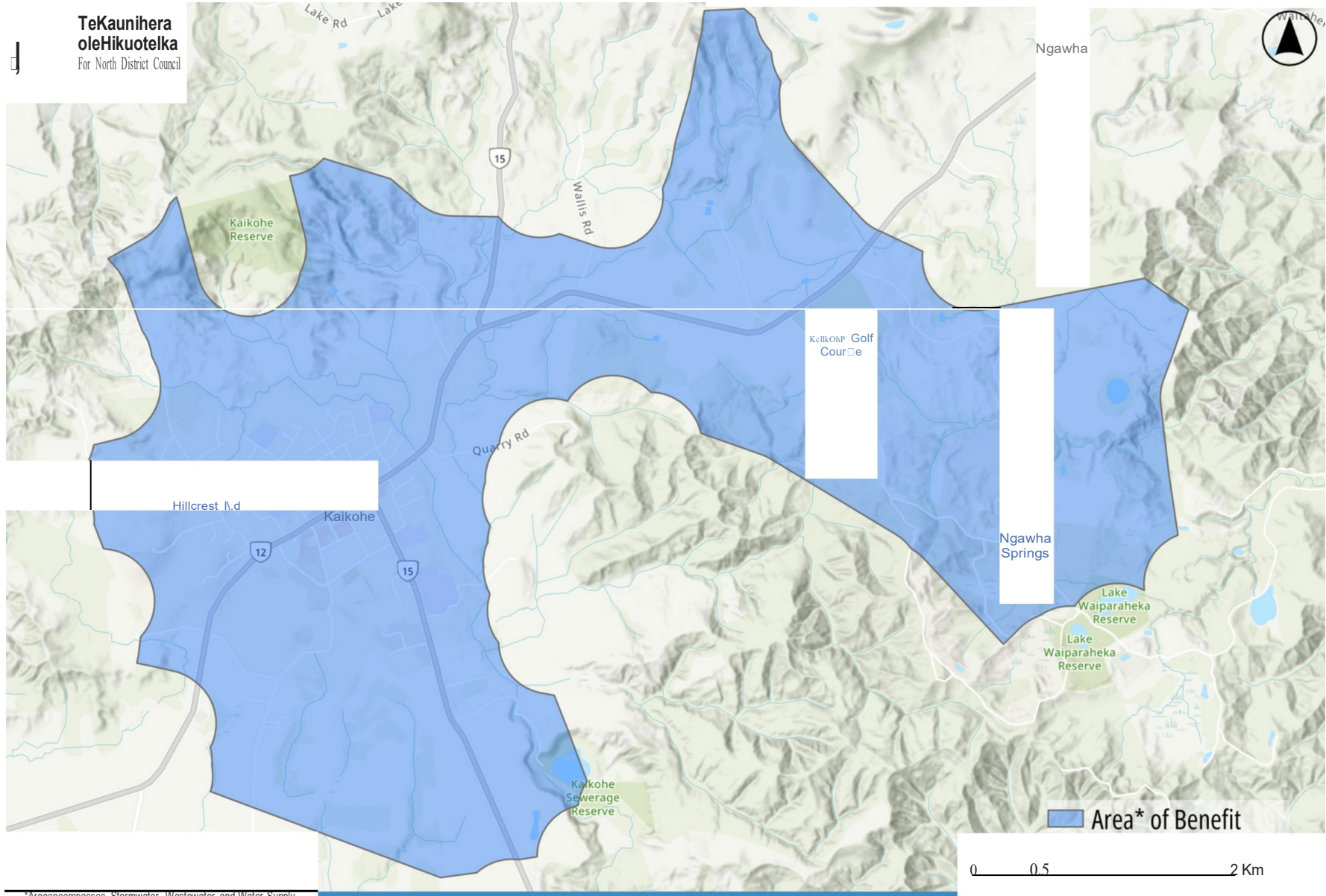
Catchment	Programme/ Project name	Planned capital expenditure	Planned capital expenditure funded from development contributions (% attributed to growth model)	Planned capital expenditure funded by other Sources (Project balance after DC)	Project Source
Bay of Islands - Whangaroa	Pou Herenga Tai (Twin Coast Cycle trail) Opuia to Taumarere replacement	\$8,874,247	\$1,590,354 (18%)	\$7,283,893	LTP
Bay of Islands - Whangaroa	Waitangi to Kerikeri (Northland Integrated Cycling Implementation Plan)	\$1,022,978	\$184,576 (18%)	\$838,402	LTP
Roading and Transport	Sub-Total	\$30,666,767	\$12,807,444	\$17,859,323	
GRAND TOTAL		\$178,360,200	\$77,691,297	\$100,668,903	

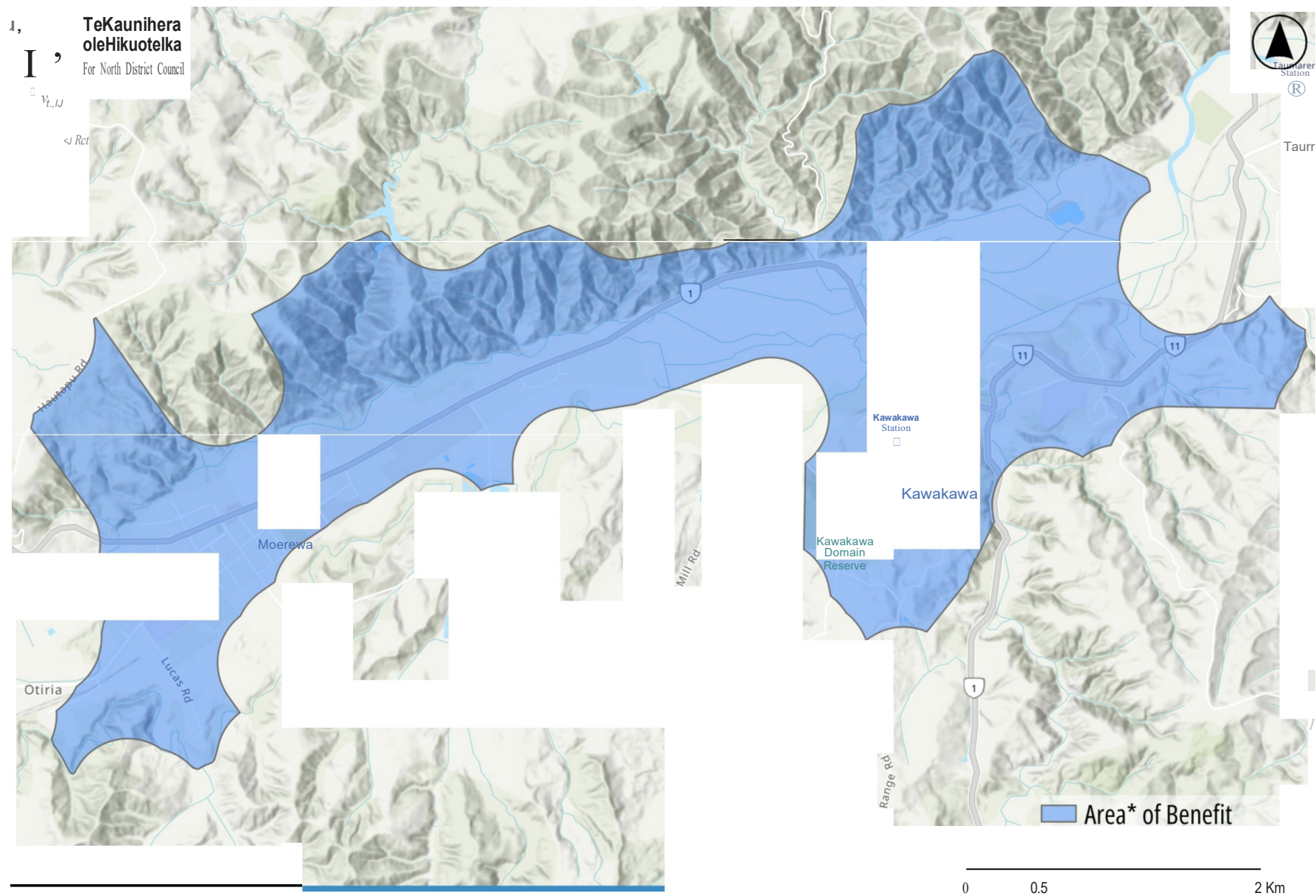
Section 2: Catchment Areas

- 56.1.** Catchment areas used for the assessment of development contributions are shown in the maps presented in this section of the Policy. Developments on properties located within these catchment areas, are liable for development contributions:
- a. for Roding and Stormwater services
 - b. for Water and Wastewater services if a council provided water or wastewater scheme that is predominantly located within these areas is available.
- 56.2.** For avoidance of doubt, development occurring outside of the Catchment areas, but which is able to connect to a water or wastewater network that is predominantly located within the mapped Catchment areas, will also be liable for development contributions for the relevant Activity.

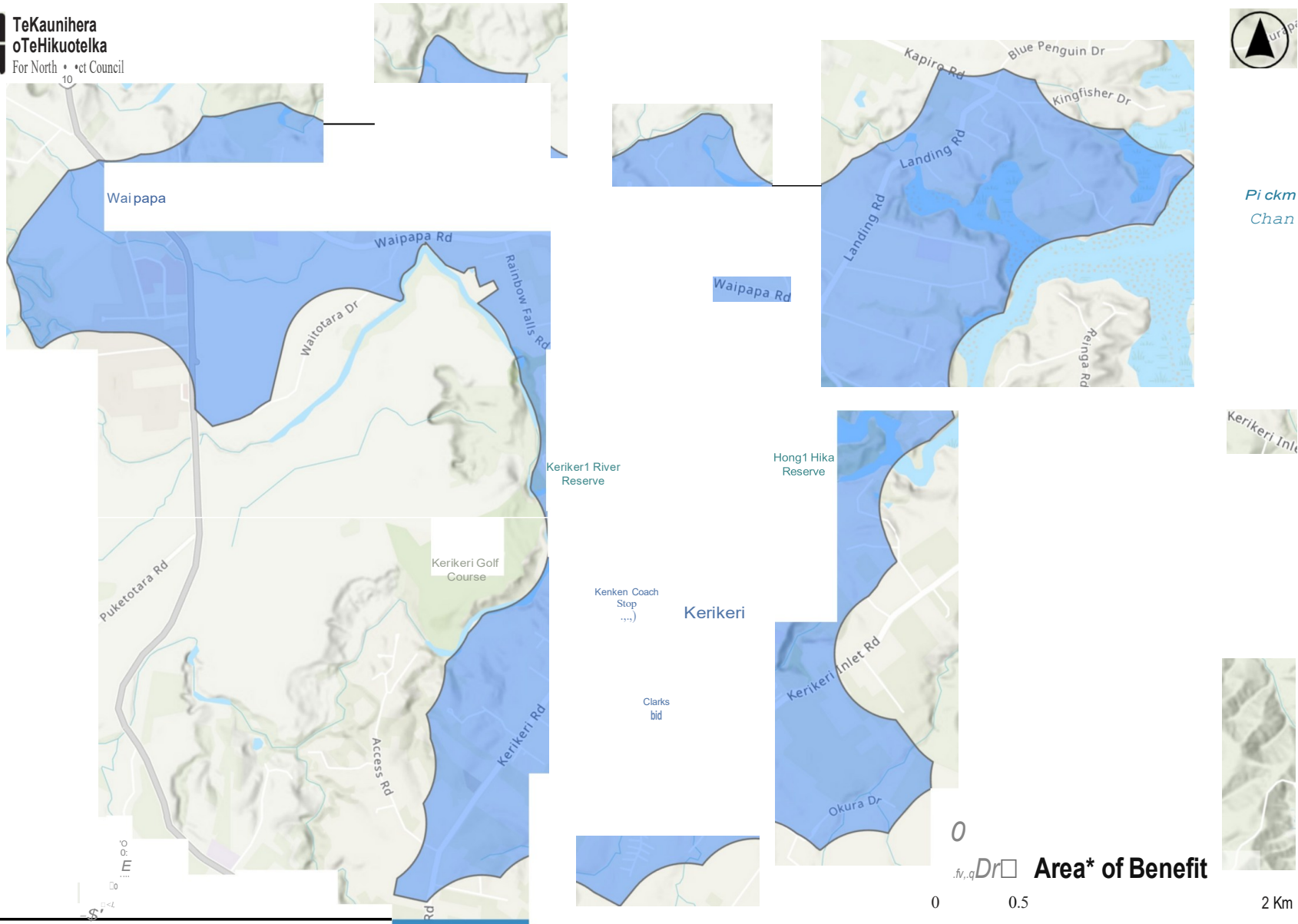


Area of Benefit (Roding): Bay of Islands - Whangaroa Ward





*Areaencompasses Stormwater, Wastewater and Water Supply



*Areaencompasses StormTer, Wastewater and Water Supply

ATTACHMENT 2

Utu Whakawhanake- Development Contributions Policy 2025

The Far North District Council
Resolution in Council

Under section 102(1) of the Local Government Act 2002 the Far North District Council adopted the following policy about
Development Contributions.

Commencement Date XXXX

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Introduction to the Policy

How to read this Policy

This Development Contributions Policy document contains the following key elements:

- The 'operational' part of the Development Contributions Policy (Policy) – the 'what', 'when', and 'how much' for assessing and calculating development contributions.
- Related information, relevant provisions of the Local Government Act 2002 (LGA), or examples that assist the reader or user of the Policy to understand how it is applied and used on a day-to-day basis.
- Council's chosen policy direction. These are the elements of the Policy that Council can determine, but which must be aligned with the legislative requirements.

About this policy

The LGA requires Territorial Authorities to have a policy on development contributions or financial contributions. A territorial authority may only charge and collect development contributions from developers as provided for in a development contributions policy.

Development contributions are charges levied by councils on developments that create additional demand for infrastructure within their districts. These contributions help fund the provision of new or expanded infrastructure – such as reserves, roads, water supply, wastewater, stormwater drainage, and community facilities – required to service growth. This includes the demand generated by new subdivisions, buildings, or changes in land use that require resource consent, or building consent (e.g., converting a residential property into a commercial one).

Development contributions ensure the cost of growth-related infrastructure is shared fairly by those who create the need for, or benefit from, that infrastructure – rather than falling disproportionately on existing ratepayers.

In 2003, Council introduced a Development Contributions Policy to assist with the funding needed to support the growth of the District. In 2014 this policy was amended to stop charging development contributions, due a period of slowed growth, partly influenced by the global financial crisis.

The Far North District is experiencing sustained growth. In response, Council must plan and invest in infrastructure in a prudent, effective, and timely manner to meet current and future needs.

To support this, Council has adopted a new Development Contributions Policy as a tool to recover a portion of the capital costs associated with growth. Development contributions represent a critical funding source to help ensure that key infrastructure can be delivered as the District continues to grow.

This Policy sets out the framework for how and when development contributions will be required.

Related Information

The LGA provides the statutory framework and policy content requirements for a development contributions policy and Council has developed the Council Policy in accordance with these requirements.

This document is detailed in nature so that it meets all the legal requirements set out in the LGA. It provides clear, transparent information for people undertaking development (as per the LGA definition) to understand how development contribution fees are calculated and invoiced as well as what their development contribution payments are being used for.

The Policy

Part A: Preliminary Provisions

1. Title

- 1.1. This policy is the Far North District Council Utu Whakawhanake – Development Contributions Policy.
- 1.2. This Policy is made pursuant to ss 102(1) and 102(2)(d) of the LGA.

2. Commencement

- 2.1. This policy comes into force on 1 July 2026.

3. Application

- 3.1. This policy applies to the district of the Far North District Council.

4. Purpose

s197AA

- 4.1. The purpose of the Policy is to enable Council to recover from persons undertaking development a fair, equitable and proportionate portion of the costs of capital expenditure necessary to service growth within the Far North District.

5. Policy objectives

s197AB

The objectives of this Policy are to:

- 5.1. Clearly state what development contributions fees will be charged by Council, and in what circumstances, to provide certainty for developers and the community.
- 5.2. Ensure that those undertaking development contribute fairly to the funding of infrastructure and facilities to service growth.
- 5.3. Provide development contributions revenue as part of the overall funding mix for infrastructure and facilities to support new development, while ensuring that only a fair and equitable portion of capital expenditure is recovered.
- 5.4. Provide transparency about how development contribution fees are calculated, including the underlying methodology and assumptions.
- 5.5. Promote fairness, transparency and sustainability in the application of development contributions, and support Council's broader responsibility to promote the social, economic, environmental and cultural well-being of its communities now and into the future.

6. Date of effect

s198(2A)

- 6.1. This Policy applies to any building consent or resource consent application or request for authorisation for a service connection submitted, with all required information, on or after 1 July 2026.

- 6.2. Applications or requests submitted (accompanied by all required information) before 1 July 2026 even if granted on or after that date, will not be subject to this Policy.

7. Statutory Context

This Policy has been prepared and adopted in accordance with the relevant provisions of the LGA in particular:

- 7.1. Section 102(2)(d), which is the requirement for Council to have a policy on development contributions or financial contributions;
- 7.2. Section 106, which sets out the matters that must be included in a development contributions policy;
- 7.3. Section 102(4)(b), which allows Council to adopt and amend the Policy at any time after consulting in a manner that gives effect to s82;
- 7.4. Section 201A(5), which allows Council to make changes to the Schedule of Assets for which development contributions will be used at any time without consultation subject to those changes meeting the necessary legislative requirements;
- 7.5. Sections 197-199, which provide for a territorial authority to require development contributions;
- 7.6. Section 201, which sets out the required content of a Development Contributions Policy;
- 7.7. Sections 197AA and 197AB, which outline the purpose and principles for development contributions;
- 7.8. Section 201A(1) sets out the matters that must be included in the required Schedule of Assets contained in the development contributions policy.
- 7.9. Schedule 13, which sets out the methodology for calculating contributions
- 7.10. Under the LGA, development contributions are a funding tool that allows territorial authorities to recover a fair and proportionate share of capital expenditure necessary to service growth. They are intended to ensure that those who create demand for infrastructure contribute to the cost of providing it.
- 7.11. This Policy must be adopted in accordance with the special consultative procedure under s83 of the LGA. Once adopted, the Policy forms part of Council's broader financial and infrastructure planning framework, including the LTP and any infrastructure strategy.

8. Policy Review

ss82m 106, 201A(5)

- 8.1. The Policy must be reviewed at least every three years. A review of the Policy must include consultation that gives effect to the requirements of s82 of the LGA (LTP). Usually, Council undertakes a review of the Policy in conjunction with the review of the Long -Term Plan (LTP), however amendments to the Policy between LTP cycles can also occur if required. These amendments must also be consulted on.
- 8.2. Council may make changes to the Schedules of Assets in Section 1 of this Policy without consultation, subject to those changes meeting the necessary legislative requirements.
- 8.3. There is also provision in s106(2B) and (2C) of the LGA for Council to increase the development contributions payable in relation to changes in the Producer Price Index (PPI). No consultation is required but the details of the increase must be made publicly available before it takes effect.

9. Supporting documentation

s106(3)

- 9.1. Council is required under s106(3) of the LGA to make available for public inspection the full methodology that demonstrates how the calculations for development contributions charges are made.
- 9.2. The Cost Allocation Methodology summarised in clause 45 of the Policy is available for public inspection at all Council offices.
- 9.3. A viewing of the full methodology as stipulated in s106(3) of the LGA can be arranged on request.

10. Financial Contributions

s106(2)

- 10.1. Council's ability to collect financial contributions is enabled by the RMA 1991 and supported by the LGA. While financial contributions are imposed through conditions on resource consents under the RMA (s108), the LGA (s102(2)(d)) requires that any Council intending to use financial contributions must adopt a Financial Contributions policy as part of its wider suite of funding and financial policies.
- 10.2. The District Plan sets out the specific purposes and circumstances under which financial contributions may be imposed as a condition of a resource consent. These typically relate to avoiding, remedying, or mitigating the adverse effect of development on the environment and existing infrastructure. Financial contributions may be required in the form of money or land and are generally applied where the impacts of a development cannot be appropriately addressed through other regulatory or funding mechanisms.
- 10.3. Examples of where financial contributions may apply include upgrades to roads, water supply, stormwater infrastructure, or the provision of reserves. Where explicitly provided for in the District Plan, they may also apply to the provision or enhancement of community facilities such as libraries, community halls, where those assets are directly impacted by new development.

Interpretation

11. Abbreviations

11.1. The following abbreviations mean the following:

CAM	Cost Allocation Methodology
GAC	Growth Attributable Cost
GFA	Gross Floor Area Gross Floor Area
GST	Goods and Services Tax
HUE	Household Unit Equivalent
IS	Infrastructure Strategy
LGA	Local Government Act 2002.
LOT	Allotment
LTP	Te Pae Tata – Three Year Long Term Plan.
RMA	Resource Management Act 1991.
‘s’ or ‘ss’	means the relevant section(s) of the LGA, unless otherwise stated. (i.e., section 106 or s106; sections 199A-199P or ss199A-199P).
‘sch’	Means the relevant schedule of the LGA.
VMPD	Vehicle movements per day

12. Glossary of terms

12.1. The definitions below apply for the purposes of this Policy.

Accommodation units	Has the same meaning as defined in s197 of the LGA and means units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation.
Activity	For the purposes of this Policy means a grouping of the Council services, facilities and amenities as listed in Part B, clause 14 of this Policy.
Aged care room	Means any dwelling unit in a ‘rest home’ or ‘hospital care institution’ as defined in s58(4) of the Health and Disability Services (Safety) Act 2001

Allotment	<p>Has the same meaning as defined in s218(2) of the RMA as:</p> <p>(a) any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not -</p> <p style="padding-left: 40px;">(i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</p> <p style="padding-left: 40px;">(ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</p> <p>(b) any parcel of land or building or part of a building that is shown or identified separately</p> <p style="padding-left: 40px;">(i) on a survey plan; or</p> <p style="padding-left: 40px;">(ii) on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or</p> <p>(c) any unit on a unit plan; or</p> <p>(d) any parcel of land not subject to the Land Transfer Act 2017.</p>
Ancillary activity	Means an activity that supports and is subsidiary to a primary activity
Average	For the purposes of this Policy refers to a calculated mean value used to distribute the total cost of growth-related infrastructure across units of demand (e.g., per dwelling, per lot, per Household Unit Equivalent), to ensure a fair and consistent basis for development contributions.
Average household	<p>An Average Household represents the average demand for Council services generated by a typical detached Dwelling Unity occupied by a single household.</p> <p>For this Policy means the occupancy rate of 2.6 people.</p>
Base units	The demand of an average dwelling unit for each Activity
Capital expenditure	Has the same meaning as defined in s197 of the LGA and includes any funding provided by the responsible levy authority to contribute to the construction costs of eligible infrastructure that has been, or intended to be, transferred to the authority under s90 of the Infrastructure Funding and Financing Act 2020.
Catchment	A separately defined area of the District, defined by Activity and location for funding purposes
Commercial activity	Any activity trading in goods, equipment or services. It includes any ancillary activity to commercial activity (for example administrative or head offices).
Commercial accommodation	Units, apartments, rooms in 1 or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation
Community activities	Land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility. This is used in Tables 1 to 4.
Community facilities	Has the same meaning as defined in s197(2) of the LGA and means reserves, network infrastructure, or community infrastructure for which

	development contributions may be required in accordance with s199 of the LGA.
Community infrastructure	Has the same meaning as defined in s197(2) of the LGA as: (a) means land, or development assets on land, owned or controlled by the territorial authority for the purpose of providing public amenities; and (b) includes land that the territorial authority will acquire for that purpose
Cost allocation	The allocation of the capital costs of a project to the various drivers for the project, such as renewal, level of service and additional capacity to meet growth.
Cost allocation methodology	Means the framework that determines how the costs of projects are split between existing and new users, based on the causes of demand and distribution of benefits. It ensures that contributions are calculated in a fair, transparent, and legally compliant matter.
Council	Means the Far North District Council and includes staff acting in accordance with delegated authority.
Credits	Means a credit to be applied to a development contribution assessment under clause 18 of this Policy.
Crown	Includes all government departments, Ministries, and Crown entities (e.g., Kāinga Ora) undertaking development for public purposes to which s8 of the LGA applies.
Developer	A person, who is an applicant for a resource consent or certificate under the RMA or building consent or certificate under the Building Act 2004, or a request for service connection authorisation.
Development	Has the same meaning defined in s197(1) of the LGA: a) any subdivision, building (as defined in s8 of the Building Act 2004), land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure; but b) does not include the pipes or lines of a network utility operator
Development agreement	Has the same meaning as defined in s197(2) of the LGA: a voluntary contractual agreement made under ss207A to 207F of the LGA between 1 or more developers and 1 or more territorial authorities for the provision, supply, or exchange of infrastructure, land, or money to provide network infrastructure, community infrastructure, or reserves in 1 or more districts or a part of a district
Development contribution	Has the same meaning as defined in s197(2) of the LGA and means a contribution- (1) provided for in a development contribution policy of a territorial authority; and (2) calculated in accordance with the methodology; and (3) comprising— (i) money; or (ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land

	<p>within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or</p> <p>(iii) both</p>
Development contributions objection	Has the same meaning as defined in s197(2) of the LGA: an objection lodged under sch13A, clause 1, LGA against a requirement to make a development contribution
Development contributions commissioner	Has the same meaning as defined in s197(2) of the LGA: A person appointed under s199F LGA.
Development contributions policy	Is a formal policy adopted by Council's under the LGA. It sets out how and when the Council will require payments, known as development contributions, from developers or those undertaking new developments.
Depreciation	The wearing out, consumption or other loss of value of an asset whether arising from use, passing of time or obsolescence through technological and market changes. It is accounted for by the allocation of the cost (or re-valued amount) of the asset less its residual value over its useful life.
District plan	Far North District Council Operative District Plan
Dwelling unit	<p>For the purposes of this Policy, a Dwelling Unit means any building, group of buildings, or part of a building that is used or designed to be used as a self-contained residential space. A Dwelling Unit must include, within its exclusive occupancy, facilities for sleeping, cooking, bathing, and toilet use. A Dwelling Unity may be part of a larger building (such as an apartment or granny flat) or stand-alone building (such as a detached house).</p> <p>(Non-exclusive self-contained residential space for one household.)</p>
Financial contributions	<p>Has the same meaning as defined in s108(9) of the RMA and is a contribution of money, land, works, services or combination of these.</p> <p>Financial contributions are used to offset or mitigate the adverse impacts on the natural and physical environment including utility services, of a new development.</p>
First principle basis	The basis on which non-residential development contribution assessments can be made when the Tables 1 to 4 within the Policy are not sufficiently accurate. Where possible the actual (potential) demand a commercial development will place on infrastructure will be established using reports from suitably qualified persons.
Freight and distribution	Land use and the associated infrastructure which enables the movement of goods.
Funding model	The model used to ensure an equitable development contributions assessment based on the funding requirements needed to support growth. The primary output of the funding model is a set of development contribution fees, land or both.
Gross floor area	The sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, lift wells or stairwells);

	<p>(a) where there are exterior walls, measured from the exterior faces of those exterior walls</p> <p>(b) where there are walls separating two buildings, measured from the centre lines of the walls separating the two buildings</p> <p>(c) where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, measured from the edge of the floor.</p> <p>GFA is measured from the exterior of walls and the centre line of a wall adjoining two or more buildings.</p>
Growth	Means the increase in demand for infrastructure and facilities that arises as a direct result of new development activity, identified for the purpose of determining the share of infrastructure costs to be recovered from new developments through development contributions.
Growth attributable cost	Means the portion of the total capital cost of an infrastructure project that is directly attributable to, and allocated for, meeting the demand generated by growth, as determined using the Council cost allocation methodology. GAC forms the basis for calculating development contributions and excludes costs for renewal or existing service shortfalls.
Growth model	Means the framework or set of projections used by the Council to estimate the scale, timing, location, and type of future development within the district or defined catchments, providing the basis for infrastructure planning and the calculation of development contributions. This information is used to assist in determining 'Household Unit Equivalents' (HUEs).
Goods and services tax	Has the same meaning found in the Goods and Services Tax Act 1985
Health and educational facilities	Buildings or places used for the delivery of education or health services.
Hospitality	Bars, restaurants, cafes and food outlets (including takeaway).
Household unit equivalent	A Household Unit Equivalent (HUE) is a measured unit of demand for Council services, representing the demand generated by a development, expressed as an equivalent to that produced by an average Household Unit. (Demand from any unit, expressed as a fraction/multiple of a Household Unit.)
Infrastructure Strategy	Is the Infrastructure Strategy adopted by Council as part of the LTP.
Industrial activity	An activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity (excludes however retails, commercial and residential Activities).
Large mass buildings	A Large Mass Building is any non-residential building, or part of a building, that has a significant floor area and/or height relative to typical residential or commercial structures. This includes, but is not limited to, warehouses, showrooms, bulk retail outlets, and similar premises

	<p>designed primarily for storage, display, or distribution of goods, rather than residential occupancy.</p> <p>(Large Mass Buildings are differentiated from Dwelling Units and Residential Units by their scale, use and nature of the demand they place on Council infrastructure and services.)</p>
Level of service	The standard of services that Council provides or will provide for each Activity undertaken, as described in applicable measurable terms in the LTP.
Māori land	<p>Māori land is comprised of the following:</p> <ol style="list-style-type: none"> 1. Freehold Māori land, as determined in Te Ture Whenua Maori Act 1993 2. Crown land reserved for Māori as defined in Te Ture Whenua Maori Act 1993 3. General land owned by Māori that is beneficially owned by more than 5 Māori owners either individually or through a Māori incorporation, Māori Trust Board, Settlement Trust, subsidiary or other similar legally incorporated Māori entity, 4. General land that ceased to be Māori freehold land under Part 1 of the Maori Affairs Amendment Act 1967; and where the land is still beneficially owned by the persons, or by the descendants of the persons, who beneficially owned the land immediately before the land ceased to be Māori land.
Methodology	For the purposes of this Policy refers to the methodology for calculating development contributions set out in clauses 44 to 45 of this Policy.
Network infrastructure	Has the same meaning as defined in s197(2) of the LGA and means: the provision of roads and other transport, water, wastewater, and stormwater collection and management
Network utility operator	Has the same meaning as in s166 of the RMA
New growth / New expenditure	The anticipated growth demand and planned capital costs for the ten-year period covered in the current LTP document.
Non-residential	Any development or part of a development including land and/or buildings that do not fall under the definition of residential.
Objector	Has the same meaning given to it under s197 LGA and means: a person who lodges a development contribution objection.
Papakāinga developments	<p>Means Residential activity undertaken to support traditional Māori cultural living for tangata whenua residing in the Far North District on:</p> <ol style="list-style-type: none"> a. Māori land; b. Treaty Settlement Land. <p>For clarification Treaty Settlement Land does not include commercial redress land identified in a Treaty Settlement Act.</p>
Part	Means a reference to a part of this Policy.
Person	An individual or a representative of an organisation or group who has applied to the Council for a resource consent or certificate under the

	RMA or building consent or certificate under the Building Act 2004, or a requested for service connection authorisation.
Policy	The Far North District Council Utu Whakawhanake – Development Contributions Policy unless otherwise stated.
Project	Includes planned or completed programmes and projects of capital expenditure intended to deliver defined Levels of Service for that programme or project.
Public storage	Facilities where individuals or business can store belongings.
Resource consent	Has the same meaning given to it under s2(1) of the RMA and includes a change to a condition of a resource consent under s127 of the RMA.
Remissions	For the purposes of this Policy means: a discretionary percentage reduction or waiver of all or part of a development contributions otherwise payable, granted in accordance with the criteria and conditions set out in this Policy.
Renewal	The replacement of an existing asset at the end of its design life with an equivalent asset of the same nature, function and capacity.
Rental accommodation	Means short-term rental for no longer than 90 consecutive days. Rental accommodation for more than 90 consecutive days is considered long term rental accommodation and will be treated as a dwelling unit in alignment with the Residential Tenancy Act 1986.
Reserves/Parks	Land acquired or purchased for a reserve or park, including the cost of providing any improvement/s necessary to enable that land to function for its intended purpose including its purpose under the Reserves Act 1977.
Residential activity	The use of land and building(s) for people’s living accommodation, including residential units, serviced apartments and unit/strata title developments.
Residential unit	A Residential Unit is a building used for residential activity exclusively by one household. It must include sleeping, cooking, bathing and toilet facilities. (Exclusive self-contained residential building for one household.)
Retail activity	This means activities selling, exposing, displaying or offering: of goods, merchandise or equipment for sale or direct hire to the public. It includes any ancillary activity to the retail activity (for example administrative or head offices)
Retirement unit or village	Any property, building, or premises with two or more residential units that provide, or are intended to provide, residential accommodation together with services or facilities (or both), predominantly for people in their retirement (and their spouses or partners), where residents pay a capital sum for the right to occupy the unit.

	This applies regardless of the legal form of occupation (such as freehold, lease, licence to occupy, or tenancy), and includes common areas and facilities accessible under occupation right agreements.
Rural	Means the area of the District comprising the Rural Zones in the District Plan.
Rural activities	Means activities, industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.
Service connection	A physical connection to a service provided by or on behalf of Council
Site	<p>Has the same meaning as in the District Plan:</p> <p>(a) An area of land which is:</p> <ul style="list-style-type: none"> (i) composed of one allotment in one certificate of title or two or more contiguous allotments held together in one or more certificates of title in such a way that the allotments cannot be dealt with separately without the prior consent of the Council; or (ii) contained in a single allotment on an approved survey plan of subdivision for which approvals under s223 and/or s224 of the RMA have been obtained and for which a separate certificate of title could be issued without further consent of the Council. <p>(b) Except that in the case of:</p> <ul style="list-style-type: none"> (i) land subdivided under the Unit Titles Act 2010, or stratum subdivision, "site" shall be deemed to be the whole of the land subject to the unit development or stratum subdivision; and (ii) land subdivided under the cross lease or company lease systems (other than strata titles), "site" shall be defined as an area of land containing: <ul style="list-style-type: none"> • any building, accessory buildings, plus any land exclusively restricted to the users of those buildings; or • a remaining share or shares in the fee simple creating a vacant part of the whole for future cross lease or company lease purposes. <p>(c) In the case of Māori land within the meaning of Te Ture Whenua Māori Act 1993:</p> <ul style="list-style-type: none"> (i) includes a parcel of land created by a partition under s289, provided that its area complies with the Residential Intensity rule for the zone in which the land is located; or (ii) parcels of land partitioned and given effect to, by approval of Te Kooti Whenua Māori - Māori Land Court, before 28 April 2000.
Subdivision	<p>Has the same meaning as 'subdivision of land' in s218 of the RMA and means:</p> <p>(a) the division of an allotment:</p> <ul style="list-style-type: none"> (i) by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or (ii) by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or (iii) by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or

	<p>(iv) by the grant of a company lease or cross lease in respect to any part of the allotment; or</p> <p>(v) by (the deposit of a unit plan or) an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or</p> <p>(b) an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by s226 RMA.</p>
Visitor accommodation	Accommodation that intended for periods not exceeding 50 days in continuous term of occupancy for the purpose of providing overnight, temporary, or rental accommodation.
Unallocated (Cost allocated to)	In any analysis process, there is the need to recognise that some cost share outcomes may not readily be allocated to a funding source.

12.2. The Legislation Act 2019 applies to this Policy.

12.3. Where a word in this Policy has the same meaning as defined in legislation or other regulatory documents, any changes to the meaning of that word in the legislation or regulatory document will apply to this Policy as well

12.4. Any explanatory notes and attachments are for information purposes, and do not form part of this Policy. They may be inserted, amended, or revoked without formality. Explanatory notes are provided within the 'Related Information' boxes throughout this Policy

Related Information

Compliance with the Policy does not remove the need to comply with all other applicable Acts, regulations, bylaws, the Far North Operative District Plan and the Regional Plan for Northland. Where there is any conflict between this Policy and any Act or Regulation, the Act or Regulation will take precedence.

Part B: Development contributions assessments

13. Determining development contributions

- 13.1.** When assessing development contributions, Council will confirm that the proposed development generates demand for the Activities specified under clause 14 in this Policy. Development contributions will be required where this demand results in the need for new assets or increased capacity, and where Council has incurred, or will incur, capital expenditure either in anticipation of, or to service, the development.

14. Activities for which a development contribution fee is charged ss199, 106(2)(d)

- 14.1.** Council can require development contributions for the following Activities:

- a. Reserves
- b. Network infrastructure
- c. Community infrastructure

- 14.2.** Within these Activities Council has, in accordance with s106(2)(d) of the LGA, identified the following sub-Activities for which development contributions can be charged:

- a. Reserves
 - i. Parks and reserves
- b. Network infrastructure
 - i. Water supply
 - ii. Wastewater
 - iii. Transport and roading
 - iv. Stormwater
- c. Community infrastructure
 - i. Libraries including the land on which the library is situated
 - ii. Sports fields
 - iii. Public toilets

Related Information

Any reference to Activity or Activities in this Policy includes the sub-Activities listed in clause 14.2. The use of the term activity or activities should be inferred from the context.

The Parks and Reserves, Libraries, Sports fields and Public toilets Activities are included in clause 14.2 above to ensure policy completeness and flexibility. At present, no development contributions are required for these Activities. Their inclusion in the table does not commit Council to charging development contributions for these Activities. For further clarification:

- the presence of these Activities in clause 14.2 above is intended to maintain policy robustness and provide a framework should Council wish to consider development contributions for these Activities in the future.
- Council has not made a decision to introduce or charge development contributions for Parks and Reserves, Libraries, Sports fields and Public toilets Activities at this time.

15. Test for development

ss. 197, 198, 199, 200

- 15.1.** Council may require a development contribution only if all of the following apply:
- a. the activity constitutes a 'development' as defined in s197 LGA, including subdivision, building work, or other development that creates additional demand for or on Council infrastructure.
 - b. the individual or cumulative effect of the development generates demand that causes Council to incur, or to have incurred, capital expenditure either in anticipation of, or to service, the development for:
 - i. new or additional assets; or
 - ii. assets of increased capacity,
 - iii. reserves, network infrastructure, or community infrastructure.
 - c. as a consequence of the development, the Council incurs, has incurred, or will incur, capital expenditure to appropriately provide for those assets.
 - d. this Policy provides for the requirement of a development contribution in such circumstances;
 - e. the development contribution is not prohibited by s200 LGA.
- 15.2.** If the development meets the provisions under clause 15.1 in the affirmative, Council may require a development contribution when:
- a. a resource consent is granted under the RMA, for subdivision or land use;
 - b. a building consent or certificate of acceptance is granted under the Building Act 2004
 - c. a Project Information Memorandum is issued
 - d. an authorisation for a service connection is granted
- 15.3.** On receiving an application or authorisation for any of the consents, certificates, or authorisations listed in clause 15.2, Council will:
- a. confirm whether the application relates to a 'development' as defined in s197 of the LGA;
 - b. check that Council is not prohibited by s200 of the LGA from requiring a contribution in relation to the development.
 - c. determine whether alone or in combination with other developments the effect of the development under consideration is to require new or additional assets or assets of increased capacity and, as a consequence, Council will incur (or has already incurred) capital expenditure to provide appropriately for this; and
 - d. establish whether this Policy requires a development contribution in the circumstances.
- 15.4.** If Council is satisfied that a development contribution is required, it will assess the application in accordance with clause 16 below.

16. Assessment

- 16.1.** Council will assess the development contributions payable in relation to an application as follows:
- a. Identify the Catchments in which the proposed development is located.

- b. For each relevant Catchment and Activity, calculate the number of HUEs generated by the development (see clause 17).
 - c. Identify in HUEs any credits, that apply for each Activity.
 - d. Deduct credit HUEs from the total demand HUEs to determine the net increase in demand (additional HUEs) for each Activity.
 - e. Calculate the development contribution for each Activity by multiplying the net additional HUEs by the applicable fee for that Activity and Catchment, as set out in the Development Contribution Fee Schedule (see clause 19).
 - f. Sum the amounts calculated for each Activity to determine the total development contribution payable.
 - g. Add GST to the total amount.
- 16.2.** Assessments will generally be made at the time of the earliest application for consent or authorisation for service connection relating to a development.
- 16.3.** If Council does not require development contributions on the first consent or service connection authorisation, this does not prevent Council from assessing contributions on a subsequent consent or authorisation for the development. Council may also require an additional development contribution for the same purpose if there is an increase in the scale or intensity of the development since the earlier contribution was required.
- 16.4.** Applicants may request an indicative calculation of development contributions when applying for a Project Information Memorandum or Certificate of Acceptance under the Building Act 2004, or at a pre-application meeting under the RMA. This indicative calculation provides an early estimate of potential liability but is not binding. A development contribution will only be required at the time specified in clause 15.2 and will be invoiced in accordance with Part C of this Policy.
- 16.5.** All growth-related community facilities and infrastructure within the identified catchment are considered to be available to service any allotment within that catchment, up to a uniform service level, at any time. For assessment purposes, the availability of a network connection now or in the future, is the basis of evaluation, regardless of whether a connection to the services currently exist.

17. Determining Household Unit Equivalents (HUEs)

Schedule 13 cl 2

- 17.1.** A HUE is the unit of demand that equates to the typical demand on infrastructure by an average household for the Activities that development contributions are collected for.
- 17.2.** A second independent accommodation or residential unit will be treated as a household unit for the purposes of calculating development contributions. To avoid any doubt, visitor accommodation units that are separate unit-titles shall be considered as separate household units.
- 17.3.** Using HUEs to assess development contributions provides an efficient method to meet the requirement to attribute units of demand to particular development Activities or types of development on a consistent and equitable basis.
- 17.4.** HUEs are determined:
- a. as per the categories of development in this Part of the Policy under clause 17.8; and
 - b. depending on what type of consent, certificate or service connection application has led to an assessment in accordance with clause 15 of this Policy.

- 17.5.** Charges based on the number of HUEs are calculated in accordance with the Development Contribution Charges Schedule in clause 19.
- 17.6.** Depending on the specific Activity or service, Tables 1- 4 in clause 20 provide additional data to support HUE calculations, as they describe HUEs in appropriate unit demands for the specific Activities.
- 17.7.** In some cases, the circumstance of a development means an assessment in accordance with the typical development Activities in clause 17.8 below is not appropriate, and in these cases a special assessment calculation will be made (clause 17.9).
- 17.8.** This clause of the Policy identifies typical developments and assessment considerations.

a. Residential subdivision

- i. Council has determined that it is appropriate to assess in accordance with clause 16 and require development contributions for residential subdivision.
- ii. Each new residential lot created by subdivision attracts development contributions at the rate of one HUE per relevant Activity.
- iii. Where two or more vacant lots held in one certificate of title are divided into separate titles and no previous development contributions or financial contributions under the RMA have been paid, development contributions will be required.
- iv. The first single dwelling unit built on an allotment with a registered title or for which a certificate under section 224(c) of the RMA has been issued, prior to 1 July 2026, development contributions will be calculated in accordance with the credit provisions in clause 18.8.a.i, for which one HUE credit per Activity for undeveloped lots.
- v. Notwithstanding 17.8.a.iv if an existing lot does not have connections to Council's water or wastewater services, then on application for a connection, development contributions will be required for those Activities.

b. Second/subsequent dwellings and multi-unit developments

- i. Additional dwellings after the first dwelling on a lot will attract development contributions at the rate of one HUE per dwelling. Dwellings for the purposes of this Part in the Policy include but are not limited to integrated, attached, and detached units, sleep outs and minor dwellings.
- ii. If an additional dwelling is 70 m² of gross floor area (GFA) or less and in, the Council's opinion, is likely to generate less demand than an average dwelling, Council may apply a pro-rata m² rate reduction in development contributions.
- iii. Any pro-rata reduction applied as per clause 17.8.b.ii above will not be less than 40% of a HUE. This is to reflect that smaller than average dwellings will still be occupied, and it is occupancy rather than floor space alone that generates demand.
- iv. Where a pro-rata reduction has been applied in accordance with clause 17.8.b.ii above and a subsequent application is then made to expand that dwelling, the development contribution required will be assessed accordingly.
- v. For multi-unit developments, Council may apply a pro-rata m² reduction in a development contribution, where it can be demonstrated that one or more units will generate lower demand than an average dwelling.

c. Home - based commercial activities

- i. Home-based businesses, and residential dwellings converted to commercial use will be assessed for additional demand greater than the existing residential use. If development contributions are required, these will be required in accordance with the charges for non-

residential land use (clauses 17.8.e.i, and 18.8.b).

d. Non-residential subdivision

- i. Non-residential subdivision will attract development contributions for each new lot created at the rate of one non-residential HUE per new lot.
- ii. Any development contributions paid as per clause 17.8.d.i above will be applied as a credit (clause 18) when assessing development contributions for a subsequent building consent or land use resource consent on the same lot.

e. Non-residential land use

- i. Non-residential land use will attract development contributions based on the demand a proposed development will place on Council's network infrastructure using the demand factors outlined in factors in Tables 1- 4 in clause 20.

f. Rural subdivision and land use

- i. For clarity, residential subdivision in the rural area is covered by residential subdivision in clause 17.8.a of this Policy and will be assessed accordingly. Non-residential subdivision in the rural area is covered by clause 17.8.d.
- ii. Non-residential developments other than subdivision in the rural area, including, but not limited to milking sheds, packing houses, and growing houses, etc. (i.e., any development that has a proposed activity that will impact on infrastructure and services), will be assessed for development contributions in accordance with clause 17.8.e apart from commercial accommodation which will be assessed in accordance with clause 17.8.g.
- iii. For clarity, non-residential sheds, and other farm buildings (including, but not limited to, hay sheds and minor storage sheds) will not attract development contributions if they are assessed to have no additional impact on infrastructure.

g. Commercial accommodation

- i. Commercial accommodation is assessed on the number of transitory accommodation rooms. A transitory accommodation room is for a maximum of 2.6 people. The calculation of HUE equivalents for commercial accommodation is based on each transitory accommodation room being the equivalent to 40% of an average dwelling.
- ii. Managers units will be assessed as a residential land use activity as they are a permanent dwelling.

h. Tangata Whenua Development – Residential Activity

- i. To support traditional Māori cultural living for Tangata Whenua residing in the Far North District residential activity development undertaken on the follow land titles will not be required to pay any development contributions:
 - Māori freehold land;
 - Treaty Settlement Land - excluding commercial redress land identified in a Treaty Settlement Act;
 - general title land if converted from Māori freehold land title under the Maori Affairs Amendment Act 1967.

i. Retirement Villages

- i. The impact of retirement villages including care facilities is assessed on the following basis:

Activity	HUEs per Retirement Village (maximum 3br)	HUEs per Aged Care Bed
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Transport	0.3	0.1
Water	0.44	0.4
Wastewater	0.44	0.4
Parks and Reserves	0.0	0.0
Libraries	0.0	0.0
Sports fields	0.0	0.0
Public toilets	0.0	0.0

Related Information

Example only of commercial accommodation assessment

The total development contributions arising from a commercial accommodation development with 20 rooms and

1 managers' unit would be:

- Transport and Rooding Activity = 9 HUES (20 rooms x 40% of a HUE=8 HUES + 1 HUE (Managers unit))
- Parks and Reserves = 1 HUE (Managers unit)
- Libraries = 1 HUE (Managers unit)

17.9. Special assessment calculations

- Council may consider that a specific development will generate impact on infrastructure which materially differs from that used for typical assessments under clause 17.8.
- Generally, a special assessment will be done when the demand for an Activity is expected to be either greater or lesser than double the identified average value for that type of Activity, or where a land use is not adequately described within the Land Use Activity Tables (clause 20) of the Policy.
- It is solely a matter for Council, in its discretion, whether to carry out a special assessment.
- A special assessment uses a 'first principles assessment' approach. This means that the development will be assessed on its actual (proposed) demand, as opposed to the average demand identified in the Land Use Activity Tables in clause 20.
- A special assessment may require the applicant to provide detailed calculations of the expected demand of the development. These calculations will need to be provided by a suitably qualified person.
- The information supplied in clause 17.9.e above will be converted to HUES to undertake an assessment in accordance with clause 17.

- g. Council may consider a development agreement an appropriate mechanism to document the outcome of a special assessment should the development fall within the criteria and circumstances under clause 30 of this Policy.

Related Information

Examples of land use types that may require a special assessment

- sports or convention centres that may generate large volumes of traffic at specific peak times
- trucking and courier activities that may have a consistent above average road use,
- concrete plants that use significant amounts of water as part of their manufacturing process
- a quarry or quarry extension because it can generate significant vehicle movements but at the same time may not have a building associated with the activity.

Council encourages developers to provide information (required in clause 17.9.e) at the feasibility stage of their project prior to lodging an application.

18. Credits

- 18.1.** Credits may be recognised by Council, for previously paid development contributions, financial contributions under the RMA, or historical impact. Credits are calculated in HUEs and reflect the existing or historical (i.e., pre-development) level of demand associated with a site, including but not limited to:
- a. existing residential dwelling units on site;
 - b. historical credits of one HUE per Activity on undeveloped allotments with a registered title or for which a certificate under section 224(c) of the RMA has been issued, prior to 1 July 2026, as detailed in clause 18.8.a.i and 18.8.b.i;
 - c. GFA of existing non-residential buildings on the site;
 - d. previous lawfully established activities or consented buildings on a site.
- 18.2.** The number of credits (in HUEs) for a site will be determined using the same methodology as for calculating additional demand under clause 17.
- 18.3.** Credits are only available for lawfully established activities.
- 18.4.** Credits are site specific and may not be transferred to another site.
- 18.5.** Credits are not transferable between Activities (e.g., credits for Transport and Rooding apply only to those Activities; credits for Reserves apply only to Reserves etc.).
- 18.6.** Surplus development contribution credits are not redeemable for land or money.
- 18.7.** Council established a base line demand as at 1 July 2026. All credits are benchmarked against the level of demand generated by lawfully established activities or consented buildings on the site at that date.
- 18.8.** The following clauses detail the specific approaches for determining credits for residential and non- residential developments.
- a. Residential**
 - i. Any undeveloped allotment with a registered title or for which a certificate under section 224(c) of the RMA has been issued, prior to 1 July 2026, is deemed to have one HUE credit per Activity for which a development contribution would otherwise be required, except for:
 - small road severances that are not intended for development; or
 - allotments that cannot be lawfully built on due to physical constraints, legal restrictions, or planning provisions.
 - ii. Where a cross lease or unit title is converted into 'Fee Simple' title, no additional development contributions are required provided the conversion does not create additional residential capacity beyond what was lawfully established prior to 1 July 2026.
 - b. Non-residential**
 - i. Any undeveloped allotment with a registered title or for which a certificate under section 224(c) of the RMA has been issued, prior to 1 July 2026, is deemed to have one HUE credit per Activity for which a development contribution would otherwise be required, except for:

- small road severances that are not intended for development; or
 - allotments that cannot be lawfully built on due to physical constraints, legal restrictions, or planning provisions.
- ii. For the purpose of clause 18.8.b.i 'undeveloped allotment' means an allotment with no existing non-residential activity prior to 1 July 2026.
- iii. Credits for non-residential development are calculated based on GFA of existing lawful non-residential buildings on the allotment as at 1 July 2026, using the demand factors in Tables 1-4 (Clause 20). Sites where buildings were demolished or destroyed prior to 1 July 2026 will be treated as vacant lots for the purpose of credit allocation.

Related Information:

Clarification:

Clause 18.8.a.i: An undeveloped lot is considered to have a potential demand for services and is therefore allocated one HUI credit per Activity, even if no services are currently being used.

Clause 18.8.b.ii: As with residential, the allocation of one HUE credit per Activity reflects the potential for future demand, not current service use.

Rationale: This ensures that credits are only allocated where there was a recognised and assessed demand at the time, aligning with the principle of fairness and consistency.

19. Development Contribution Fees Schedule

ss201(2), 202

19.1. This Schedule is provided in accordance with ss201(2) and 202 of the LGA, and details the fees charged per HUE by Activity and Catchment.

19.2. All fees below are GST exclusive.

2024 - 2027 Development Contributions Charges

Roading and Transport	Catchment	District Wide	Total Charges
Bay of Islands - Whangaroa	3,320	-	3,320
Stormwater			
Kaikohe	409	-	409
Kawakawa	-	-	-
Kerikeri/Waipapa	-	-	-
Wastewater			
Kaikohe	37,136	-	37,136
Kawakawa	25,571	-	25,571
Kerikeri/Waipapa	11,376	-	11,376
Water supply			
Kaikohe	6,222	-	6,222
Kawakawa	1,980	-	1,980
Kawakawa/Moerewa	6,719	-	6,719
Kerikeri/Waipapa	7,901	-	7,901

Parks and Reserves			
District	-	-	-
Libraries			
District	-	-	-
Sports fields			
District	-	-	-
Public toilets			
District	-	-	-

Related Information

For the table above - Council may require full payment of a development contributions in accordance with this when approving:

- a building consent, including a certificate of acceptance
- a resource consent
- an authorisation for a service connection
- a certificate of acceptance

The Parks and Reserves, Libraries, Sports fields and Public toilets Activities are included in the Table above to ensure policy completeness and flexibility. At present, no development contributions are required for these Activities. Their inclusion in the table does not commit Council to charging development contributions for these Activities. For further clarification:

- the presence of these Activities in the Table above is intended to maintain policy robustness and provide a framework should Council wish to consider development contributions for these Activities in the future.
- Council has not made a decision to introduce or charge development contributions for Parks and Reserves, Libraries, Sports fields and Public toilets Activities at this time.
- the inclusion signals that Council may, at its discretion and following appropriate processes (under the applicable provisions of the Local Government Act 2002) consider whether to introduce development contributions for these Activities in the future.

20. Land Use Activity Tables

20.1. Table 1 – base demand units for residential HUE

- a. This table assumes an average household occupancy rate of 2.6 people per dwelling, based on 2023 Census information. See significant assumptions for further explanation of the occupancy rate.

Activity	Base Unit per HUE	Demand per HUE	Comment
Transportation and Rooding	10 vehicle movements per day	-	Vehicle movements are 1 in 1 out
Water Supply	m ³ per day	0.75 m ³ or 750 litres	Based on average flow (design average)

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Wastewater	m ³ per day	0.8 m ³ or 800 litres	Based on peak flow and providing sufficient capacity to discharge
			wastewater safely and effectively.
Community	per capita basis		Based on assumed average occupancy
Libraries	per capita basis		Based on assumed average occupancy

Related Information:

The Community and Libraries Activities are included in Table 1 for completeness. Like the Related Information box above, no development contributions are currently required for these activities. Their inclusion into Table 1 does not commit the Council to charging development contributions but allows for the option to consider this in the future, subject to a separate Council decision and in accordance with applicable provisions in the Local Government Act 2002.

20.2. Table 2 – base demand units for commercial HUE

Activity	Base Unit per HUE	Demand per HUE	Comment
Transportation and Rooding	10 vehicle movements per day	See Table 3 & 3 A Demand calculated per 100m ² GFA	Based on average trip generation tables per land use type
Water	m ³ per day	0.75 m ³ or 750 litres	Based on average flow by land use type see table 4
Wastewater	m ³ per day	See Table 4 Note that wastewater is based on peak flow of 0.8 m ³ or 800 litres Council must provide adequate capacity to safely and effectively discharge wastewater	See Table 4 Based on average usage by land use type

20.3. Table 3 – Transport and roading

- a. To establish transport and roading contributions, Council uses Table 3 below, which shows average Vehicle Movements per Day (VMPD) per 100m² of Gross Floor Area converted to HUEs.
- b. However, some Land Use activities do not rely on GFA, these are separately identified in Table 3A below.
- c. If an Activity is not covered by the categories within Tables 3 and 3A, or has identified demand significantly different from the tables, Council may request an assessment be provided by a qualified Traffic Engineer and reserves the right to have any such assessments peer reviewed at the applicant's expense.

Land Use Activity	HUEs Per 100m ² of GFA
Rural activities	0.31
Commercial activity	1.5
Community activity	1.16
Freight and distribution	4.92
Health and educational facilities	0.83
Industrial activity	0.6
Visitor accommodation	0.41
Public storage	0.08

20.4. Table 3A – The following Activities use the indicated factors (instead of GFA) to convert to HUEs

Activity	Factor	HUEs
Independent Dwelling Unit	per dwelling unit over 70m ²	1.00
Child Care Facilities	per child	1.2
Petrol Stations	per pump	7.9
Rest Homes	per bed	2.3

Related information

Transport and roading contributions are calculated on trips generated by a development activity. The unit of measure is based on the average annual daily trips for a weekday. The traffic activity used for this Policy is established from the New Zealand Trips and Parking Surveys database and locally established traffic activity by location and land use. The trips data has been adjusted to reflect that the trips observed at the gate are influenced by the start and end destinations.

For example, a car driven from home to a place of work has activity equally allocated to both the residential and the work elements of the trip. It is further recognised that some level of traffic activity has multiple causes, and this is reflected in these calculations.

20.5. Table 4 – Water and wastewater HUEs is based on the “average” usage per household in the district divided by the average occupancy per household. The design average for residential household water usage is 0.75m³ or 750 litres per day and 800m³.

- a. Calculation of water and wastewater use for a commercial land-use activity is based on the district-wide average water used by an industry type and then converted to a HUE value per 100m² of GFA.

Commercial HUEs for water and wastewater per 100m ² GFA	
Health and educational facilities	0.28
Office and commercial premises	2.11
Retail activity	0.24
High water use activity (car washes, garden centres, food processing, etc)	3.88

Commercial HUEs for water and wastewater per 100m ² GFA	
Industrial activity	0.29
Large mass buildings	0.03
Hospitality	1.05
Community activity	0.28
Freight and distribution	0.24

21. Goods and Services Tax (GST)

- 21.1. The total end-to-end process for calculation of development contributions is exclusive of GST. Once all the calculations are complete, GST is added to the final amount to be invoiced (see clause 16).

Part C: Invoices, timing of payments and enforcement

22. Invoices

s198

- 22.1. The applicant may request an invoice to be issued for development contributions payable on any occasion that contributions are assessed. Except where: the developer has requested, and the Council has already issued an invoice.
- 22.2. The Council will invoice for a development contribution at the following times:

Type of consent/certificate/authorisation	Timing of invoice
A resource consent for subdivision	<ul style="list-style-type: none"> At the time of application for a certificate under section 224(c) of the RMA An invoice will be issued for each stage of the development for which a separate certificate under 224(c) of the RMA is applied for, even where separate stages are part of the same consent.
A resource consent for land use for: <ol style="list-style-type: none"> Any non-residential development for which a subdivision consent or building consent will not be necessary for the development to proceed; or Any residential development for which a subdivision consent or building consent will not be necessary for the development to proceed; or Any development for which an invoice cannot be issued on a building consent or subdivision consent. 	<ul style="list-style-type: none"> At the time of request for an invoice; or immediately upon unauthorised commencement of the land use consent; whichever is the earlier.

A building consent for residential use	<ul style="list-style-type: none"> • At the time a request is made for a code of compliance certificate; or • certificate of public use; or • six (6) months after the time of granting the building consent – whichever is the earlier
A building consent for non-residential use	<ul style="list-style-type: none"> • At the time a request is made for a code of compliance certificate or • certificate of public use, or • 24 months after granting, whichever is the earlier.
Certificate of acceptance	At the time of granting of the certificate of acceptance
Authorisation for service connection	At the time of approval for connection

23. Timing of payment

s198

- 23.1.** Invoices become due for payment immediately upon issue.
- 23.2.** Invoicing and payments including any payment arrangements will be processed in accordance with the Council's financial and debt recovery practices.
- 23.3.** This Policy makes no provisions for a payment of a development contribution invoice to be postponed. However, Council may, at its sole discretion, agree to a payment arrangement in the context of debt recovery where contributions have not been paid by the due date. This will be administered by Councils Debt recovery team.

24. Enforcement

s208

- 24.1.** Where an invoice remains unpaid beyond ten (10) working days after the invoice is issued, the Council may invoke normal debt collection practices to recover outstanding debt including the costs associated with the debt collection; and take additional enforcement measures in the table below.

Type of consent/ certificate/ authorisation	Enforcement option
A resource consent for subdivision	Withhold a certificate under s224(c) of the RMA and may register the development contributions under Subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land
A resource consent for land use for: Any non-residential development for which a subdivision consent or building consent will not be necessary for the development to proceed; or Any residential development for which a subdivision consent or building consent will not be necessary for the development to proceed; or Any development for which an invoice cannot be issued on a building consent or subdivision consent.	Prevent the commencement of the land use consent under the RMA and may register the development contribution under Subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land

A building consent / certificate of acceptance	Withhold a code of compliance certificate under s95 of the Building Act 2004, withhold a certificate of acceptance under s99 of the Building Act 2004 and may register the development contribution under Subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land
Authorisation for service connection	Withhold service connection to the development and may register the development contribution under Subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land

Part D: Remissions, postponements and refunds

25. Remissions

s201(1)(c)

- 25.1. In general, the policy does not provide for remissions or reductions to development contributions for the following reasons:
- a. the greater the number and range of remissions, the less transparent the administration of development contributions becomes.
 - b. where Council decides to advance particular strategic objectives, it is important that it does so transparently and effectively via a separate means, rather than through remitting or reducing development contributions.

26. Postponements

s201(1)(c)

- 26.1. This Policy does not provide for postponements on payment of development contribution invoices.
- 26.2. Council reserves sole discretion to enter into agreements to delay payments in extraordinary circumstances on written application.

27. Refunds

ss201(1)(c), 209, 210(1)

- 27.1. The Council will refund to the consent holder any development contribution monies or return land as it is required to do under ss209 and 210 of the LGA.
- 27.2. If a development contribution has been paid for a specified reserve purpose, Council will refund the money received for that purpose if the money is not applied to that purpose within 20 years of receiving the money
- 27.3. If land was acquired in lieu of a cash development contribution for a specified reserve purpose and has not been used for that purpose, Council will return that land in accordance with s210(1)(b) LGA.
- 27.4. Except in relation to development contributions or land taken for a specified reserve purpose as provided in this Policy, Council will not refund a contribution where a specific Capital project does not proceed but instead will apply the contribution to assets or projects of the same general function and purpose.
- 27.5. The amount of any refund will be the contribution paid, less any costs incurred by Council in relation to the development and its discontinuation, but may include any interest earned, depending on the circumstances of the case.

Related Information

S209 outlines the circumstances in which Council is required to refund money paid or return land, including who the refund must be paid to, or the land must be returned to.

S210 prescribes the circumstances for refunds of money or return of land where this was required for a specified reserve purpose.

Part E: Reconsiderations, and objections

28. Reconsiderations

ss199A, 202A(2)

- 28.1.** Section 199A(1) of the LGA allows a person who has been charged development contributions to request a reconsideration of the charges where they believe:
- the amount was incorrectly calculated or assessed under the Policy
 - the Council incorrectly applied the Policy; or
 - the information used to assess the development contributions payable by the person seeking reconsideration was incorrect, has been recorded or used incorrectly, or was incomplete or contained errors.
- 28.2.** To seek a reconsideration, the developer must:
- lodge a written request for reconsideration to Council within 10 working days after the date on which a person has received a development contributions notice from Council; and
 - state the ground/s under clause 28.1 for which the applicant requests the Council to reconsider their development contribution charges; and
 - provide any additional information that supports the request for reconsideration
- 28.3.** Where a person requests a reconsideration under clause 28.1:
- Council will review the development contribution requirement in accordance with clause 28.2;
 - the reconsideration request will be determined by a panel of 3 suitably delegated officers that may or may not include the Chief Executive in accordance with Council's Delegation Register;
 - In making a determination under clause 28.3.b, the panel will have regard to the information provided by the requester, the original assessment, the requirements of the Policy, and any relevant technical or legal advice;
 - Council will notify the person who requested the review in writing of its decision within 15 working days of receiving the request, under clause 28.3.8 applies, including reasons for the decision and information on the right to object under clause 29; and
 - The panel may, at its discretion, refer any reconsideration to a commissioner, for determination if the matter raises significant Policy interpretation, precedent, or public interest issues.

29. Objections

ss199C-199K, Schedule 13A

- 29.1.** Section 199C of the LGA allows a person to object to the assessed amount of development contribution that Council requires from them in:
- a notice issued to the person from Council; or
 - if a notice has not been issued to the person from Council then any other formal advice of the requirement that Council has given to the person.
- 29.2.** Council will acknowledge any objection made on one of the grounds contained under s199D of the LGA
- 29.3.** In accordance with s199E and Schedule 13A Part 1(1) the person making the objection must:

- a. Serve notice of the objection on Council within either:
 - i. 15 working days after the date on which the person received the requirement of development contributions notice from Council; or
 - ii. 16 working days from the date at which the person received Councils decision from a reconsideration review (under clause 28).
- 29.4.** The notice of objection to be served to Council must:
- a. be in writing; and
 - b. set out the ground/s under s199D and reasons for the objection; and
 - c. state the relief sought; and
 - d. state whether the person making the objection wishes to be heard on the objection.
- 29.5.** The decision on any development contribution objection is to be made by a development contribution commissioner or commissioners named in the approved register and selected by the Council.
- 29.6.** In accordance with s150A of the LGA, if a person objects to a development contribution the Council will recover from the person its actual and reasonable costs in respect of the objection.

Part F: Other matters

30. Development Agreements

ss207A-207F

- 30.1. Development agreements allow Council and developers to agree on an alternative way of providing or contributing to the cost of infrastructure outside of the Policy.
- 30.2. Where a request is made by a developer to enter into a development agreement, Council must consider that request without unnecessary delay.
- 30.3. Council may, at its sole discretion, enter into a development agreement where Council considers that such an agreement will be in the best interests of all parties; and
- 30.4. The development agreement complies with the statutory framework provided under ss 207A – 207F of the LGA.
- 30.5. Section 207D determines that no development agreement obliges the Council or any other consent authority to:
 - a. grant a resource consent under the RMA 1991; or
 - b. issue a building consent under the Building Act 2004; or
 - c. issue a code of compliance certificate under the Building Act 2004; or
 - d. grant a certificate under s224 of the RMA 1991; or
 - e. grant authorisation for a service connection.

Related Information

A Development Agreement is defined in the LGA. Sections 207A-207C provide the framework within which Council can consider a request to enter into a Development Agreement, or by which Council can request a person to consider entering into a Development Agreement with Council. This also includes that Council must consider any request without unnecessary delay.

31. Acceptance of land or works in place of development contributions

- 31.1. Council requires development contributions to be paid in cash rather than land. In exceptional circumstances, and at the sole discretion of Council, an offer of land instead of cash may be considered, as part of a Development Agreement (clause 30).
- 31.2. Council will only accept land in lieu of a cash development contribution if the following criteria are met:
 - a. Council considers a piece of land offered would adequately meet the purposes for which the contribution is sought and;
 - b. the land in question will be vested as a recreational, scenic or historic reserve under the Reserves Act 1977; and
 - c. all other matters relating to the acceptance of land in lieu of a cash are satisfactorily agreed in a Development Agreement.

- 31.3.** For clarity, Council will not accept land in lieu of a cash development contribution for esplanade reserves for the purpose set out in s229(a) of the RMA or for a local purpose reserve (drainage reserve) under the Reserves Act 1977.
- 31.4.** For clarity, undertaking works in compliance with Council's Engineering Standards and/or specific conditions of consent imposed under the RMA may not be offset against the requirement to pay development contributions.

32. Exemptions

- 32.1.** Council is exempt from paying any development contributions on any development that is funded by Council if the project itself is a capital project for which development contributions would otherwise be required.
- 32.2.** The LGA does not bind the Crown (s8 LGA) and therefore the Crown is exempt from paying development contributions.
- 32.3.** This exemption applies exclusively to residential development on Māori land, as defined by the Te Ture Whenua Maori Act. It is based on the legal status of land, in line with statutory requirements and Council's strategic principles. Commercial and industrial activities are not exempt.

Part G: Legislative Framework and Policy Approaches

33. Legislative framework

ss101, 102, 106, 197AA-211, Schedules 13 and 13A

LGA Policy requirement	Policy Part / Clause / Section	Meets statutory compliance
Adoption of a Development Contributions Policy (s102(1))	Clause 1 (Title) Clause 2 (Commencement) Clause 7 (Statutory Context)	Yes
Consultation (s82, s83)	Clause 8 (Policy Review) Clause 7.11 (Consultation requirement)	Yes
Review at least every 3 years (s82, s106(5))	Clause 8.1	Yes
Clear methodology for calculating DCs (s106(2)(d), s197AB)	Clause 44 (Cost Allocation) Clause 45 (Summary) Part J (Clauses 17-20)	Yes
Schedule of Assets for which DCs are required (s201A(1), s106(2)(d))	Section 1 (Clause 56 - Schedule of Assets)	Yes
Calculation based on growth capital expenditure only (s199, s197AB(g))	Clauses 42 (Capital Expenditure), 44, 45 (Cost Allocation)	Yes
Fair, equitable, and transparent cost allocation (s197AB, Schedule 13)	Clauses 44, 45, 46 (Funding Model)	Yes
Use of Household Unit Equivalents or other demand unit (Schedule 13)	Clause 17, Clause 20 (HUE calculation and Table)	Yes
Provisions for reconsideration and objection (ss199A-199K)	Clause 28 (Reconsideration), 29 (Objections)	Yes
Clearly state activities and catchments where DCs apply (s106(2)(d), s201A(1))	Clause 14 (Activities), Section 2 (Catchment Areas)	Yes
Public availability of methodology and charges (s106(3))	Clause 9 (Supporting Documentation), Clause 19 (Fees Schedule)	Yes

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Exemptions per legislation (Council discretionary decision to align with s102(3A) for Māori land)	Clause 32 (Exemptions) Clause 32.3 (Councils use of discretionary decision-making powers to exempt housing development on Māori land)	Yes
Integration with LTP and Infrastructure Strategies (s101, s102(4)(b))	Clause 7.11, Clauses 42, 48, references throughout	Yes
No duplication with Financial Contributions under the RMA (s200)	Clause 10 (Financial Contributions)	Yes
Enforcement Provisions (s208)	Clause 24 (Enforcement)	Yes
Treaty of Waitangi (s 4)	Clauses 4, 5.5, 32.3, 33.3 Māori land exemptions and consultation commitment	Yes
Purpose of Local Government (s10)	Clause 5.5, 39-41 (Community Well-being), Policy Objectives, Key strategic documents and LTP linkage	Yes
Principles: Transparency, Stewardship (s14)	Clauses 8, 9, 14, 19, 36, 39-42 (Transparency, accountability, prudent stewardship, sustainable development)	Yes

- 33.1.** Council's development contributions framework is required and guided by the Local Government Act 2002 (LGA), particularly sections 101, 102, 106, 197AA-211, and Schedules 13 and 13A. The LGA mandates that territorial authorities adopt a policy governing how and when development contributions are to be assessed and levied and specifies both process and policy content.
- 33.2.** In developing this Policy, Council has:
- a. Ensured compliance with section 102(2)(d) (requirement for a DC policy),
 - b. Addressed procedural matters under section 106, including consultation and public availability of methodologies,
 - c. Followed the requirements for calculation, content, and schedule of fees and assets, as per sections 197-211 and Schedule 13,
 - d. Referenced section 201A(1) in separating Schedules of Assets into catchments, clearly articulating the allocation between growth and non-growth.
- 33.3.** All processes under this Policy, including reviews, amendments, and collection, are subject to public consultation (special consultative procedure, s83 LGA), and integration into Council's core financial planning documents, namely Te Pae Tata Three Year Long Term (LTP), the

Infrastructure Strategy, and guiding documents such as FN2100 and the Te Pātukurea–Kerikeri Waipapa Spatial Plan (Spatial Plan).

- 33.4.** Per section 204(1) LGA, contributions collected must only be spent on the intended activity, promoting transparency and reinforcing Council's stewardship role.

34. Policy approaches and drivers

197AA, Schedule 13

The Council has determined, through the adoption of this Policy, that development contributions are a preferred funding mechanism for growth-related capital expenditure. Council's approach to development contributions is shaped by policy rationale, best practice, and statutory requirements, all tailored to Far North's growth context:

34.1. Use of Development Contributions as a Core Funding Tool:

Development contributions are a preferred funding mechanism for growth-driven capital expenditure. This aligns with the purpose and principles in ss197AA-197AB LGA, ensuring that those creating demand (developers) pay a fair, equitable, and proportionate share of costs, protecting existing ratepayers from disproportionate burdens. The purpose of the development contributions provisions in the LGA is to enable territorial authorities to recover from those persons undertaking development a fair, equitable and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term.

34.2. Integration with Council's Strategic Planning:

The Policy is grounded in, and helps, implement the vision and directions of the Te Pae Tata – Three Year Long Term Plan (LTP), Infrastructure Strategy, Far North 2100 (FN2100), and Te Pātukurea– Kerikeri Waipapa Spatial Plan (Spatial Plan). This ensures that funding for infrastructure keeps pace with growth, enabling sustainable development and achieving key Council outcomes such as resilient communities, Māori partnership, and prosperity. Growth within the District drives a significant portion of Council's capital works. Council considers it equitable that those undertaking a development should contribute to the costs that Council has or will incur to service such growth.

34.3. Transparency and Equity:

Transparent cost allocation is achieved using Household Unit Equivalents (HUEs) being used to determine Council's units of demand, as directed by Schedule 13 LGA. Using demand modelling and robust data to apportion costs fairly between renewal, growth, and backlog, the methodology and results are made available as required by s106(3) LGA.

34.4. Targeted Exemptions and Equitable Outcomes:

Exemptions for the Crown, and Council are statutorily established under the LGA, but these statutory exemptions do not extend to Crown Entities and State-Owned Enterprises. Accordingly, developments undertaken by these entities within the District will be subject to a development contribution assessment to determine their liability.

The Council has exercised its discretionary decision-making powers to exempt residential housing and papakāinga developments exclusively on Māori land from development contributions. In reaching this decision, Council has taken into consideration its broader statutory obligations and its key strategic documents, including Te Pae Tata – Three Year Long Term Plan, the Infrastructure Strategy, Far North 2100, and Te Pātukurea – Kerikeri Waipapa Spatial Plan. Council is satisfied that the exemption is consistent with sections 4, 10, 14, 101 and 102 of the LGA (see table in clause 33), and that this decision aligns with its strategic direction and supports the principles of the Preamble to Te Ture Whenua Maori Act 1993. This approach

acknowledges and responds to the historic and ongoing legal, regulatory, and practical barriers of development on Māori land titles - barriers that do not exist for general land.

This exemption applies solely to residential development on Māori land as defined by the Te Ture Whenua Maori Act 1993 and is based on the legal status of the land.

Commercial or industrial activities or non-housing developments on Māori land are not exempt and will be assessed for development contributions in accordance with the provisions of this Policy. This ensures that the exemption is legally robust (aligned with s102(3A) LGA) and maintains fairness by not extending to developments for profit.

The exemption provides certainty, transparency, and equity by clearly limiting its scope to support Māori housing aspirations as outlined in central and local government priorities. It also explicitly excludes non-residential activities, providing assurances to all landowners and the wider community that the Policy is consistent with statutory principles.

34.5. No Remissions or Postponements:

This Policy does not provide for remissions or postponements of DCs, prioritising the integrity of growth-related funding. However, payments plans may be considered as part of Council's internal debt recovery processes, ensuring fiscal prudence in alignment with section 201(1)(c) LGA.

34.6. Comparative Benchmarking and Review:

Council has benchmarked this Policy's charges against peer councils (e.g., Kaipara, Whangārei, Queenstown Lakes, etc.), ensuring that the final charge levels are proportional, justified, and defensible.

Council's evidence-driven, transparent and statutorily compliant approach ensures the Utu Whakawhanake - Development Contributions Policy 2025 is fair, enables sustainable community growth, and aligns with the objectives of the district's most significant planning documents.

Part H: Rationale for funding growth with development contributions

35. Introduction

ss106(2)(c), 101(3)

Council's rationale for using development contributions is underpinned by statutory requirements and best practice:

- 35.1.** Growth communities should bear a proportionate share of capital costs for infrastructure needed due to development, protecting existing ratepayers from unsustainable increases and supporting fair, sustainable growth (s101(3) and s106(2)(c) LGA).

36. Community outcomes

s101(3)(a)(i)

- 36.1.** Funding growth through development contributions supports the community outcomes stated in the LTP, including social and economic well-being, resilience, and cultural vitality. By directly linking infrastructure to new demand, Council can better deliver strategic priorities and enable thriving, inclusive communities.

37. Distribution of Benefits

- 37.1.** Council analyses the distribution of benefits for each infrastructure activity, as required under s101(3)(a)(ii) LGA:
- a. growth-generated assets benefit both the new (growth) and existing communities
 - b. the apportionment of costs is based on identified benefits; and
 - c. modelling tools ensure robust cost and benefit allocation, integrating best practice and sector norms.
- 37.2.** The process of cost and benefit allocation uses a modelling tool, which calculates and records:
- a. the decisions made about the drivers of a Project, i.e., the reasons Council has undertaken the Project and who will benefit from the Project
 - b. the allocation of costs between the beneficiaries
 - c. the share of infrastructure cost that can be attributed to the existing and growth communities, through rates and development contributions respectively.
- 37.3.** In summary, how the capital expenditure and benefit allocation is identified for analysis can be seen in the table below:

Capital Expenditure	Explanation
Renewal expenditure	Benefits the existing community only and replaces the existing asset base.
Increased Levels of Service	Capital expenditure that benefits all the community including the growth community.
New service expenditure	Capital expenditure to provide benefits to both the existing and the growth community on a pro-rata basis.

Growth expenditure	That which benefits and is needed to meet projected growth in the community, estimated over the next 10 years. Asset capacity which provides benefits beyond that period will be allocated to future growth communities and may form part of future development contributions.
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- 37.4.** The Level of Service supplied for most Activities generates a benefit that is enjoyed by the whole community, both existing and growth. There is no mechanism to exclude one group from the higher service level at which the Activity is provided.
- 37.5.** The existing community and the expanding existing community will fund any excess until future demand beyond 10 years occurs and the development contributions include recovery of that excess.
- 37.6.** There is recognition of transitional benefits to the existing community and the incoming growth community that may occur in some circumstances because of excess capacity provided in anticipation of growth. This is often perceived as an improvement in Level of Service, but if there has been no change in the planned Level of Service this is an 'improvement' that will be eroded over time as growth takes up that additional capacity.
- 37.7.** It is recognised that there are components built into the existing network with excess capacity which will benefit the growth community. These components are not included in the development contributions calculations. Therefore, the growth community benefits from some significant past capital expenditure without incurring any additional charges.

38. Benefits period

s103(3)(a)(iii)

- 38.1.** Council determines:
- a. within individual Asset/Activity Management Plans, the length of time over which an asset created will provide a benefit to the community; and
 - b. the capacity of that asset; and
 - c. the amount of capacity that will be utilised by the growth community.
- 38.2.** The benefit period used aligns with asset lifespans and capacity plans within Activity/Asset Management Plans and the LTP. Both existing and growth communities share asset benefits across time, and both are charged according to the periods during which they enjoy those benefits, maintaining intergenerational fairness (s101(3)(a)(iii) LGA).

39. Contributions to the need for the Activity

s101(3)(a)(iv), Schedule 13

- 39.1.** Modelling undertaken by Council (Schedule 13 LGA) demonstrates that the need for new/expanded infrastructure arises predominantly from growth (measured in HUEs), justifying the use of DCs as the primary funding source for the growth portion of projects.
- 39.2.** Where infrastructure addresses backlog or lifts levels of service, these elements are funded from rates and other sources, not DCs.

40. Transparency of funding

ss101(3)(a)(v), 197AB, 101(3)

40.1. Council has structured the policy and catchment definitions for maximal transparency-as required by ss101(3)(a)(v), 197AB, 106(3) LGA, enabling all stakeholders to see:

- a. how projects are funded (growth vs. renewal vs. backlog)
- b. what catchments are affected and why; and
- c. how and why rates and DCs are allocated.

40.2. Activities

- a. Funding at an Activity level allows:
 - i. for improved transparency and efficiency, and assists in defining the appropriate share of actual costs to be paid by the growth community
 - ii. the decision making to be more transparent and accountable by providing reasoning as to why a Project is being undertaken
 - iii. consideration of whether ratepayers are being asked to contribute to infrastructure capacity that they do not require. This contributes substantially to intergenerational equity.
- b. Council has however, for the reasons of administrative and economic efficiency, allocated some potential-growth related expenditure over all Activities to the existing community. This is because the cost of determining the proportionate growth component would be greater than the costs likely to be recovered through development contributions.

40.3. Catchments

- a. In determining catchments, Council has endeavoured to balance service delivery considerations, growth patterns, administrative efficiency, benefits, costs and wider considerations of public good and fairness.
- b. The use of catchments assists in transparency and efficiency by identifying the variations in the cost of providing infrastructure according to the characteristics of a particular locality and the nature of the works required.
- c. Council has determined to use those catchments detailed in Section 2 of this Policy, having regard to ss101(3) and 197AB, and taking into account a range of considerations, including:
 - i. the predicted growth within the catchments
 - ii. the Projects planned within the catchments and who creates the need for, and will benefit from, those Projects
 - iii. the administrative efficiency of managing assets at a practical level
 - iv. geographical and technical aspects of Projects
 - v. Levels of Service
 - vi. matters of consistency
 - vii. balancing of practical and administrative efficiencies with fairness and equity
 - viii. the avoidance of district-wide catchments where practical.

Council will ring-fence development contribution revenues to the catchment in which they are generated, ensuring funds are only spent on infrastructure capital projects for the corresponding service and catchment.

- d. In seeking to apportion development contribution charges in a fair and equitable manner Council has identified some specific capital Projects as being unique to certain areas of the district, and the growth in these areas as the primary driver behind Projects. Council has

separated out these areas and the associated Projects as individual catchments (see Section 2 of this Policy). Capital Projects within the catchments will attract defined, catchment related development contribution charges.

- e. After considering the distribution of benefits and impact on and from the local and district-wide community on these Projects, Council has decided that the development growth within the catchments should contribute proportionately towards funding the Catchment Projects, and in some cases the District-Wide Projects also.
- f. However, the use of particularly small catchments, together with varying market conditions and the decisions of individual developers and purchasers has the potential to create anomalies within the development contributions, and the funding of infrastructure. Council balances administrative efficiency and transparency in determining Catchment size and locality.
- g. Should a development straddle more than one Catchment, the HUEs will be allocated on a pro-rata basis.

41. Impact on community wellbeing

s101(3)(b)

41.1. This funding rationale supports well-being across all dimensions:

- a. DCs will help fund growth infrastructure in a way that manages affordability for the existing community.
- b. The Policy enables infrastructure needed for new housing, communities and economic development, as identified in Council's LTP, Infrastructure Strategy, FN2100 and Spatial Plan;
- c. the Policy responds to Māori aspirations and barriers, via targeted exemptions and consultation; and
- d. ensures growth pays its way, supporting prudent stewardship, resilience, and prosperity for the District (ss10, 14 LGA).

Part I: Capital Expenditure

42. Expected expenditure and incurred expenditure

s199(2), 201A(1)

42.1. Section 199 of the LGA allows for Council to require a development contribution from a development for capital expenditure:

- a. expected to be incurred as a result of or in anticipation of growth; or
- b. already incurred in anticipation of growth.

42.2. The total estimated capital expenditure Council expects to incur, as a result of growth, to meet increased demand for community facilities, is summarised in the Schedules of Assets in Section 1 of this Policy.

42.3. The growth element of the Projects selected by Council will be funded or part-funded by development contributions. This amount is arrived at after funding from other sources has been deducted. Level of Service enhancement and renewal portions of capital expenditure will be

funded from sources other than development contributions (e.g. depreciation funding, rates, user charges, etc.).

- 42.4.** Where Council anticipates funding from a third party for any part of the growth component of the capital expenditure budget, then this proportion is excluded from the total estimated growth component to be funded by development contributions.

Part J: Determination of development contribution charges

43. Calculation Summary

ss202, 201(a)

- 43.1.** This section of the Policy sets out in summary form an explanation and justification of how the development contributions have been calculated for the Development Contributions Charges Schedule (Section 1 of this Policy).
- 43.2.** From Council's capital expenditure Projects identified in the LTP, Council has:
- a. determined the Activities for which development contributions will be required
 - b. determined the Levels of Service for each Activity
 - c. recorded the Catchment where the project provides capacity to meet demand (Section 2 of this Policy)
 - d. summarised the capital Projects (with growth component identified) that are included in determining the development contributions charges.
 - e. deducted from the project costs all reasonably anticipated funding from third parties and allocated the costs between growth and non-growth
 - f. recorded the capacity and life of the Projects, the growth cost share that will be assigned to the demand reported in the Growth Model
 - g. allocated costs to each Household Unit Equivalent; and
 - h. assessed each Activity, (and Project where appropriate) that is to be funded wholly or in part by development contributions against the considerations in s101(3) of the LGA.
- 43.3.** To undertake a cost allocation analysis using the Cost Allocation Methodology (clause 44) to determine the share of cost to growth, Council has considered:
- a. the capacity and demand requirements of the current levels of service identified in the LTP, to determine the growth share of the Project cost as well as the renewal, and level of service investment portions to be funded by rates
 - b. the outcomes of the Cost Allocation Methodology are summarised in this Policy stating the proportion of capital expenditure to be funded by development contributions and other sources of funding (Section 1 of this Policy).
- 43.4.** The Growth Model (clause 48.1) shows the changes in household numbers, and a similar level of growth is assumed for business floor areas. Based on this, Council has determined for each Activity and Activity Catchment:
- a. the changes in demand for service from the existing and growth communities over the capacity life of the Project
 - b. the measures of household and business demand.

- 43.5.** In undertaking a funding analysis of each Project to determine the total cost of growth for each unit of demand, Council has:
- a.** determined the growth cost share of individual projects funded by development contributions from each of the projects incoming growth demand units in the Catchments serviced by the Project over the capacity life of the Project; and
 - b.** aggregated the outcomes of the funding analysis for each project by Activity and Catchment to determine the development contributions charge for the Activity and Activity Catchment.
- 43.6.** This process includes internal and external reviews of the Projects, cost allocation analysis and funding analysis to test and verify the assumptions and accuracy of the Project data.

44. Cost Allocation Methodology introduction

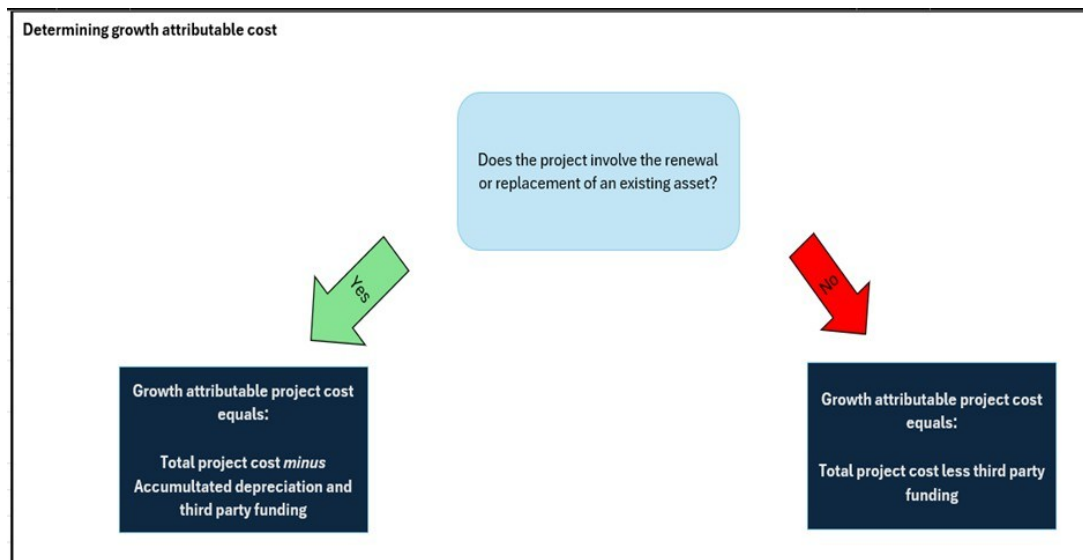
s106(3), Schedule 13

- 44.1.** The Cost Allocation Methodology (the CAM) used in this Policy is based on an assessment of the underlying drivers of expenditure. The CAM is applied to the programmes of capital expenditure delivering the levels of services defined in the LTP at an Activity level for capital expenditure set out in the LTP.
- 44.2.** For the purpose of the above, 'programmes' are planned capital expenditure designed to deliver defined Levels of Service, and 'projects' are planned or completed projects delivering the programme. These are described as Projects throughout this Policy. The analysis to determine the cost of growth has been undertaken at both programme and project level as appropriate for that Level of Service and Activity.
- 44.3.** The CAM takes the planned costs of a proposed project and, where applicable, identifies and assigns a growth component. Only the growth component or part of the growth component of a Project is recovered through development contributions.

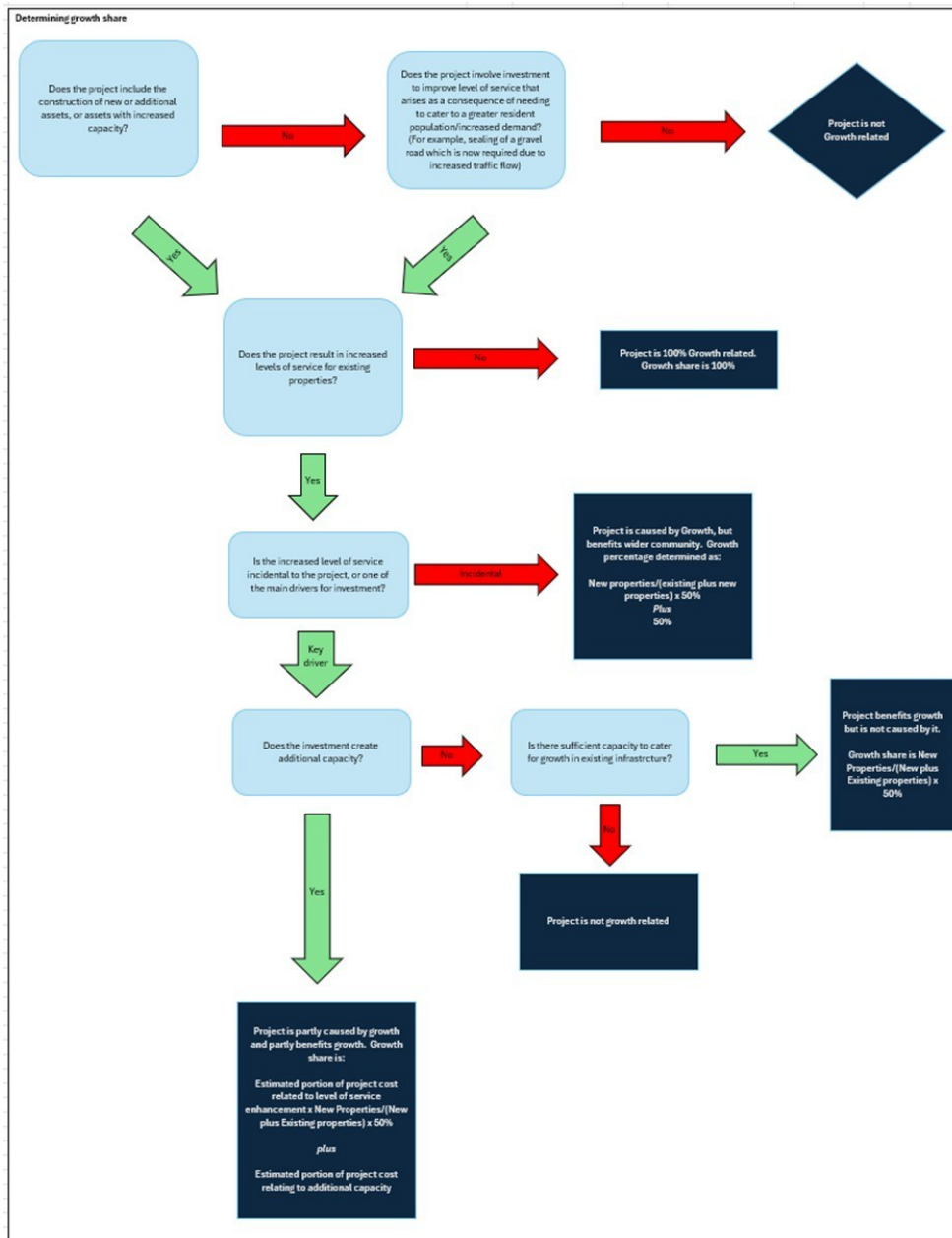
45. Summary of Cost Allocation Methodology

ss197AB(g), 201(1)(a)

- 45.1.** This section of the Policy provides a summary of the CAM, and a high-level description of the process used to determine the Development Contribution Charges Schedule (Clause 19).
- a.** The scope and gross cost of a qualifying Project is reviewed, and any non-capital (operations and maintenance costs) are excluded.
 - b.** Catchments are established after taking into account the principles in s197AB (clause 40).
- 45.2.** To determine the growth component of projects, a two-stage process is followed:
- a.** first is to identify any renewals component of investment to reach "Growth Attributable Cost" (GAC).
 - b.** secondly, is to determine the underlying drivers for investment to identify which proportion of the GAC is recovered from development contributions.
- 45.3.** The following flow chart is used to identify the renewal component, and GAC of projects which include replacement of existing assets:



- 45.4.** Once the GAC has been determined, an assessment is completed to determine the growth share of costs.
- 45.5.** The growth share of costs is determined based on the extent to which growth causes the need for infrastructure ('exacerbator pays') and the extent to which the growth community benefits from the infrastructure ('beneficiary pays').
- 45.6.** The exacerbator pays and the beneficiary pays principles have been assumed to be equally applicable for all infrastructure.
- 45.7.** The following flow chart is used to identify the proportion of a project's GAC that is able to be recovered from the growth community:



- 45.8. Any remaining share is defined as 'unallocated' and is not funded by development contributions. This share is ultimately funded from rates (though debt may be used to finance this investment).
- 45.9. Capacity, useful life information and funding periods are used to determine the period over which contributions are identified to be collected.
- 45.10. The Funding Model (clause 46) is then used to identify the appropriate portion of the cost of growth (that which is allocated to the growth community) after considering all the factors outlined in Part J.

- 46.1.** The purpose of the Funding Model is to ensure an equitable assessment of the funding requirements to support development contributions calculations and to provide a consistent and legislatively compliant methodology in accordance with Schedule 13 of the LGA.
- 46.2.** The Funding Model determines the development contribution charge necessary to fund the total cost of the capital expenditure supporting growth.
- 46.3.** The Funding Model takes that portion of gross costs allocated to the growth community by Project and calculates costs in relationship to the Growth Model projections (clause 48) by Household Unit Equivalents.
- 46.4.** The resulting development contribution charges are calculated in accordance with the Methodology for calculating development contributions and are found in the Development Contributions Fees Schedule at clause 19.
- 46.5.** The Funding Model takes into account:
- a. the funding requirements to support the cost of growth infrastructure
 - b. equitable application of those funding requirements to the incoming growth community
 - c. interest on borrowing to implement growth infrastructure
 - d. interest on contributions received in advance of provision of growth infrastructure.

Part K: Significant assumptions

- 47.1.** Section 201(1)(b) LGA requires the Policy to state significant assumptions underlying the calculation of the schedule of development contributions. Throughout the process of determining the development contributions schedules of this Policy, Council has used the best available information at the time.
- 47.2.** All relevant components of the assumptions provided in this section of the Policy are reviewed and updated as part of each statutory review. Any significant change to these assumptions may trigger an out of cycle review.

- 48.1.** The Growth Model for the Far North District has been developed using:
- a. projections provided by Infometrics and Market Economics, for areas other than Kawakawa and Kaikohe, with adjustments made where necessary to reflect known areas of higher growth within the Far North District and was last reviewed in June 2022;
 - b. estimated housing capacity to be unlocked in Kawakawa and Kaikohe through the associated funded capital works, as identified in funding application produced to secure funding from the Infrastructure Acceleration Fund.
- 48.2.** The Growth Model assumes:

- a. growth in the Far North is continuing to occur at a fast pace. Growth is particularly focussed in the Kerikeri and Waipapa areas. By 2054 FNDC's population is expected to grow from 73,500 to 83,187. The total business floor area will increase at a similar rate to population growth.
- 48.3. Growth projections are subject to uncertainties as to the quantum, timing and location of growth. Regular reviews will be undertaken as a key component of planning future network and community infrastructure requirements.
- 48.4. Te Pātukurea - Kerikeri Waipapa Spatial Plan provides substantial long-term analysis of the anticipated growth in those areas and guides Council's infrastructure planning and strategic activities.
- 48.5. Council's growth assumptions for the LTP inform the Asset/Activity Management Plans and capital expenditure budgets in the LTP. These have been made based on the best information available at the time of Policy development.
- 48.6. Additionally, Council's Infrastructure Strategy informs Council decision making in the short and long term and includes scenarios for the LTP and for an additional 2 years (for a total of 5 years).
- 48.7. The LTP details capital Projects to be undertaken over a 3-year timeframe. Development contributions include capital Projects (with a growth element) included within the LTP. In additions, projects beyond the LTP period where it has been identified that these are necessary to support growth scenarios in Te Pātukurea - Kerikeri Waipapa spatial plan, or where these were previously included in Council's LTP are also included in Policy. A long- term horizon has been used to develop the Growth Model, and various timeframes have been used for the development of Asset/Activity Management Plans in line with the expected life of the asset. Therefore, any single Project has a number of different variables that must be taken into account when calculating a development contribution.
- 48.8. The predicted rates of growth have been used to calculate growth in terms of HUEs. Predicted HUEs are shown per Activity and per Activity Catchment within the Funding Model. A HUE is defined as being equivalent to the demand generated by an average dwelling. It is recognised that household units vary throughout the District and the demands they generate have a broad range. Given the size of the Catchments used in calculating development contributions an implied averaging is used, this approach is considered appropriate in terms of the principles of development contributions and in accordance with Schedule 13 of the LGA.

49. Risks and growth-related assumptions

- 49.1. There is a risk that the Growth Model assumptions will not eventuate, resulting in a change to the assumed rate of development. The impact of any such changes on the total development contribution charge for each HUE will depend on the extent of any differences between projected and actual growth. To minimise this risk, Council will review growth assumptions regularly as part of this Policy's review. While these assumptions are reviewed every three years due to statutory review requirements, Council can also choose to undertake a review earlier if circumstances require.
- 49.2. That the lag between expenditure incurred by Council and contributions received is different from that assumed in the Funding Model and that the costs of capital Projects are greater than expected. This would result in an increased debt servicing cost. Conversely growth at a faster rate would reduce debt servicing and thus incurring lower charges in future policies.

50. Capital Projects – assumptions

- 50.1.** To support anticipated growth, Council has assumed the budgeted capital Projects programme of the LTP and Infrastructure Strategy will be necessary. If the anticipated growth does not occur, it is most likely that the Capital Projects programme will be re-sequenced or subtly accelerated or slowed rather than substantially changed.
- 50.2.** Capital Projects may be substituted within an Activity group or programme of projects that will not necessarily have an effect on the development contributions calculated for that Activity.

51. Estimated cost of capital expenditure

- 51.1.** It is likely that actual expenditure will differ from estimated expenditure due to factors beyond Council's control, including, but not limited to:
- a.** changes in the price of raw materials and labour; and
 - b.** the timing of capital Projects occurring
- 51.2.** Council makes every effort to incorporate these variables into cost calculations and updates all relevant information to inform future reviews.

52. Interest rates

- 52.1.** The interest rates used within the Funding Model are set in the LTP and are found in the Significant Forecasting Assumptions source documentation for interest received or paid to account for the borrowing Council has undertaken to complete capital projects in anticipation of growth requirements.

53. Level of Service

- 53.1.** A Level of Service is the standard of a service that Council provides for each Activity.
- 53.2.** The Activity/Asset Management Plans and their defined 'Level of Service' statements form the basis of identifying capital Projects required to meet projected growth.
- 53.3.** Any requirement to increase the Level of Service for existing users will be funded by rates and other funding mechanisms and will not be funded by way of development contributions.
- 53.4.** Where a project results in increased level of service for the future growth community, a portion of the project costs relating to that benefit may be recovered through development contributions.

54. Financial assumptions

ss106(2B)(2C), 197

- 54.1.** The following financial assumptions have been applied:
- a.** all future Project costs are based on current known infrastructure prices at present value
 - b.** income generated from rates and user charges will be sufficient to meet the operating costs of growth-related capital expenditure into the future
 - c.** all New Zealand Transport Agency (Waka Kotahi) subsidies will continue at present levels and that eligibility criteria will remain unchanged; and
 - d.** the methods of service delivery will remain substantially unchanged.
- 54.2.** All figures in the Development Contribution Charges Schedule (clause 19) are expressed in 2025 dollars and these will be amended as appropriate in accordance with the Producer Price Index Outputs for Construction (PPI) on an annual basis.

54.3. For clarity, and as stated in clause 7.4, Council may vary the Schedules of Assets from time to time in accordance with s201A(5) of the LGA.

Section 1: Schedule of Assets

55. Introduction

- 55.1.** All projects included in the schedules of assets for future capital expenditure are included in either Council's LTP or its Infrastructure Strategy.
- 55.2.** This part contains the Schedules of Assets for which development contributions will be used.
- 55.3.** The calculations and documentation supporting the capital expenditure are available for examination at the offices of Council.

56. Schedule of Assets – Growth related expenditure for current and future Projects included in the LTP

ss201A(3), 106(2)(d)

Planned expenditure covers current and future expenditure on Projects in the LTP (including those costs beyond the LTP period).

Catchment	Programme/ Project name	Planned capital expenditure	Planned capital expenditure funded from development contributions (% attributed to growth model)	Planned capital expenditure funded by other Sources (Project balance after DC)	Project Source
Water supply					
Kerikeri/ Waipapa	Waipapa Water Storage Upgrade	\$300,000	\$191,982 (64%)	\$108,018	KKWSP
Kerikeri/ Waipapa	Kerikeri Water Source Connection Improvements to Lake Waingaro	\$2,771,000	\$1,773,272 (64%)	\$997,728	LTP
Kerikeri/ Waipapa	Kerikeri Water Network Upgrade to Heritage Bypass	\$11,757,000	\$7,523,769 (64%)	\$4,233,231	LTP
Kerikeri/ Waipapa	Kerikeri Water Treatment Plant Upgrade	\$7,717,000	\$2,469,207 (32%)	\$5,247,793	LTP
Kerikeri/ Waipapa	Waipapa Water Treatment Plant Development	\$10,000,000	\$6,399,395 (64%)	\$3,600,605	IS/LTP

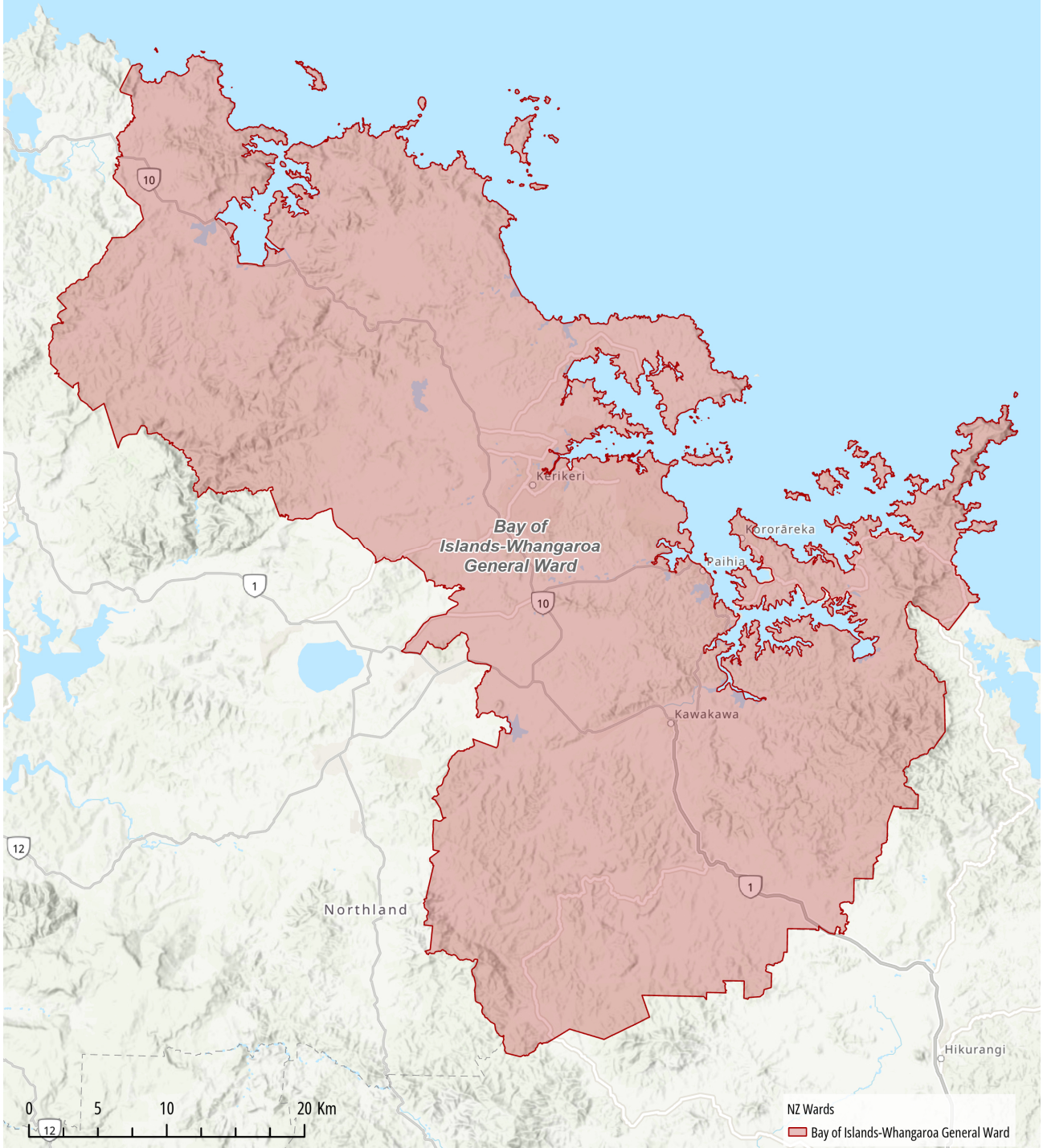
Catchment	Programme/ Project name	Planned capital expenditure	Planned capital expenditure funded from development contributions (% attributed to growth model)	Planned capital expenditure funded by other Sources (Project balance after DC)	Project Source
Kaikohe	IAF Water supply reticulation upgrades	\$4,085,036	\$495,898 (12%)	\$3,589,138	LTP
Kaikohe	IAF Water supply treatment upgrades	\$10,696,278	\$1,070,509 (10%)	\$9,625,769	LTP
Kawakawa	IAF Water supply reticulation upgrades	\$1,873,192	\$416,547 (22%)	\$1,456,645	LTP
Kawakawa/ Moerewa	IAF Water supply treatment upgrades	\$9,899,612	\$1,347,729 (14%)	\$8,551,883	LTP
Water supply	Subtotal	\$59,099,118	\$21,688,307	\$37,410,811	
Stormwater					
Kerikeri/ Waipapa	Kerikeri Stormwater Network 61 Cobham Road Extension Upgrades	\$125,000	- (0%)	\$125,000	LTP
Kaikohe	IAF Stormwater Controls and Stop Banks	\$1,367,753	\$101,508 (7%)	\$1,266,245	LTP
Stormwater	Subtotal	\$1,492,753	\$101,508	\$1,391,245	
Wastewater Services					
Kerikeri/ Waipapa	Kerikeri Wastewater Treatment Plant Upgrade - Stage 2 and 3 (KK/Waipapa))	\$16,000,000	\$10,239,032 (64%)	\$5,760,968	IS/LTP
Kerikeri/ Waipapa	Kerikeri Wastewater Storage Pump	\$600,000	\$383,964 (64%)	\$216,036	LTP

Catchment	Programme/ Project name	Planned capital expenditure	Planned capital expenditure funded from development contributions (% attributed to growth model)	Planned capital expenditure funded by other Sources (Project balance after DC)	Project Source
	Capacity Improvements				
Kerikeri/ Waipapa	Kerikeri Wastewater Network Upgrades	\$28,000,000	\$17,918,306 (64%)	\$10,081,694	IS/LTP
Kaikohe	IAF Wastewater reticulation upgrades	\$15,710,875	\$6,582,618 (42%)	\$9,128,257	LTP
Kaikohe	IAF Wastewater treatment upgrades	\$6,549,031	\$2,684,206 (41%)	\$3,864,825	LTP
Kawakawa	Kawakawa WWTP Stream Diversion	\$399,000	\$139,410 (35%)	\$307,536	LTP
Kawakawa	Kawakawa Wastewater Network Gravity System Redesign	\$225,000	\$15,723 (7%)	\$259,590	IS/LTP
Kawakawa	IAF Wastewater reticulation upgrades	\$11,655,719	\$3,249,941 (28%)	\$8,405,778	LTP
Kawakawa	IAF Wastewater treatment upgrades	\$7,961,937	\$1,880,839 (24%)	\$6,081,098	LTP
Wastewater Services	Sub-Total	\$87,101,562	\$43,094,038	\$44,007,524	
Roading and Transport					
Bay of Islands - Whangaroa	Standalone Kerikeri CBD Bypass	\$20,000,00	\$10,893,666 (54%)	\$9,106,334	IS/LTP
Bay of Islands - Whangaroa	Opuā to Paihia (Northland Integrated Cycling Implementation Plan) - Extension of the Twin Coast Cycle trail	\$769,542	\$138,848 (18%)	\$630,694	LTP

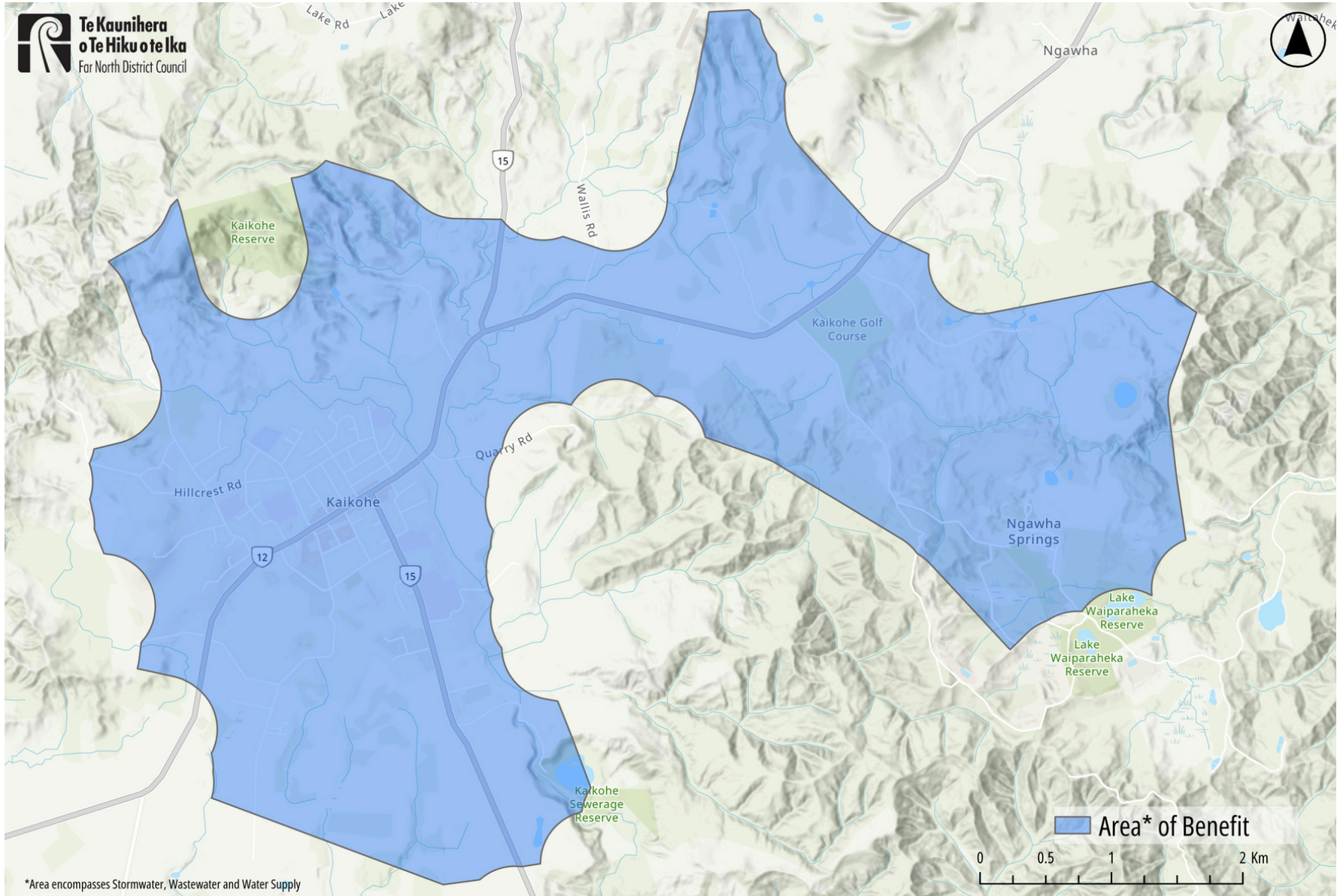
Catchment	Programme/ Project name	Planned capital expenditure	Planned capital expenditure funded from development contributions (% attributed to growth model)	Planned capital expenditure funded by other Sources (Project balance after DC)	Project Source
Bay of Islands - Whangaroa	Pou Herenga Tai (Twin Coast Cycle trail) Opua to Taumarere replacement	\$8,874,247	\$1,590,354 (18%)	\$7,283,893	LTP
Bay of Islands - Whangaroa	Waitangi to Kerikeri (Northland Integrated Cycling Implementation Plan)	\$1,022,978	\$184,576 (18%)	\$838,402	LTP
Roading and Transport	Sub-Total	\$30,666,767	\$12,807,444	\$17,859,323	
GRAND TOTAL		\$178,360,200	\$77,691,297	\$100,668,903	

Section 2: Catchment Areas

- 56.1.** Catchment areas used for the assessment of development contributions are shown in the maps presented in this section of the Policy. Developments on properties located within these catchment areas, are liable for development contributions:
- a. for Roding and Stormwater services
 - b. for Water and Wastewater services if a council provided water or wastewater scheme that is predominantly located within these areas is available.
- 56.2.** For avoidance of doubt, development occurring outside of the Catchment areas, but which is able to connect to a water or wastewater network that is predominantly located within the mapped Catchment areas, will also be liable for development contributions for the relevant Activity.

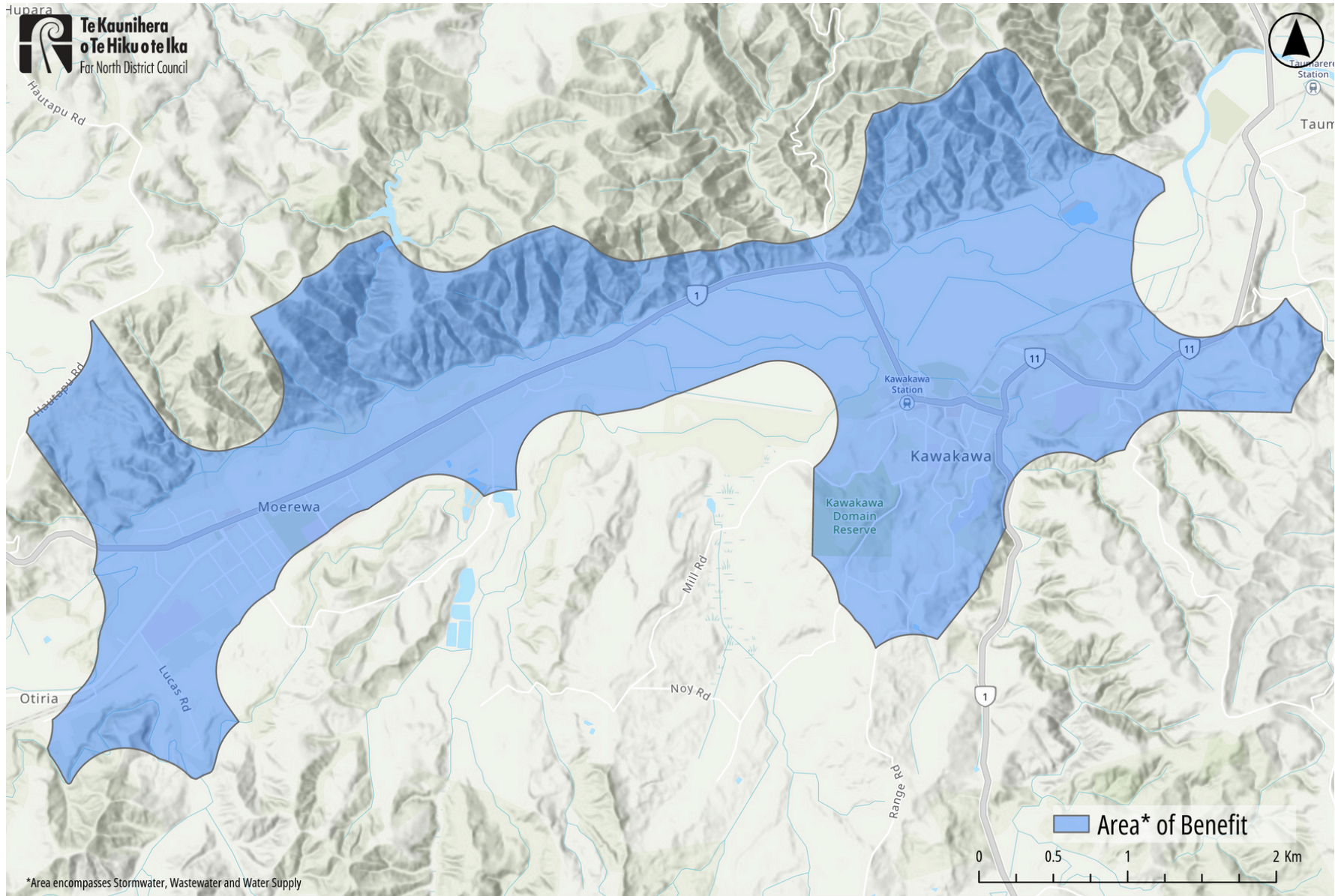


Area of Benefit (Roding) : Bay of Islands - Whangaroa Ward

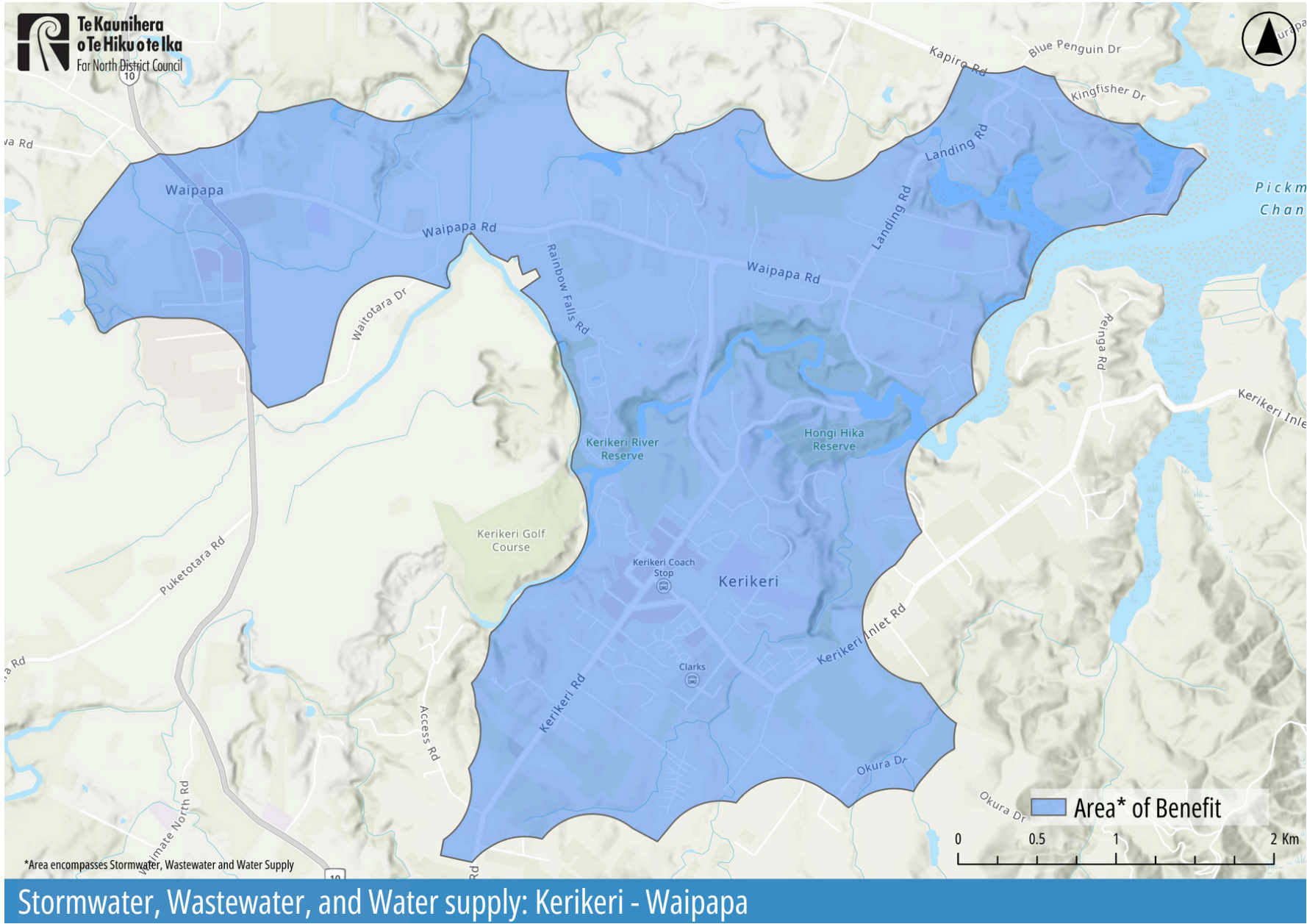


*Area encompasses Stormwater, Wastewater and Water Supply

Stormwater, Wastewater, and Water supply: Kaikohe



Stormwater, Wastewater, and Water supply: Kawakawa - Moerewa



5.2 DRAFT SCOPING REPORT - STAGE ONE COMMUNITY ADAPTATION PLANNING

File Number: A5798123

Author: Katy Simon, Adaptation Programme Lead Climate Action and Resilience

Authoriser: Kate Ivicheva, Group Manager - Planning & Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek endorsement of the draft scoping report for the Stage One Community Adaptation Planning project, under Te Hōtaka Urutau Hapori | Community Adaptation Programme.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Far North District Council (Council) has legislative responsibilities to appropriately plan for and manage short-, medium- and long-term risks from natural hazards.
- Council's community adaptation planning is the primary planning process to address projected significant increases in risks to existing Council services and assets.
- Te Kūkupa Committee for Strategy Policy and Regulation (Committee) provides general governance oversight and receives all draft deliverables and proposals across the Stage One Community Adaptation Planning project.
- The draft scoping report is the main deliverable of Phase One of the Stage One Community Adaptation Planning project. It sets the natural hazards addressed, planning outcomes and levels of detail, and main engagement approaches.

TŪTOHUNGA / RECOMMENDATION

That Te Kūkupa Committee for Strategy Policy and Regulation:

- a) Receives the draft scoping report for Stage One Community Adaptation Planning under Te Hōtaka Urutau Hapori | Community Adaptation Programme.**
- b) Endorse the draft scoping report for Stage One Community Adaptation Planning under Te Hōtaka Urutau Hapori | Community Adaptation Programme, and**
- c) Notes that minor changes for grammar or clarity may be made by the project team before seeking adoption from Council.**

1) TĀHUHU KŌRERO / BACKGROUND

Council established community adaptation planning in the [Community Adaptation Programme | Te Hōtaka Urutau Hapori](#) (Programme), approved August 2025. The Community Adaptation Programme supports Te Hiku o Te Ika – The Far North District to prepare for and respond to the impacts of climate change.

March 2026, Staff presented an information report to the Committee [introducing the Stage One Community Adaptation Planning project](#). This report summarised key phases and deliverables, estimated delivery timelines and high-level engagement and governance activities. The report also discussed the Committee's role and responsibilities in adaptation planning.

A draft scoping report is now complete. This scoping report progresses the project from Phase One into Phase Two. The scoping proposals presented in the draft report were shaped by:

- The policy and planning context;
- A stocktake of natural hazards and risk information and existing projects and initiatives; and
- Early engagement with community and haukāinga | local people in the project area.

Staff presented a report seeking endorsement of scoping proposals relevant to transportation and infrastructure from Te Koukou Committee for Transportation and Infrastructure (17 June).

Staff also presented reports seeking endorsement of scoping proposals specific to community engagement design to Te Hiku and Kaikohe Hokianga Community Boards (29 June / 1 July). These meetings had not occurred at the time of writing. Staff can speak to these other committee decisions when presenting this report.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Staff are seeking the Committee’s endorsement of all scoping proposals presented in the main body of the draft scoping report (**Attachment A**).

The proposal includes:

- Natural hazards and planning timeframes
- Scale and level of detail of a planning output:
 - Areas (the broader landscape or catchment context within which settlements and individual elements sit)
 - Settlements (towns, villages, marae-based communities, and other concentrated places where people, services, and assets are located together)
 - Standalone elements (specific assets, places, or features of value that may be exposed to climate risk)
- Scale of engagement
- Roles and responsibilities

Appendices A and B of the draft scoping report summarise the background analysis and initial engagement that formed the scoping report. See Appendix A, Table A1.1: National Legislation & Direction, for a list of relevant legislation, policy and strategies.

Over 20 staff and subject matter experts from Far North District Council, Northland Regional Council and Far North Holdings Ltd. also shaped and reviewed the Stage One project scope.

- A technical advisory group provided initial input on natural hazards information, legislative and policy context, and overlapping projects and initiatives.
- A project steering group, made of senior leadership, reviewed key scoping proposals and approved staff to take proposals to committees and Council.

Apart from the addition of a mihi and acknowledgements, and possible minor edits for grammar or clarity, the content in the draft scoping report is the final content for the Committee’s consideration and recommendation.

Depending on the Committee’s decision, staff will present a report seeking Council’s adoption of the final scoping report at the July meeting.

Decision options

Recommended Option 1 – Endorse the draft Scoping Reporting and all scoping proposals included, as per the recommendation (b).	
Pros	Cons
<ul style="list-style-type: none"> - Delivers on the Community Adaptation Programme. The Stage One project can proceed. - Enables adaptation planning for a significant amount of Council services and assets. 	<ul style="list-style-type: none"> - The draft Scoping Report only proposes detailed plans for settlements. - Time and resource constraints mean the Stage One project cannot develop detailed plans for all elements across the whole project area.

<ul style="list-style-type: none"> - Community Adaptation Plans will address risks and opportunities across the whole Stage One area. - Accommodates broader issues with more detailed planning, where prioritised. - Staff will present future reports to the Committee as the planning process advances. 	
Option 2 - Do not endorse.	
Pros	Cons
<ul style="list-style-type: none"> - Allows more time for the Committee to seek additional information or deliberation. - Staff can present future reports addressing the Committee's concerns. 	<ul style="list-style-type: none"> - Triggers one-to-two-month delays with multiple flow-on effects that could increase project costs down the line.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

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

There are no additional financial implications for a recommendation of the draft scoping report.

Stage One Community Adaptation Planning is currently funded under the Long Term Plan 2024-2027, with an estimated total budget of \$650,000.00 across the 2025-2026 and 2026-2027 financial years. Northland Regional Council provides \$100,000.00 in funding (included in the \$650,000.00 total).

Future budget requirements will be determined through the 2027-2037 Long Term Plan process.

ĀPITI HANGA / ATTACHMENTS

1. **Attachment A - Draft Scoping Report - Stage One Community Adaptation Planning - A5818129** [↓](#) 

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 (noting that the overall adaptation decisions are of high significance). Initial engagement has been carried out to inform these scoping proposals. The Community Panels will meet SEP requirements for finalising the scope.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	<p>Primary relevant legislation:</p> <ul style="list-style-type: none"> - Resource Management Act 1991 - Local Government Act 2002 - Civil Management Emergency Management Act 2002 <p>Relevant Council policies and strategies:</p> <ul style="list-style-type: none"> - Te Taitokerau Climate Adaptation Strategy - Climate Action Policy - FN2100 - Te Pae o Uta <p>See Appendix A, Table A1.1: National Legislation & Direction, in Attachment A for a complete list of relevant legislation, policy and strategies.</p>
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.	Staff have presented a report to the Kaikohe Hokianga and Te Hiku Community Boards at their 29 June and 1 July meetings. These reports sought their endorsement of community scoping elements under their delegation.
<p>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.</p> <p>State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.</p>	<p>The project seeks to fulfil the commitments set out under Te Hōtaka Urutau Hapori Community Adaptation Programme, which states that the programme will always support Council in giving effect to Te Tiriti o Waitangi.</p> <p>Since 2024, this project has focused on relationship-building through early engagement with haukāinga, whānau, marae, and hapū representatives across the</p>

	<p>Ngāpuhi, Te Rarawa, and Te Roroa rohe. This early engagement and a haerenga trip in February 2026 informed the scoping proposals.</p> <p>Hapū and marae representatives will be asked to join the Community Panels. Haukāinga kaitiaki roles will also guide the project at an operational level.</p>
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).	Adaptation planning will affect Hokianga communities, across all ages, abilities and backgrounds. For this reason, the adaptation planning is a community-centred process. The scoping proposals affirm this engagement approach.
State the financial implications and where budgetary provisions have been made to support this decision.	Adaptation planning will affect Hokianga communities, across all ages, abilities and backgrounds. For this reason, the adaptation planning is a community-centred process. The scoping proposals affirm this engagement approach.
Chief Financial Officer review.	This report has been reviewed by the CFO. There are no additional financial implications for a recommendation of the draft scoping report.



Te Hōtaka Urutau Hapori Pou 1 - Stage One Community Adaptation Planning

Scoping report DRAFT

Prepared for: Far North District Council

Prepared by: Tonkin & Taylor Ltd | Isthmus Group

Date: 09 June 2026



Document control and review

Title: Te Hōtaka Urutau Hāpori Stage One Community Adaptation Planning - Scoping report DRAFT					
28/04/2026	1	DRAFT 1	Katherine Cowper-Heays (T+T), Damian Powley (Isthmus)	James Hughes (T+T), Helen Kerr (Isthmus)	Sarah McCarter (T+T)
09/06/2026	2	DRAFT 2	Katherine Cowper-Heays (T+T), Damian Powley (Isthmus)	James Hughes (T+T), Helen Kerr (Isthmus)	Sarah McCarter (T+T)



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Mihi

[Placeholder – text to be added]



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1 Introduction

Te Hōtaka Urutau Hapori is FNDC’s flagship programme to prepare and enable local communities to adapt to the increasing impacts of climate change across Te Hiku o te Ika (the Far North District). It embodies a partnership-based, adaptive approach that blends scientific, community, and Mātauranga Māori (Māori knowledge).

The programme is structured around three core Pou (pillars) that guide its delivery, where this scoping report relates to Pou 1 (Figure 1.1).



Figure 1.1: *Te Hōtaka Urutau Hapori* Pou (Source: *Te Hōtaka Urutau Hapori*)

The objectives of Pou 1 are to facilitate the development of Community Adaptation Plans (CAPs) across the Far North that:

- Deliver on community supported objectives around local wellbeing and resilience.
- Enable provision of resilient infrastructure services.

- Support planning that avoids intolerable impacts and maladaptive futures.
- Coordinate adaptation responses of Council and other regional and national agencies.
- Elevate tangata whenua partnerships.

This document presents the **Pou 1, Stage One Scoping report**, which is the product of the establishment and early engagement phase of this project. The phases of this project will follow the five broad steps of the adaptation cycle, illustrated in Figure 1.2. Figure 1.2: Adaptation planning cycle (Source: *Te Hōtaka Urutau Hapori*).

An overview of the project programme is shown overpage (Figure 1.3), with the Pou 1, Stage One area indicated in Figure 1.4.

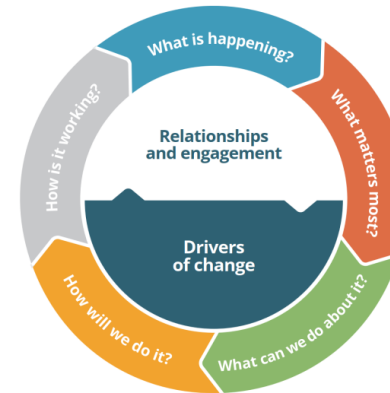


Figure 1.2: *Adaptation planning cycle* (Source: *Te Hōtaka Urutau Hapori*)

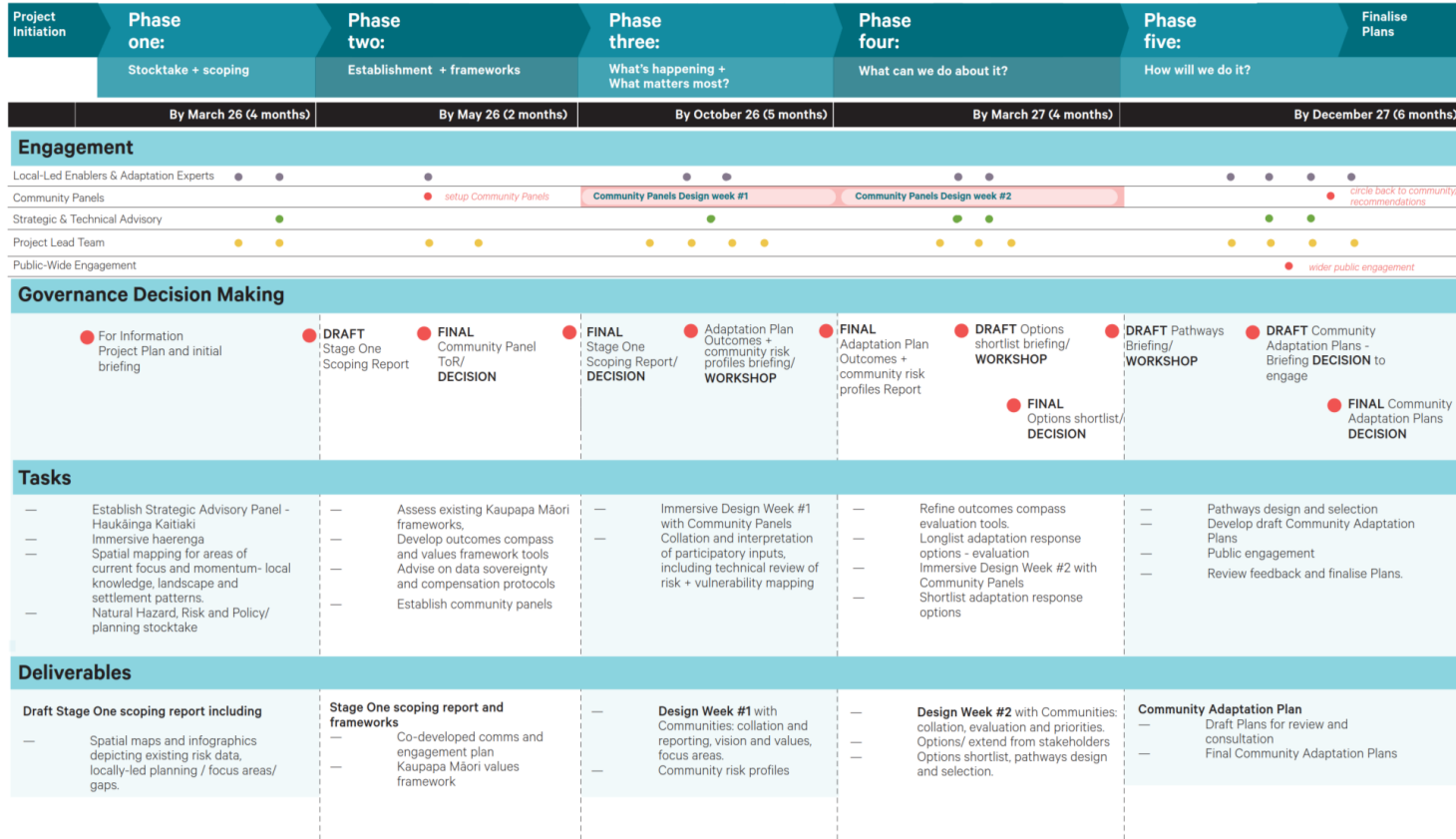


Figure 1.3: Project programme overview



Figure 1.4: Stage One Project Area



2 Adaptation plan scope

The Stage One Community Adaptation Plan (CAP) will consider flooding and coastal erosion, the associated risks across the study area, and develop adaptation responses to these climate hazards. The scope of the CAP has been guided by the findings from a haerenga (initial engagement visit) in February 2026, Te Hōtaka Urutau Hapori, and review of previous studies and contextual risk information.

2.1 Hazards and timeframes

The CAP will address coastal flooding, coastal erosion and fluvial and pluvial flooding, for which there is generally sufficient data available. The CAP will consider a 100-year timeframe under a high-end climate scenario¹, using the best available information to provide projections at mid- and long-term intervals.

Hazard	Short term (present)	Medium term (2060 – 2070)	Long term (2090-2130)
Coastal erosion & flooding (T+T, 2020)	Present day	0.6-0.85 m SLR	1.2m SLR
Fluvial and pluvial flood (WaterTechnology, 2021)	Present day	2050 RCP8.5	2100 RCP8.5

¹ The SSP5-8.5 scenario will be considered for coastal hazards, in alignment with MFE Coastal Guidance

Other hazards, including landslip, liquefaction, alluvial fans, groundwater, drought, and wildfire, remain important considerations for community resilience. However, they are not proposed to be addressed in detail within this CAP due to budget and programme constraints. Within this CAP hazards for which there is a strong evidence base available, and a clearer pathway to place-based adaptation planning have been

prioritised. Some of these other hazards may be addressed, at least in part, through other mechanisms such as building and engineering standards, emergency management and response planning, land use planning, and asset-specific or regional work programmes. Where relevant, these hazards will be acknowledged at a high level and considered as part of the wider context for adaptation, with more detailed assessment able to be progressed through future work as data, resources, and supporting programmes develop. A review of available hazard information, along with policy and planning context, is included in Appendix A.

2.2 Scales: areas, settlements, elements

The approach to the project will be framed around three interlinked scales: areas, settlements and elements, as demonstrated in Figure 2.2, which shows the settlement of Panguru within the surrounding area and elements. The level of detail of each scale is defined in Section 2.3.

2.2.1 Areas

The area scale considers the broader landscape or catchment context within which settlements and individual elements sit. At this scale, the focus is on place-based systems, connections and risks that operate across a wider geography, such as catchment processes and waterways, along with potential implications for the coastal marine environment. It helps identify area-wide issues and opportunities that shape adaptation choices across multiple settlements – recognising that, in most cases, it is expected these will be addressed through other statutory processes such as regional spatial planning, regional land transport planning, and natural environment planning (Coastal Management Plans).



2.2.2 Settlements

The settlement scale focuses on towns, villages, marae-based communities, and other concentrated places where people, services, and assets are located together. At this scale, the emphasis is on how climate hazards affect the functioning, liveability, and resilience of a particular community, including access, infrastructure, housing, community facilities, and local identity. This is often the most practical scale for developing adaptation pathways because multiple risks and responses can be considered together in one place.

Settlement based adaptation plans will be developed for settlements where clusters of elements are exposed to climate hazards (approximately 12 settlements). Settlements for inclusion in the plan will be confirmed following Stage 3 engagement. It is noted that some marae based communities may already be advanced in their adaptation planning, or be covered under Pou 2: Tangata whenua led adaptation.

2.2.3 Elements

The element scale focuses on specific assets, places, or features of value that may be exposed to climate risk. These may be public, private, environmental, cultural, or infrastructure elements, such as roads, buildings, reserves, utilities, wāhi tapu, and community facilities. Located within and beyond settlements, they help identify what is at risk, who is affected, and what action may be needed over time.

Te Hōtaka Urutau Hapori considers public, private, and cultural elements across the natural environment, cultural and spiritual domain, community and social domain, local economy, and built environment and infrastructure with Māori elements addressed under Pou 2: Tangata whenua led adaptation. (Figure 2.1).

The proposed level of detail of the CAP, in relation to areas, settlements and elements is discussed in Section 2.3.

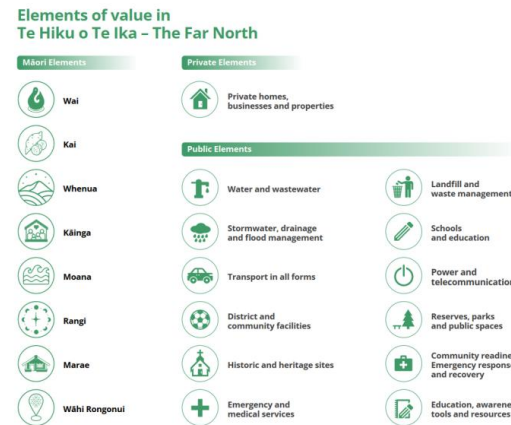


Figure 2.1: Elements of value (Source: Te Hōtaka Urutau Hapori)



Figure 2.2: Area, element, and settlement scale example



2.3 Proposed level of detail of assessment

Figure 2.3 sets out the level of detail the CAP will achieve at the settlement, element, and area scale.

- Risk to settlements:** adaptation plans will contain the most detail at the settlement level. These will respond to climate risks facing settlements, with the settlements and elements at-risk to be confirmed following community engagement in Stage Three. Elements (and associated risks) are primarily assets or services that FNDC can either, directly address as a service provider and a regulatory body, or can influence through delivery partners (e.g. NRC).

Settlement adaptation plans will develop high-level adaptation pathways at the element or settlement scale, drawing on concept options informed by the PARA (Protect, Accommodate, Retreat, Avoid) framework, community values and vision, and consider opportunities to build resilience from within the wider area. Once adopted, the Stage One Community Adaptation Plans will set preferred adaptation options (indicative response types) that will lead to implementation actions. For complex settlements, further engagement or planning may need to be carried out in future projects.
- Risk to roads:** Roads are a major FNDC asset that connect settlements and communities. Because of the scale of the Stage One roading network, developing adaptation options or pathways for every at-risk road segment is not achievable within this plan. Instead, adaptation planning will focus on key roading assets within settlements. Outside settlement plans, high-level adaptation options may be developed for a limited number of roading assets to support future FNDC and NZTA planning.

- Risks to critical assets outside settlements (public and private owned elements):** Risks to these elements will be documented, but adaptation planning will need to be addressed through separate processes. For these elements, a high-level roadmap will be developed that sets out next steps to advance this planning, with main responsible parties and their roles identified.
- Area wide risks and opportunities:** As set out in Section 2.2.1, it is expected these issues will be addressed through other statutory planning processes. Within the plan, a high-level roadmap will be developed that sets out next steps to advance this planning, with main responsible parties and their roles identified. Area-wide risks and opportunities will also factor into the evaluation of adaptation options at other scales, where some options may achieve co-benefits that mitigate the identified issues.

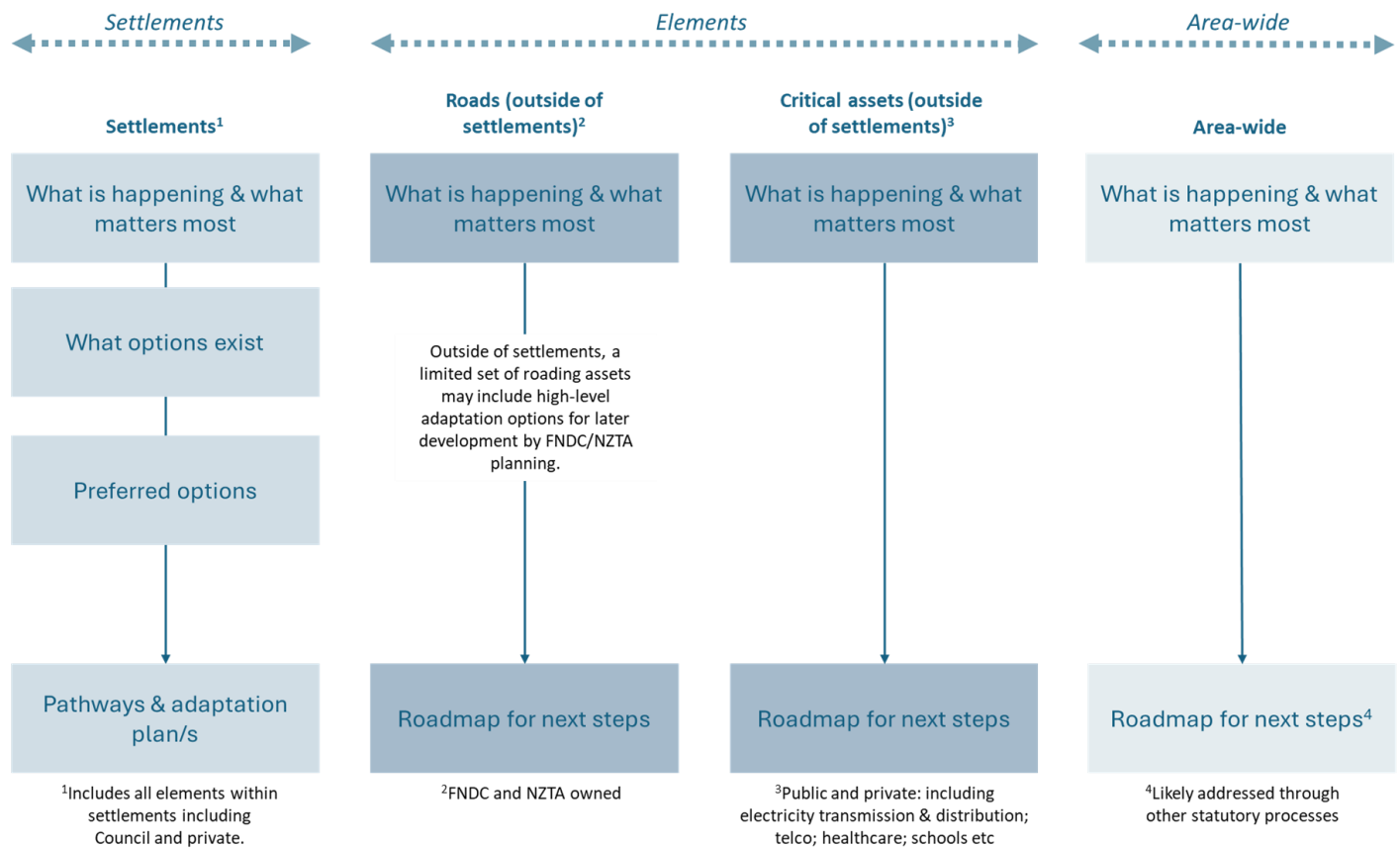


Figure 2.3: Proposed scope and level of detail



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3 Engagement

Adaptation planning for the Stage One area will be a collaborative process centred on strong community engagement and clearly defined roles and responsibilities. *Te Hōtaka Urutau Hapori* recognises that while Far North District Council (FNDC) has statutory duties for local infrastructure and service delivery, the success of adaptation depends on shared ownership between council, regional agencies, tangata whenua, and local communities.

3.1 Engagement scale (sub areas)

To ensure adaptation plans are both manageable and meaningful, the Stage One area has been organised into **five distinct sub-areas** (Figure 3.1). These are based on natural and social connections, as well as being informed by Council and Statistical Area 2 (SA2) boundaries

It is proposed that engagement be undertaken at the **sub-area** scale, ensuring representation from priority settlements. Correspondingly, adaptation plans will be developed at the sub-area scale (up to five plans), with chapters dedicated to settlements. If suitable, these plans may be compiled into a document to cover the Stage One area. The five areas are subject to change over the course of Phase two.

3.2 Community engagement approach

To address the breadth of the Stage One area, our engagement approach has been designed across two primary levels:

- Community Panels at the sub-area scale (informed by Haukāinga Kaitiaki – refer below)
- Broader public engagement.

Community Panels

Within the five sub-areas, Community Panels will be formed from a mix of sub-area and settlement-based representatives. Three engagement sessions are proposed for the duration of the project, focusing on:

- What is happening / what matters most?
- What can we do about it?
- Feedback on draft plan.

The approach to engagement will be refined over Phase Two to reflect the unique needs of community panels. For example, some areas or settlements may need more time to cover the complexity of issues, which should also be balanced with a more decentralised approach to engagement within North Hokianga.

Haukāinga Kaitiaki

The engagement approach will be supported by connectors between the project team and community (Haukāinga Kaitiaki). Haukāinga Kaitiaki representation acts as the bridge between the project team and the community. This group of people are familiar with and known to people within each adaptation area and will help to broker relationships. Suitable people to fulfil this role are identified, and to be finalised along with Community Panel makeup in Phase 2.

Broader Public Engagement

There is potential for broader public engagement to be undertaken, with opportunities to inform the public to be developed in parallel to the Community Panel engagement.

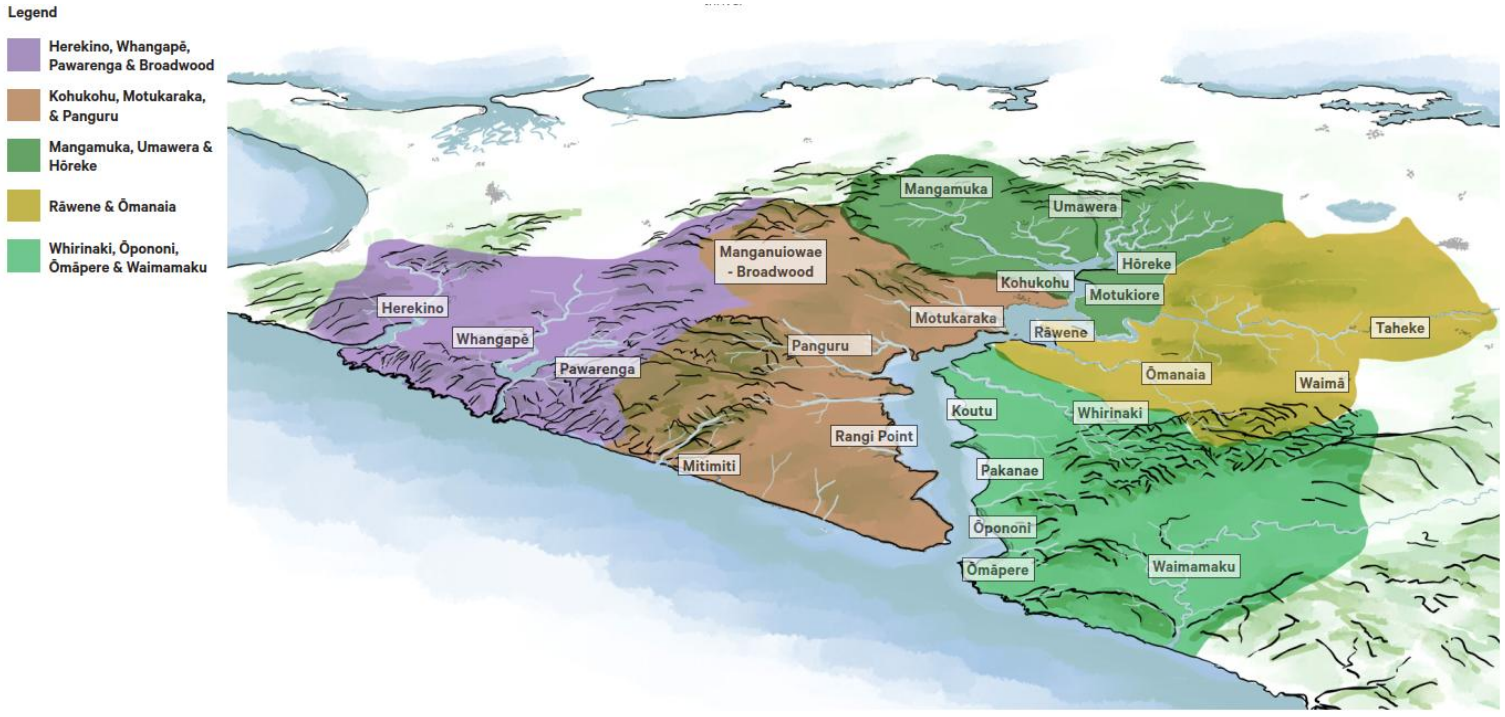


Figure 3.1: Stage One adaptation areas



3.3 Governance, decision-making process, roles and responsibilities

The project has been established with defined roles and responsibilities resting with various parties, as set out in Figure 3.2, and Table 3.1.

For roles outside FNDC, the IAP2 Spectrum of Public Participation classification is included in the roles and responsibilities. This provides a useful framework for defining roles and responsibilities within the adaptation planning process. By identifying the appropriate level of participation (Inform, Consult, Involve, Collaborate, or Empower) it helps clarify how stakeholders will contribute to decision-making and implementation activities. Applying these classifications promotes transparency, supports meaningful engagement, and ensures that participation approaches are aligned with the objectives and requirements of each adaptation action.

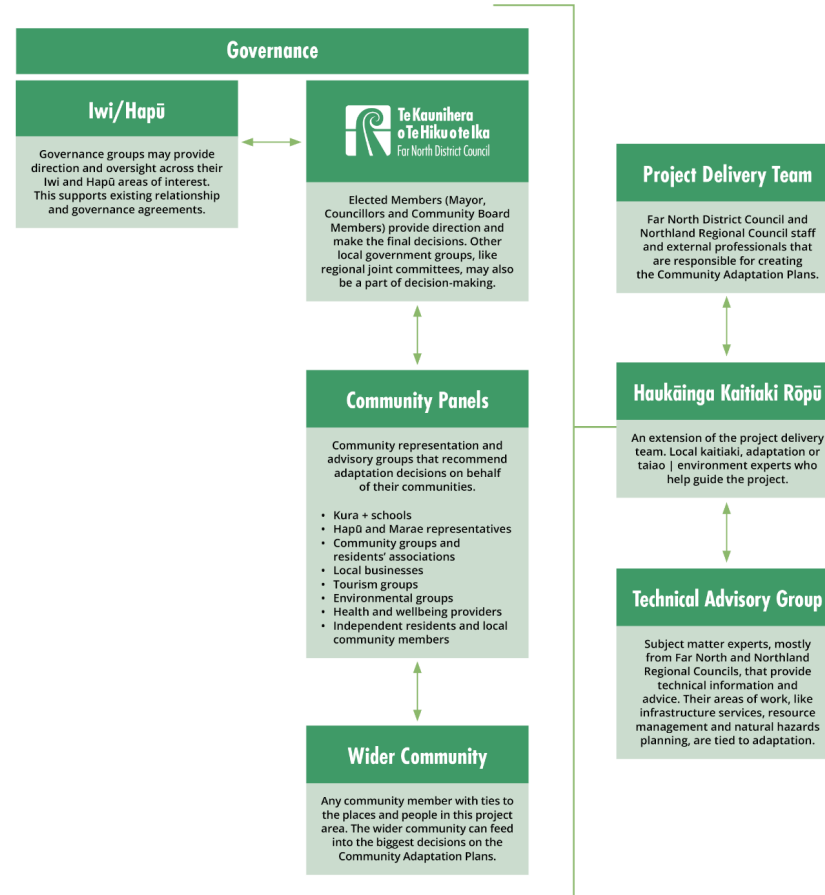


Figure 3.2: Project roles and responsibilities (right)



Table 3.1: Roles and responsibilities

Role	Description	Key responsibilities	IAP2 Engagement
Wider community	Members of the public within the Stage One area.	Public will be informed of the process and have the opportunity to provide feedback on the draft adaptation plans.	Inform/ Consult
Community Panels	Community representation body to recommend adaptation decisions. Panel membership to be confirmed Jun-Jul '26, guided by local led enablers, and may include: Kura/schools, Business / health sector / Tourism, Civil defence, Marae – Hapu Takiwā, Environmental groups, Water/Transport operators, Local leaders	Community representation body to recommend adaptation decisions Community Panels come together in immersive Design Weeks 1 & 2, to provide Adaptation recommendations	Involve/ Collaborate
Haukāinga Kaitiaki Rōpū	Connectors between the project team and the community. This small group of people are familiar with, and known to people within each adaptation area. They may also be knowledgeable in te taiao, adaptation / be Mātauranga Māori knowledge holders. To be confirmed in Phase two	<ul style="list-style-type: none"> Advise the project team on the formation of the community panel Guide engagement planning Support communication with the community panel during times outside formal engagement 	Collaborate
Technical Advisory Group	Subject matter expert forum comprised of staff from FNDC, NRC and key regional entities that will help develop and implement Community Adaptation Plans	Provide information for, review and advise on: <ul style="list-style-type: none"> Project scope Community objectives and priorities, Risk assessments, impacts on services Risk tolerance levels and risk thresholds Adaptation options and feasibility Preferred adaptation pathways, signals and triggers Monitoring and implementation requirements 	N/A (defined by council processes and Terms of Reference)
Iwi / hapū	Iwi, hapū, marae representatives on Panels	Represent their respective whānau, marae and hapū	Collaborate
FNDC Governance	Council decision making process comprising: Councillors	Decision-making on behalf of FNDC Regarding key decision points:	N/A (defined by council processes)



Role	Description	Key responsibilities	IAP2 Engagement
		<ul style="list-style-type: none"> Community panel ToR Scoping report Outcomes and community risk profiles report Options shortlist Draft adaptation plan (decision to engage) Final adaptation plan 	
Northland Regional Council (Project partner)	Establish project partnership agreements where mutual agreement is required to enable implementation of the adaptation plan. The requirement for partnership agreements will be identified via the TAG over the project duration	Input into adaptation plan through TAG and Project Delivery Team contribution according to MoU Possible formal approval process may be established within NRC	Collaborate
Project partners	<ul style="list-style-type: none"> Waka Kotahi – NZTA: transportation planning Far North Holdings: maritime asset management Department of Conservation: crown land management and coastal policy Te Whatu Ora (Hauora Hokianga) Ministry of Education 	Input into adaptation plan through TAG according to ToR and related agreements. This will require establishment of project partnership agreements where mutual agreement is required to enable implementation of the adaptation plan. The requirement for partnership agreements will be identified via the TAG over the project duration	Collaborate
Project Delivery Team	Support to FNDC in developing and delivering the Adaptation Plan	Deliver the adaptation plan	N/A
Project Lead	Leadership and direction of the Adaptation Plan	Lead the adaptation plan	N/A



4 Applicability

This report has been prepared for the exclusive use of our client Far North District Council, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.



5 References

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Appendix A Context



A1 Policy and planning context

Adaptation planning within the Far North sits within a broader network of national, regional, and local policies that collectively guide how Aotearoa New Zealand responds to the impacts of a changing climate. At the national level, frameworks such as the Climate Change Response Act (Zero Carbon Amendment), Aotearoa New Zealand’s first National Adaptation Plan (2022–2028) provide high level direction. The emerging National Adaptation Framework (2025) and Resource Management Act reforms are intended to provide legislative direction however detail is yet to emerge, and this remains fragmented and incomplete. Uncertainties over legal mandates, funding, data standards, and evaluation frameworks present uncertainties in delivering adaptation planning at the community scale.

Regionally, the Te Taitokerau Climate Adaptation Strategy (2022) and the Northland Civil Defence Emergency Management Plan (2023–2028) translate national direction into coordinated actions suited to Northland’s unique geography, hazard profile, and communities. Within this wider context, the Far North District Council (FNDC) is implementing Te Hōtaka Urutau Hapori – Community Adaptation Programme (2024–2030) which is anchored to the Climate Change Roadmap (2020), and the Climate Action Policy (2023). Together, these documents aim to ensure that local adaptation planning aligns with national obligations, incorporates mātauranga Māori and community-led approaches, and supports regional consistency in managing climate risks.

A summary of national, regional, district and local policies and plans are presented in Table A1.1, Table A1.2 , Table A1.3 , and Table A1.4.



Table A1.1: National Legislation & Direction

Document / Instrument	Purpose and Focus
Te Tiriti o Waitangi and Mana Whakahono ā Rohe Agreements	Establish Crown–Māori partnership principles and local iwi–council relationship frameworks.
Resource Management Act (RMA)	Principal statute controlling land, water, air, and coastal use. Requires sustainable management of natural and physical resources including hazards, biodiversity, and cultural values. s229 of the RMA enables esplanade reserves or strips to protect conservation values (including mitigating natural hazards) and enable public access. RMA reform is underway, likely to be replaced by forthcoming Planning Bill and the Natural Environment Bill, which include direction on natural hazards and adaptation planning.
National Policy Statement for Natural Hazards (NPS-NH) (2026)	Sets out a risk-based framework for hazard assessment and management under the RMA Note the NPS-NH does not override existing use rights under RMA s10, and would be applied to new development, excluding infrastructure.
New Zealand Coastal Policy Statement (NZCPS)	Provides national direction for sustainable management in the coastal environment, including hazard identification, 100 yr planning horizon, and managed retreat.
Climate Change Response (Zero Carbon) Amendment Act 2019	Established the Climate Change Commission, sets legal targets and mandates: National Climate Change Risk Assessments (NCCRA) (2020, 2026 in development) and National Adaptation Plan (NAP) (2022 – 2028). District Plans prepared under the RMA must have regard to NAPs.
National Adaptation Framework (NAF)	Establishes high level direction relating to roles and responsibilities, cost-sharing principles, and long-term governance mechanisms for adaptation action. The NAF (October 2025) signals direction likely in future adaptation plans under the Climate Change Response Act, including strong local government leadership role in local climate adaptation.
Local Government (Water Services) Act 2025	Establishes a new framework for local government to provide water services. Objectives include provision of water services that are reliable and resilient to external factors, for example climate change and natural hazards (s17).
Coastal hazards and climate change guidance (MfE, 2024)	Outlines a 10-step process for assessing and managing coastal hazards incorporating Dynamic Adaptive Policy Pathways (DAPP) and sets out reasons for using the SSP5-8.5 scenario and associated SLR projections for coastal areas.
Civil Defence Emergency Management Act 2002	Requires local authorities to plan for reduction, readiness, response, recovery (4 Rs). The Emergency Management Bill (No2) is in progress and may replace the CDEM Act.
Various other relevant legislation	Building Act (ss71–72), Local Government Act 2002 (Long-Term Plan and Infrastructure Strategy requirements) & LGOIMA act 2024 amendment (natural hazard requirements for LIMs), Land Transport Act 1998 / National Land Transport Programme, DOC Conservation Act 1987 & NZ Biodiversity Strategy 2020, Walking Access Act 2008, Reserves Act 1977, Public Works Act 1981



Table A1.2 Regional frameworks Te Tai Tokerau / Northland

Document / Instrument	Purpose and Focus
Te Tai Tokerau Climate Adaptation Strategy (2022)	Regional strategy developed by the four Northland councils and iwi/hapū partners (Climate Adaptation Te Tai Tokerau). Outlines shared principles, governance, and adaptation priorities.
Te Tai Tokerau Resilience Action Plan (2024)	Aligns central and local government resilience investments following Cyclone Gabrielle; emphasises community capacity and infrastructure recovery.
Northland Regional Policy Statement (RPS) (2016)	Regional framework integrating environmental management, growth, transport, and natural hazard objectives.
Regional Plan for Northland (2026)	The Combined Regional Plan brings together three former regional plans – covering water and soil, air quality, and the coastal environment – into one document. It sets out the rules and policies for how land, water, air, and coastlines are managed across Taitokerau.
Northland Civil Defence Emergency Management (CDEM) Group Plan (2023 – 2028)	Sets out the Group’s 4 Rs framework (Reduction, Readiness, Response, Recovery).
NRC Long Term Plan (LTP) and Infrastructure Strategy (2024–2034)	10-year and 30-year investment frameworks for flood risk, water quality and asset resilience.
Regional Transport Committee Studies / RLTP Review (NRC - Regional Transport Infrastructure Natural Hazards Resilience Assessment Phase 2 Report 2026)	Evaluates network resilience and sets investment priorities. The existing Regional Land Transport Plan for Northland 2021-2027 was reviewed in 2023.
Te Rerenga - Regional Economic Development Strategy (2023 (refreshed))	Promotes resilient and sustainable economic transition for Te Tai Tokerau. A regional strategy with a 100-year horizon, facilitated by Northland Inc.
Committees	Climate Adaptation Te Tai Tokerau (CATT) & Joint Climate Change Adaptation Committee (JCCAC).
Regional support and funding	Tangata Whenua Climate Adaptation Fund Climate Resilient Communities Fund: investing NZD 9.2 million over 10 years, Notably Climate Resilient Communities Project “Understanding climate impacts and adaptation in rural communities (2026)” understanding climate impacts and strategies to improve resilience.



Table A1.3 FNDC Governance and Strategic Planning

Document / Instrument	Purpose and Focus
Far North District Plan (Operative)	Statutory land-use plan under RMA. FNDC is currently reviewing the district plan, with decisions due in June 2026.
Far North 2100 (FN2100)	Long-term spatial framework to 2100, guiding where and how communities will grow, with emphasis on resilience, prosperity, and sustainable land use.
Climate Change Roadmap (2020)	The Roadmap set out FNDC’s broad approach to climate change, goals and associated guiding principles, and actions plans for mitigation and adaptation.
Climate Action Policy (2023)	This Policy establishes the FNDC governance structure and operational commitment toward climate mitigation and adaptation, alignment with the Taskforce on Climate Related Financial Disclosure in its response to climate change, and alignment with Te Tai Tokerau Adaptation Strategy.
Te Hōtaka Urutau Hāpori – Community Adaptation Programme (2024 – 2030)	This programme purpose is to prepare and empower local communities to adapt to the increasing impacts of climate change across Te Hiku o te Ika (the Far North District).
Long Term Plan (LTP) 3 year plan 2024-2027 (adopted) Infrastructure Strategy (2024 (linked to LTP))	10-year financial and strategic planning instrument for Council operations. Aligns with climate action, resilience, and adaptation, with integrated spatial, infrastructure, and ecological strategies. Current LTP is only 3 years, due to water services reform. This means that water services and wastewater will be held within a separately operated CCO, and will develop their own LTP.



Table A1.4 Local, iwi and community plans

Document / Instrument	Purpose and Focus
Iwi/Takiwa plans (Iwi/Hapu Environmental Management Plans)	<ul style="list-style-type: none"> • Whirinaki Managed Retreat and Papakāinga Development Plan • Ahipara Takiwā Management Plan (Te Rarawa, 2023) • Ngā Hapū o Te Wahapū o Te Hokianga nui a Kupe Hapū Environmental Management Plan (2008) • Te Rarawa Strategic Plan 2020 - 2025 • Te Runanga a Iwi o Ngapuhi Five Year Directional Plan 2023/2024 - 2027/2028 • Nga Ture Mo te Taiao o Te Roroa Te Roroa Iwi Environmental Policy Document (2019)
Community Resilience and Preparedness Plans	<p>Provides instructions and information for members of the community response group and emergency services for hazard response, resource mapping and evacuation routes (ongoing work to develop plans for 40+ settlements across Northland). Community response plans have been developed (Pawarenga, Mitimiti, Rāwene, Waima, Panguru, Motuti, and Kohukohu) as have marae preparedness plans (Motuti and Whirinaki).</p>
Community Development Plans	<ul style="list-style-type: none"> • Broadwood Community Development Plan • Tirohanga/Vision Kohukohu Rautaki Hapori (2019 Update) • Kaikohe Community Plan (2017) • Opononi – Omapere Community Development Plan (2010) • Rawene Community Development Plan (2017) • Utakura, Horeke, Motukiore Districts Community Plan (2016) • Utakura 7 Incorporation Solar Project (2025)



A1.1 Summary of population

The Stage One area, is a predominantly rural area recognised for its strong Māori population and community ties. Of the 6,750 people living in the area, Māori make up 63% of the Stage One area population. This is higher than the Northland average (40%), and significantly higher than the national average of 19.6 percent. Within the Hokianga, many residents are affiliated to Ngāpuhi, Te Rarawa and Te Roroa. Communities remain closely connected to marae and hapū networks that sustain local governance, culture, and resilience.



Figure A1.1: Stage One area SA2 boundaries

Table A1.5: Summary of population demographics (Statistics NZ, 2023)

Statistical Area (SA2)	Population		Median age	Median personal income (\$)	Homes	
	General	Māori			Number	Ownership (%)
Hokianga North	920	795	43.5	\$23,600	435	69.4
Hokianga South	1,370	846	49.4	\$24,900	684	74.7
Kohukohu Broadwood	750	423	54.8	\$24,600	393	75.7
Omahuta Forest-Horeke	1,190	771	41.5	\$26,300	483	72.4
Waipoua Forest	1,310	765	52.7	\$23,800	837	72.3
Herekino Takahue	1,210	654	44.6	\$26,600	468	81.3
Total	6,750	4,254	48	\$24,967	3300	74.3

A1.2 Council infrastructure and services

Far North District Council operates a range of services and assets within the area, including transportation infrastructure, parks and reserves, waste transfer stations, community facilities including:

- **Transportation:** There are 660km of FNDC roads, and 120 km of State Highways. 148 bridges, 5 boat ramps, and numerous walkways and cycleways including the Twin coast discovery route and cycle trail.
- **Wastewater:** Wastewater network and treatment plants at Kohukohu, Rāwene and Ōpononi/Ōmāpere.
- **Water supply:** Stream-fed water reservoir, treatment and supply for Rāwene and Ōpononi/Ōmāpere.
- **Stormwater:** Urban stormwater networks in Kohukohu, Rāwene and Ōpononi/Ōmāpere. A range of roading stormwater culverts and drains are located throughout the Stage One area.



Water reform is currently underway, with ownership of Wastewater and Water supply services expected to be transferred to a Council Controlled Organisation (CCO) as part of this process.

Major infrastructure projects that are planned or underway include:

- Rāwene Wastewater Treatment Plant: In September 2025, FNDC acquired a 10-hectare land block near Rāwene for a land-based wastewater facility, replacing direct harbour discharge. This follows long-standing partnership with hapū via Te Mauri o Te Wai to protect environmental health.
- Kohukohu wastewater treatment plant: The Council plans to upgrade the Kohukohu wastewater treatment plant to improve the quality of the treated wastewater that is discharged to the Hokianga Harbour (FNDC, 2024).
- Ōpononi wastewater treatment plant: Initial work is underway to implement plant upgrades and discharge to land.
- Rāwene – Kohukohu Harbour crossing: a long-term plan evaluation for the crossing of the Hokianga Harbour was carried out in 2025 with the objective of providing a safe, reliable and effective link between the northern and southern sides of the Hokianga Stage One of this project identified a range of options that require further work to establish a preferred option and business case.
- Panguru flood protection works (now complete): A (NRC led) project to reduce flooding of West Coast Road at Panguru was completed in November 2021. This was a two-pronged effort that involved lifting the road, and benching and widening the river to lower the flood level.

A1.3 FNDC early engagement

FNDC has employed two *Kaimanaki Hapori* to support climate adaptation and resilience efforts across Hokianga communities across Pou 1 and Pou 2 (refer Figure 1.1). They act as a conduit between Council, Tangata whenua, and local communities, helping to build and strengthen relationships that support meaningful engagement.

Over recent months, this work has improved understanding of the climate issues communities are facing or concerned about. Their 2025 summary (McVeagh & Barnes, 2025) found that climate change is already affecting the Hokianga through more severe and frequent extreme weather events. Examples include Cyclone Gabrielle, which left communities without power, communications, and essential supplies for days (in some cases, weeks), isolating residents and disrupting health and essential services. Increasing floods, droughts, and coastal erosion are damaging homes, marae, roads, and natural ecosystems, while rising sea levels threaten coastal communities and heritage sites. Longer, drier summers are heightening wildfire risks, and changes in rainfall, soil health, and sea temperature are undermining food production, water security, and local kai and kaimoana systems central to Hokianga’s cultural and economic wellbeing. Substandard housing and inadequate infrastructure further amplify the health and safety vulnerability of already at-risk whānau. Top priorities were noted:

- Water security and catchment resilience
- Food system resilience
- Erosion control and land stabilisation
- Protection of cultural sites of significance
- Hokianga Harbour health and well-being
- Preparedness for emergency events.



A2 Natural Hazard and Risk Stocktake

The Stage One area covers coastal and harbour settlements surrounding the Hokianga, Whangapē, and Herekino Harbours, and nearby communities including Waimamaku, Tāheke, Mangamuka, and Broadwood.

These areas are characterised by steep terrain, limited infrastructure, and close connection to rivers (awa) and the harbour (moana). They are exposed to multiple climate-related and natural hazards amplified by isolation and limited access routes. This stocktake summarises key hazard and risk information sources and limitations, including coastal flooding and permanent tidal inundation, coastal erosion, fluvial and pluvial flooding, drought, land instability and wildfire.

A2.1 Natural hazard data and limitations

A review of available hazard data for coastal flooding and permanent tidal inundation, coastal erosion, fluvial and pluvial flooding, drought, land instability and wildfire has been carried out. A summary of the available information for each of these sources is included in Table A2.1. Mapped coastal erosion, coastal flooding, and fluvial flooding are shown Figure A2.1, Figure A2.2, and Figure A2.3.

Table A2.1: Summary of key hazards and data sources¹

Hazard	Data source ¹	Scenarios available	Notes
River flooding	Water Technology (2021)	1%, 2%, 10% annual exceedance probability (AEP) Present day, 2050 ² , 2100 RCP8.5	The present day and 2100 Regionwide and Rotokakahi catchment (Broadwood) model results have been integrated into Resilience Explorer. Modelling of Kohukohu, Rāwene, Ōmāpere, and Ōpononi planned (late 2026).
Coastal Erosion	T+T, 2020	1% AEP Present day, SLR 0cm, 0.33 m, 0.85 m, 1.2m	Data available for Ōmāpere and Ōpononi coastline, and has been integrated into Resilience Explorer. No other coastal erosion modelling is available.
Coastal flooding	T+T, 2020	1% AEP, MHWS: Present day, SLR 0cm, 1.2m, 1.5m	The Regionwide model has been integrated into Resilience Explorer.
Land instability	Manaaki Whenua (2022)	Erosion prone land	Work is underway to develop regional landslide susceptibility maps using LiDAR data.
Groundwater	Groundwater monitoring is carried out by NRC; however, a regional model or projections is not available.		
Drought	NIWA / MfE	SSP1-2.6, SSP2-4.5, SSP5-8.5: 2040, 2060, 2100	High level projections available for Drought (Potential Evapotranspiration Deficit (PED)).

Wildfire A National Wildfire Index is underway (Scion, FENZ).

¹ Data sourced from [Natural hazards portal - Northland Regional Council](#)

² The 2050 floodplain is not integrated into Resilience Explorer.



A2.1.1 Discussion of data suitability and limitations

Availability of spatial hazard data is an important factor for determining the location and possible timeframes that risks may occur.

The coastal flooding, coastal erosion (where it exists), and fluvial and pluvial flooding hazards are deemed to be suitably mapped and of sufficient resolution to begin early engagement with communities and asset owners, and inform high level adaptation planning. We note that the coastal erosion dataset is incomplete (refer Figure A2.1), and therefore will limit the scope of adaptation discussions relating to this hazard.

The following points summarise the limitations of the hazard datasets:

- 1 The available river and coastal models are both developed to provide regionwide hazard assessment and have associated limitations (documented in their respective design reports: (WaterTechnology, 2021), (Tonkin & Taylor, 2021)). These hazard assessments were not intended to provide detailed property level or asset specific assessment, but, as stated above, provide suitable information to begin high-level planning.
- 2 River flood models do not represent the stormwater network, and therefore may not accurately reflect surface flooding in urban areas.
- 3 The coastal erosion assessment is confined to a limited section of the coastline (refer Figure A2.1). Coastal erosion is known to be an issue outside this area, but is unmapped, therefore we do not think that adaptation options will be able to be discussed until this dataset is developed.
- 4 Coastal flooding maps use a bathtub model which may over-predict inundation in some contexts (e.g. narrow river mouths and expansive low lying areas), and under-estimate inundation extents

in other areas as it does not account for wave runup or overtopping.

Based on the above points, the data is not considered suitable to carry out detailed design or optioneering of adaptation options.

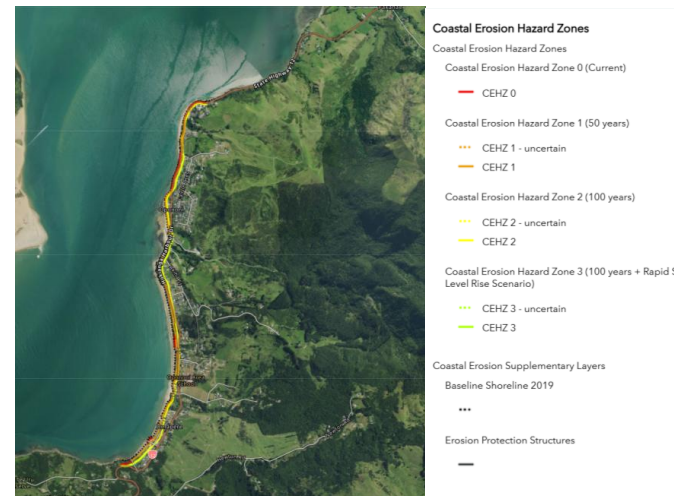


Figure A2.1: Coastal Erosion hazard (Source: NRC Natural Hazards Viewer, T+T, 2020)

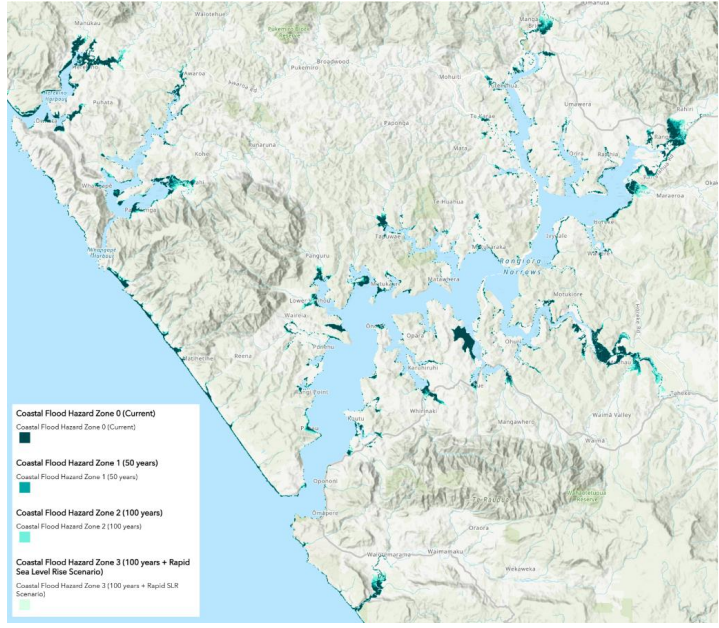


Figure A2.2: Coastal flood hazard (Source: NRC Natural Hazards Viewer, T+T, 2020)

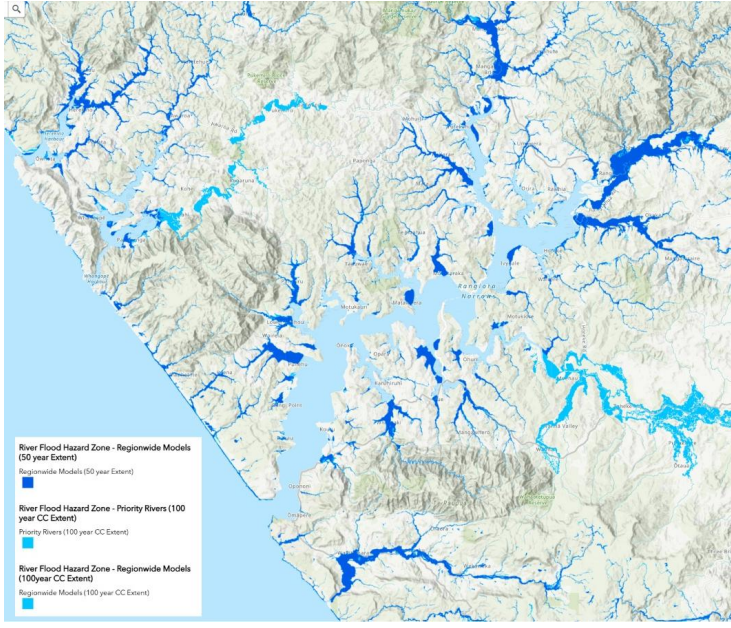


Figure A2.3: Pluvial and fluvial flooding (Source: NRC Natural Hazards Viewer, Regionwide model Water Technology, 2020 and Rotokakahi and Waima & Punakitere models URS, 2012)



A2.2 Risk assessment review

As part of previous work to inform this programme, a district-wide risk assessment and prioritisation has been carried out (AdapTerra Ltd, 2024), (AdapTerra Ltd, 2024), with results available for viewing through an online viewer (Urban Intelligence, 2026). The district-wide climate change risk screening recommended a prioritised list of areas for Council-supported, community-led, adaptation planning projects, which has directly informed the spatial focus of the Stage One Adaptation Plan. The risk screening applies the concepts of elements, hazard, exposure, and vulnerability to provide asset specific damage states, referred to as ‘risk’, these concepts are defined:

- **Element:** Spatial data for at-risk elements supplied by FNDC and NRC, such as Council infrastructure and reserves, residential and commercial buildings, Māori land and buildings, marae, roads, airports, community facilities, critical lifelines and others.
- **Hazard:** Hazards assessed included catchment-based flooding (pluvial and fluvial), coastal erosion, coastal flooding (i.e. storm surge) and tidal inundation due to sea level rise, over a range of timeframes. The assessment draws on the hazard data summarised in Section A2.1.
- **Exposure:** Hazard layers were used to test exposure of a range of spatial data for elements. A spatial analysis measured which elements were exposed to different hazards, including the degree of exposure such as flood depth or proximity to erosion.
- **Vulnerability:** Vulnerability is defined as the degree to which an element may experience negative consequences when exposed to hazards. For physical assets, vulnerability is quantified using vulnerability (or fragility) curves which establish the degree of

damage to an asset, when exposed to a hazard.

- **Damage state / consequence /risk:** Defined as both ‘damage state’ and ‘consequence’ in Resilience Explorer. Damage arises when an element is exposed and vulnerable to a hazard. The ratio of damage is then used to determine/estimate a damage state:
 - **Insignificant:** The element has no or negligible damage (damage ratio < 0.02).
 - **Minor:** The element is damaged but still operational (damage ratio < 0.1).
 - **Moderate:** The element is damaged and partially operational (damage ratio < 0.5).
 - **Major:** The element is damaged and non-operational (damage ratio > 0.5).

The results of the risk assessment are illustrated in Table A2.2, and Figures A2.4 and A2.5. This information provides a useful evidence base to support adaptation discussions with communities.

Table A2.2: Asset exposure within Stage One areas (AdapTerra Ltd, 2024)

Adaptation area	Marae (count)				Buildings on Maori land (count)				Residential buildings (count)				Roads & State Highways (m)			
	River flooding 1% AEP 1.2m SLR	Coastal flooding 1.5m SLR	Coastal erosion 1.2m SLR	Tidal inundation 1.2m SLR	River flooding 1% AEP 1.2m SLR	Coastal flooding 1.5m SLR	Coastal erosion 1.5m SLR	Tidal inundation 1.2m SLR	River flooding 1% AEP 1.2m SLR	Coastal flooding 1.5m SLR	Coastal erosion 1.5m SLR	Tidal inundation 1.2m SLR	River flooding 1% AEP 1.2m SLR	Coastal flooding 1.5m SLR	Coastal erosion 1.5m SLR	Tidal inundation 1.2m SLR
Hokianga ki te tonga	3	1	0	1	102	21	0	10	9	31	0	20	16918	13971	0	8081.1
Herekino-Whangape	3	4	0	2	53	39	0	8	0	0	0	0	57533	17371	0	9940.1
Kohukohu	3	1	0	0	30	5	0	1	21	17	0	7	41689	21752	0	15092.9
Omahuta forest- Horeke	2	1	0	0	44	9	0	2	26	25	0	3	40291	17378	0	12976.1
Hokianga ki te raki	4	0	0	0	59	26	0	15	4	1	0	0	15161	11284	0	7652.5
Omaperere	0	0	0	0	0	0	0	4	6	4	74	0	1815	800	3013	100.0

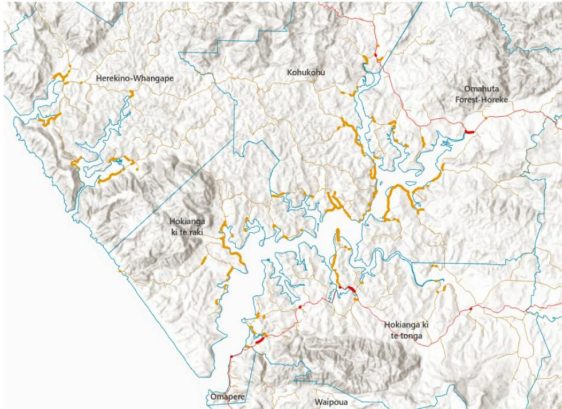


Figure A2.4: Roads (orange) and State highways (red) inundated (thick lines) in high tide flooding with 1.2m of sea level rise (AdapTerra Ltd, 2024)

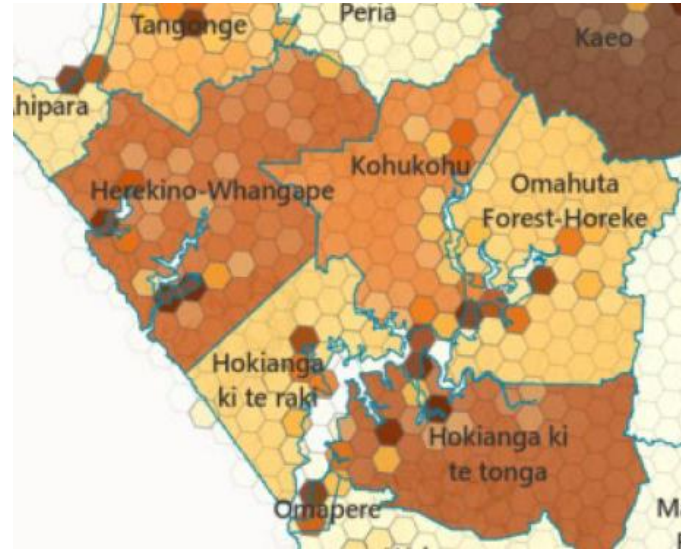


Figure A2.5: Multi-Criteria Analysis (MCA) risk screening results (equal weighting between domains) reported to both Adaptation project areas and hex grid. Darker colours indicate areas of higher prioritisation of risk.



Appendix B Haerenga summary

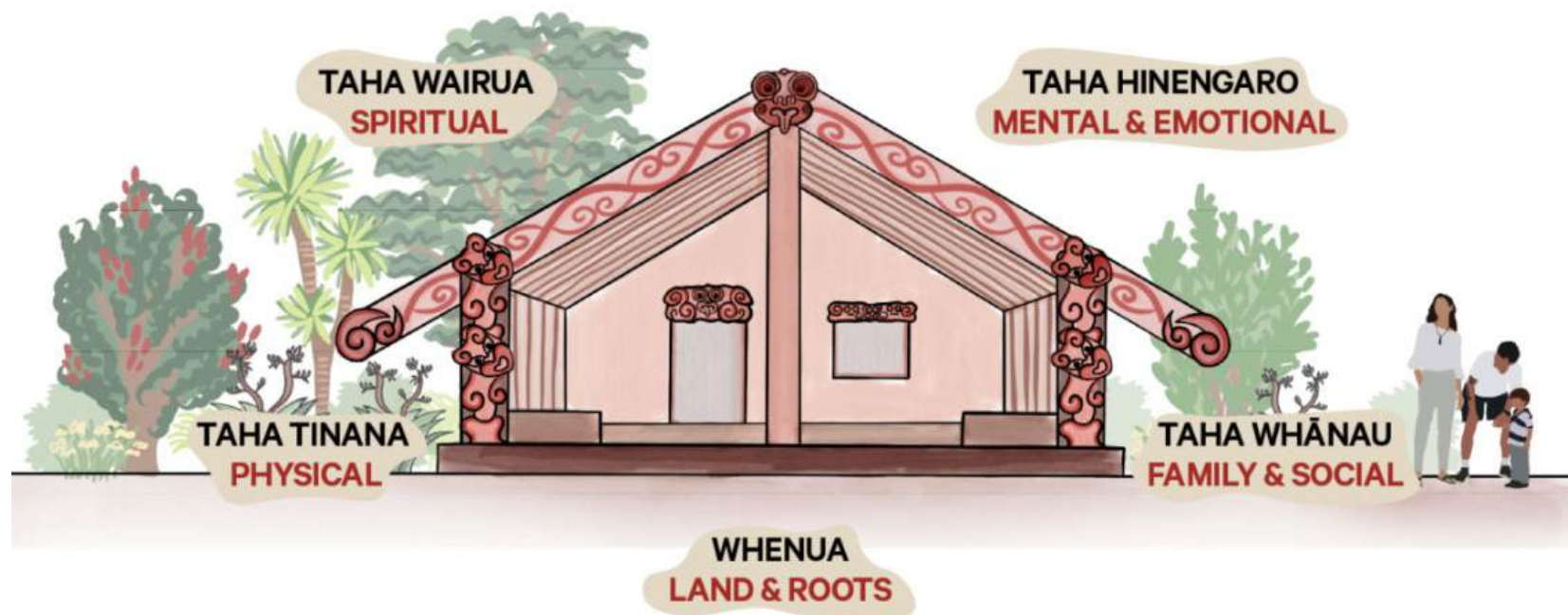
The following pages present a documentation of the Haerenga (initial engagement) carried out in February 2026. Throughout the Haerenga, the project team visited many of the settlements and locations within the Stage One area, meeting with members of the community along the way. Notes and observations from the Haerenga were used to inform the project scoping, and are documented below.

Framework: Te Whare Tapa Whā.

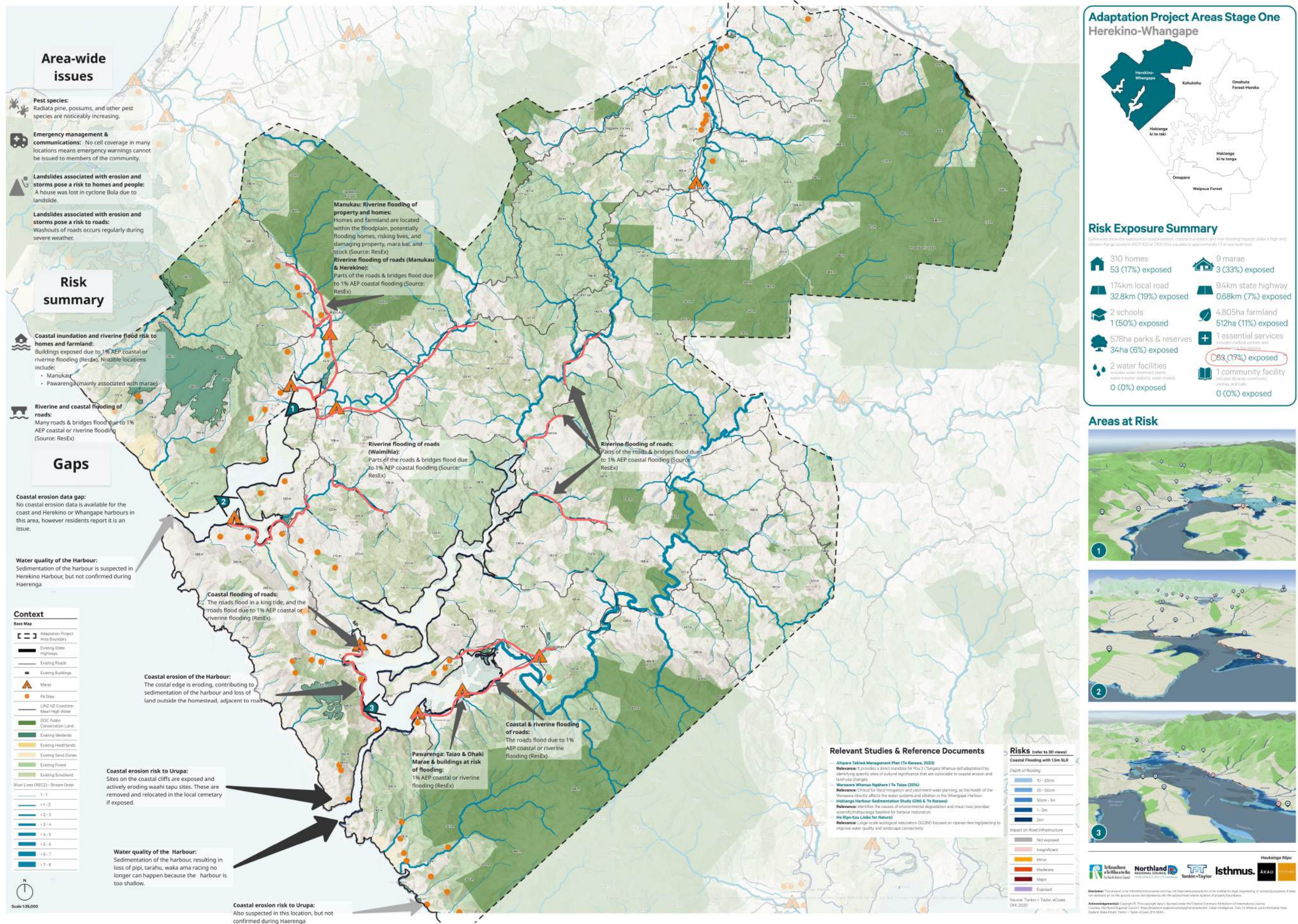
To ensure community voice is heard, and we understand what matters from a community perspective, we have integrated Sir Mason Durie (1998) Te Whare Tapa Whā as an interim framework to organise what we heard during our initial haerenga. This approach allows us to move beyond technical data and see the Stage 1 area through the lens of total wellbeing, considering the impacts and opportunities through this project are not just our physical assets, but our social connections, mental resilience, and connections to the whenua.

The following pages provide a summary of these conversations across areas and settlements. By categorising local insights into the four and additional dimensions of Tinana (Physical), Hinengaro (Mental), Whānau (Social), Wairua (Spiritual), and Whenua (Land), we have identified the ‘What We Heard’ and ‘What Matters Most’ for each community.

Looking ahead, these baselines will be used to generate a Mauri Outcomes Framework. This framework will serve as a consistent template across the project, which can then be personalised by communities within each of the CAP areas to reflect their unique aspirations and local identity.

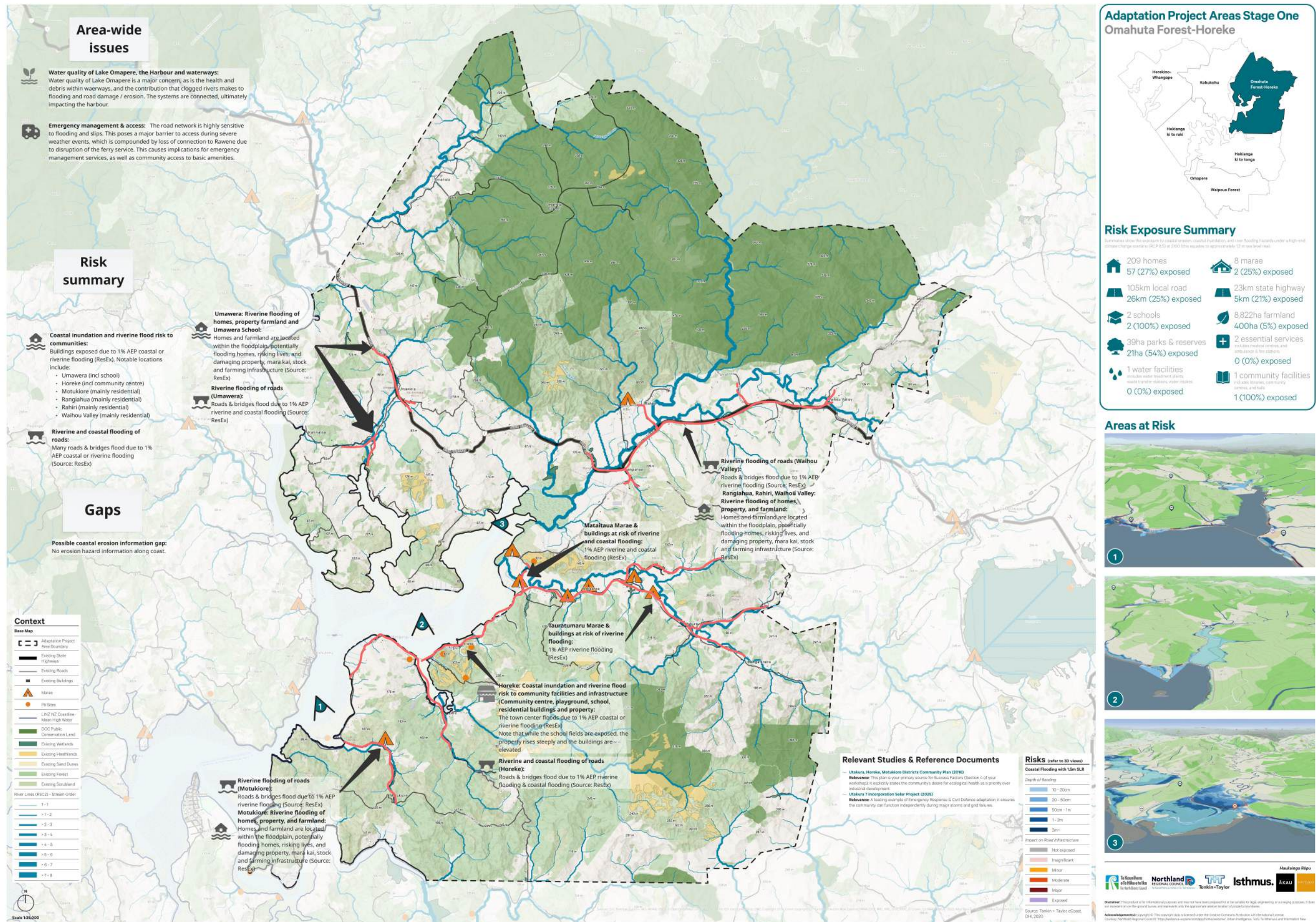


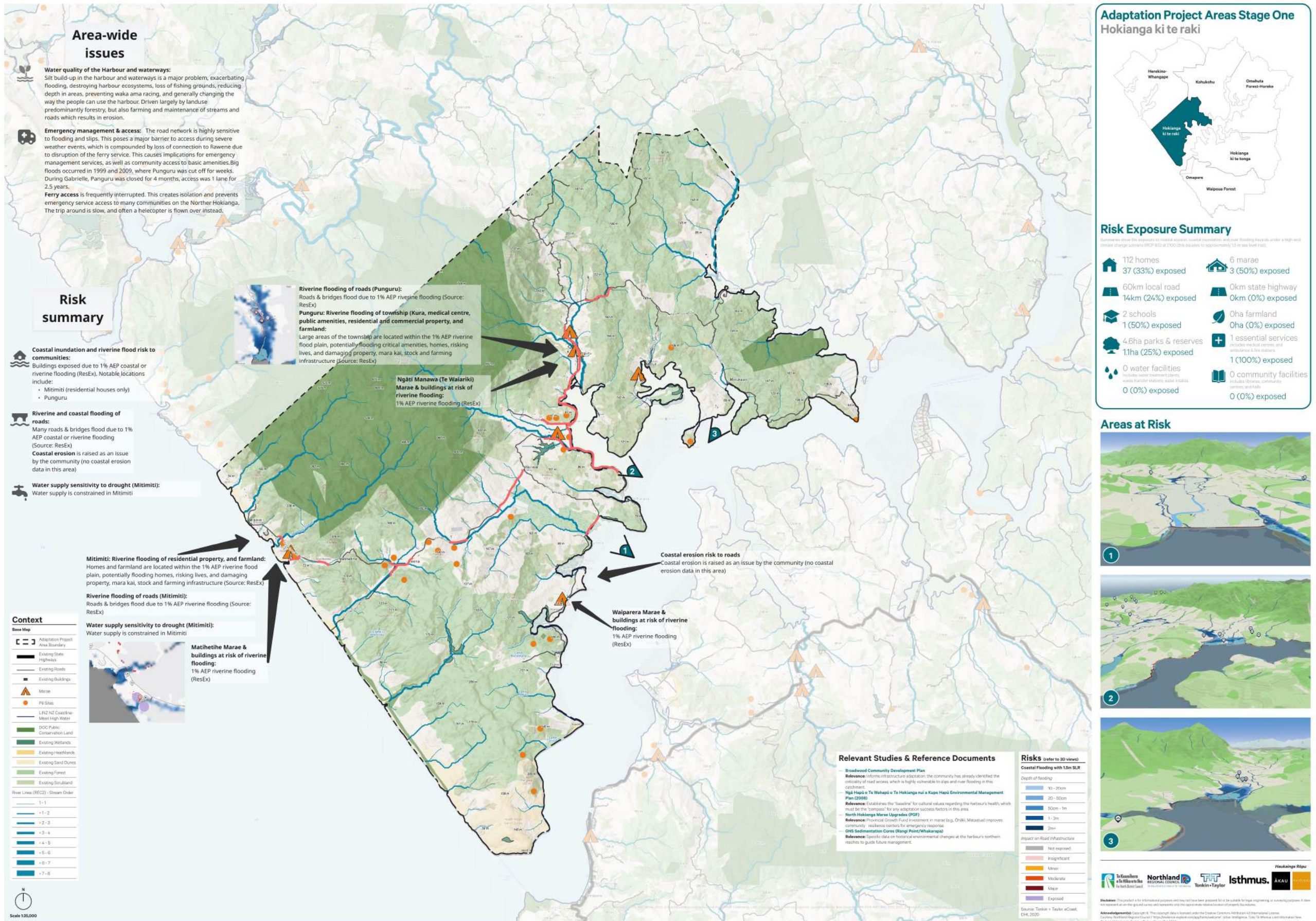
Above: Te Whare Tapa Whā - integrated project approach framework. Adapted from Whaiora: Māori health development, by Sir Mason Harold Durie ONZ KNZM FRANZCP, 1998, Oxford University Press.



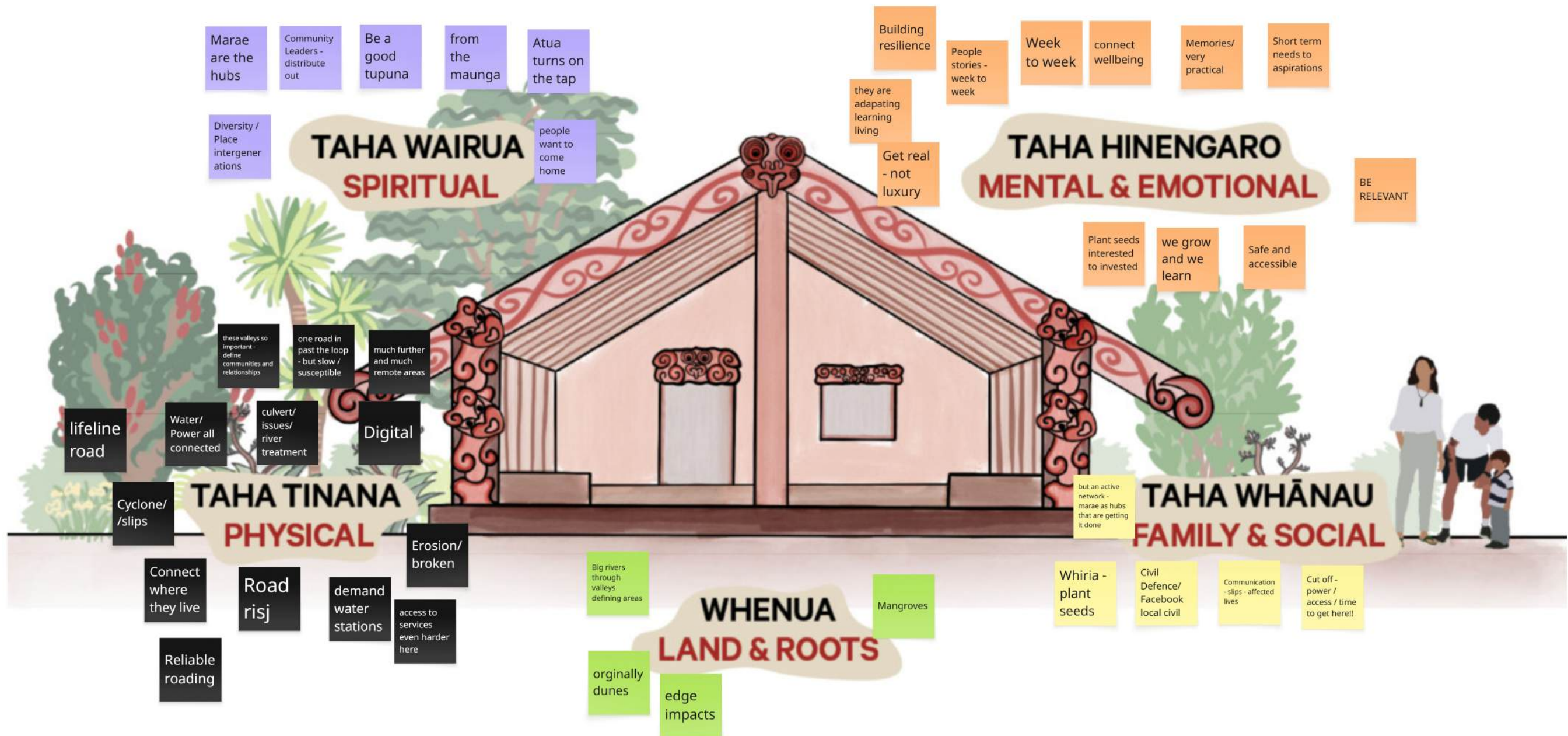
Engagement Maps - Herekino / Whangapē.



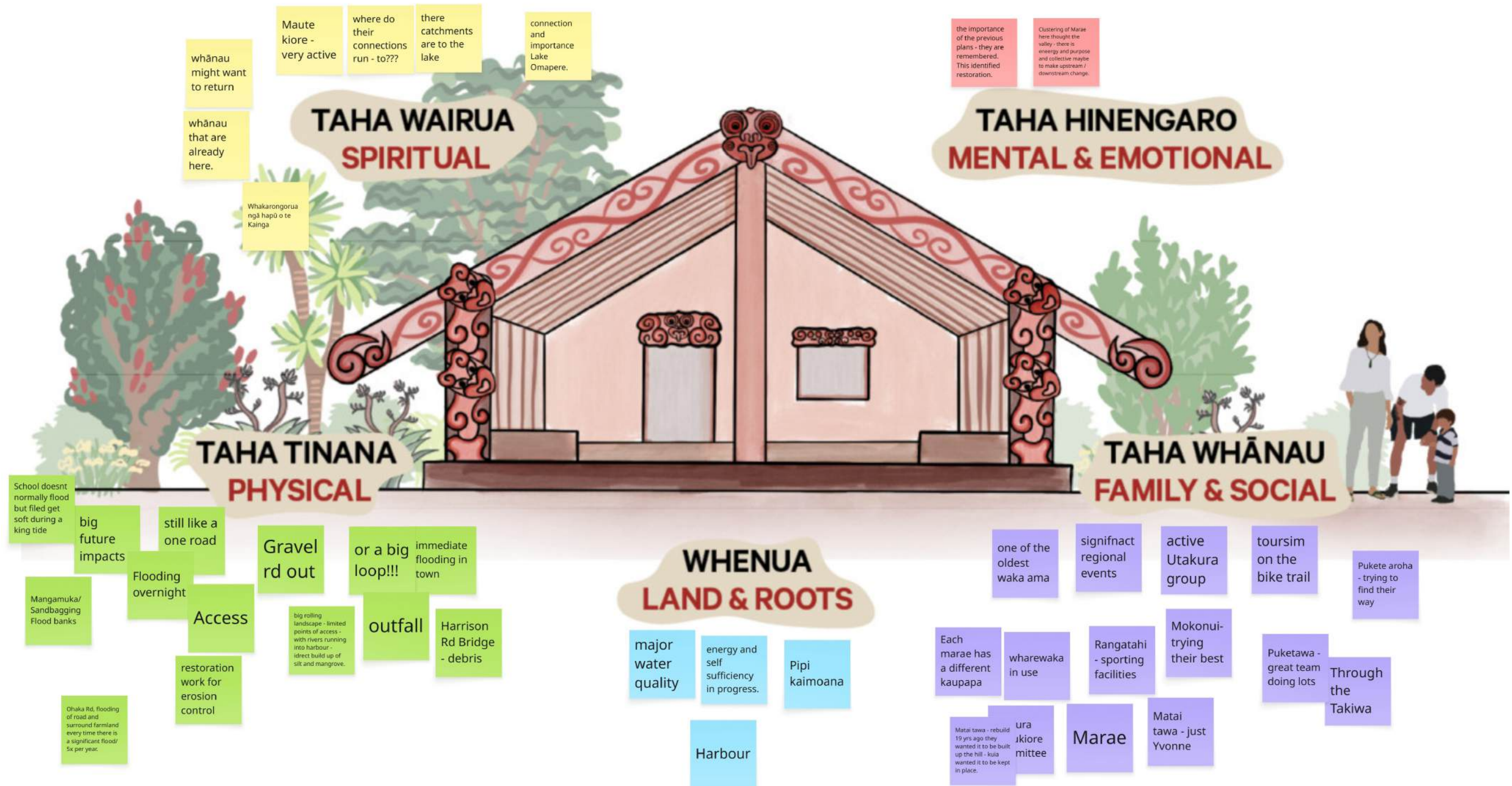


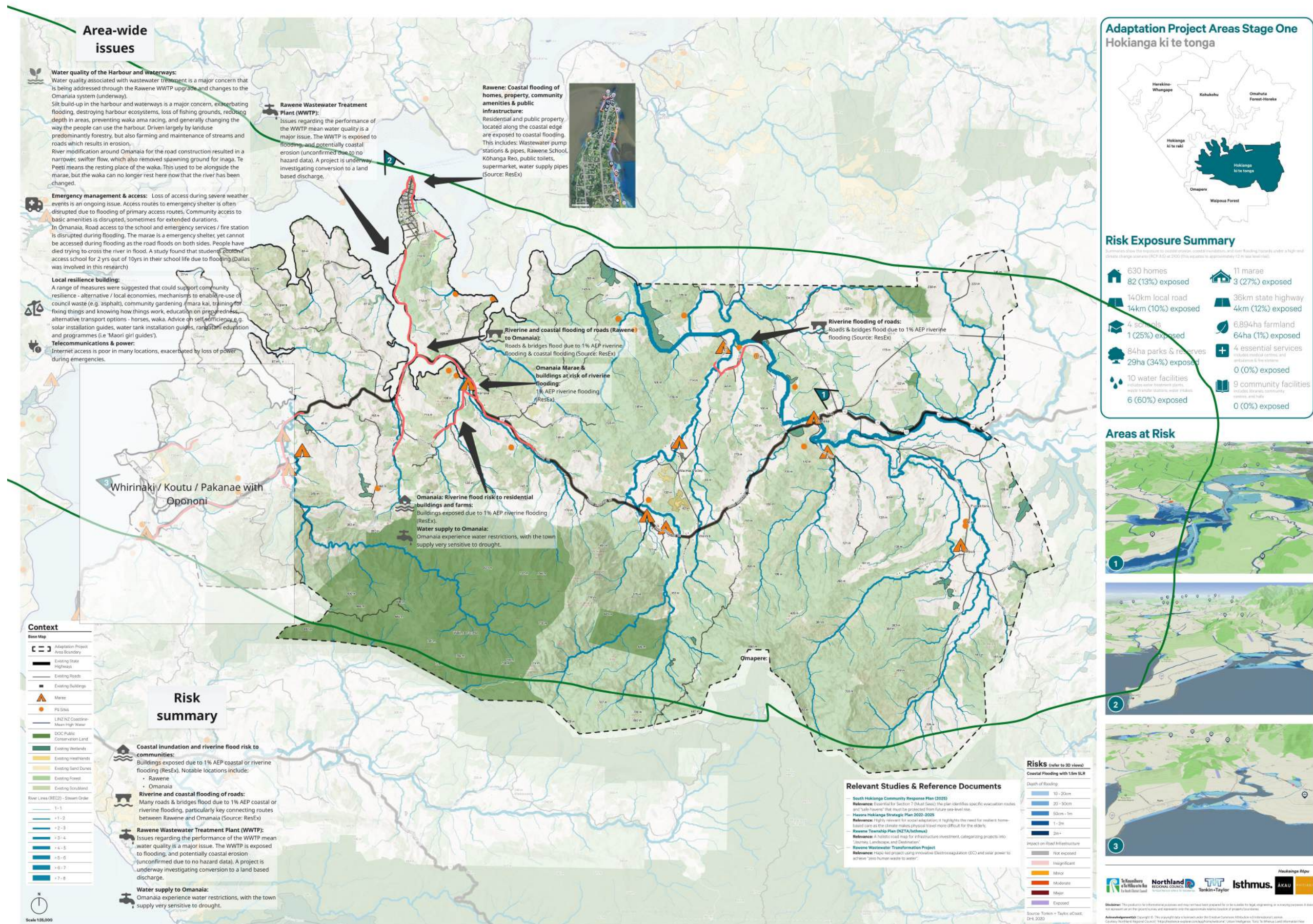


Framework. Te Whare Tapa Whā.

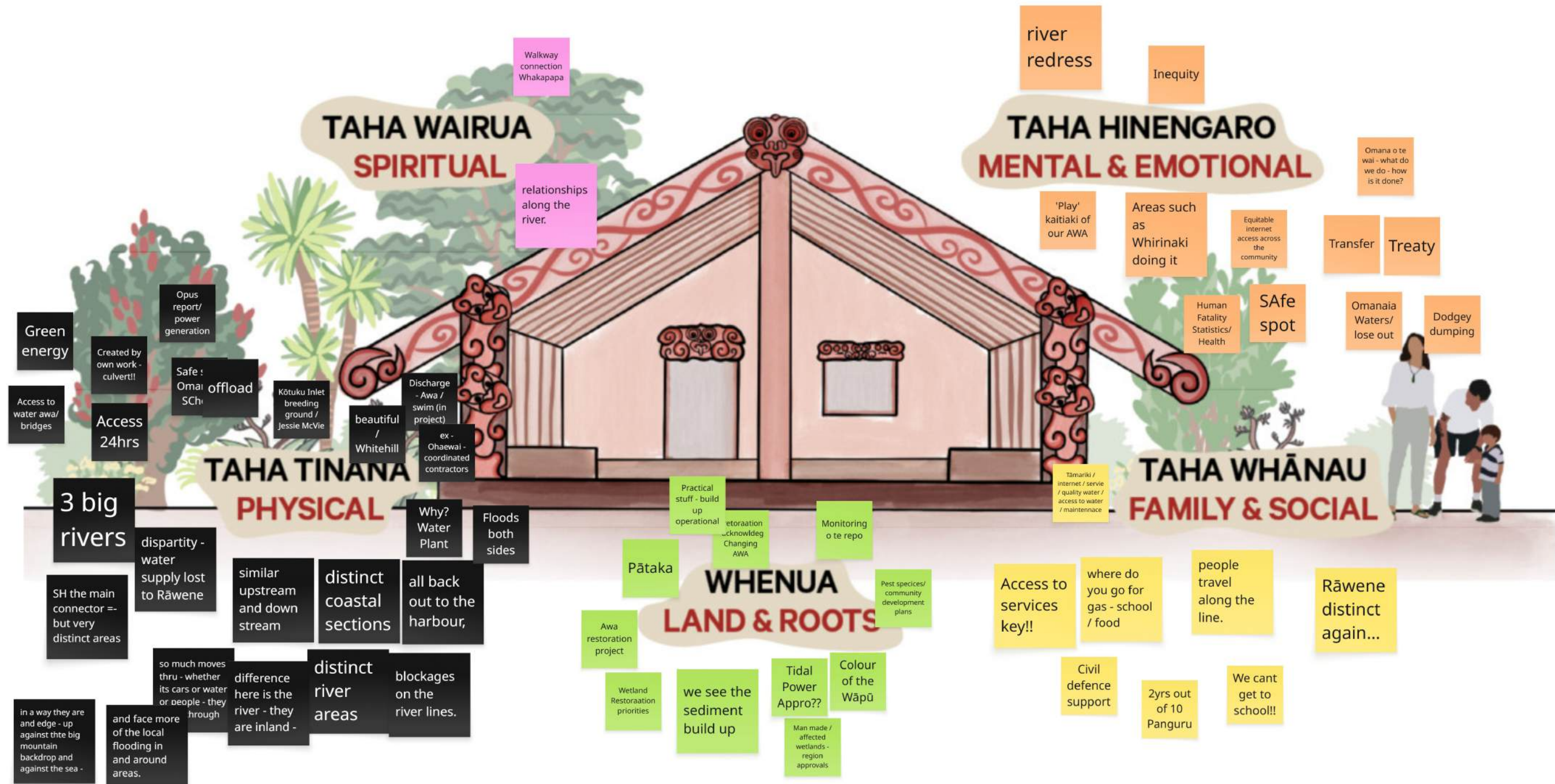


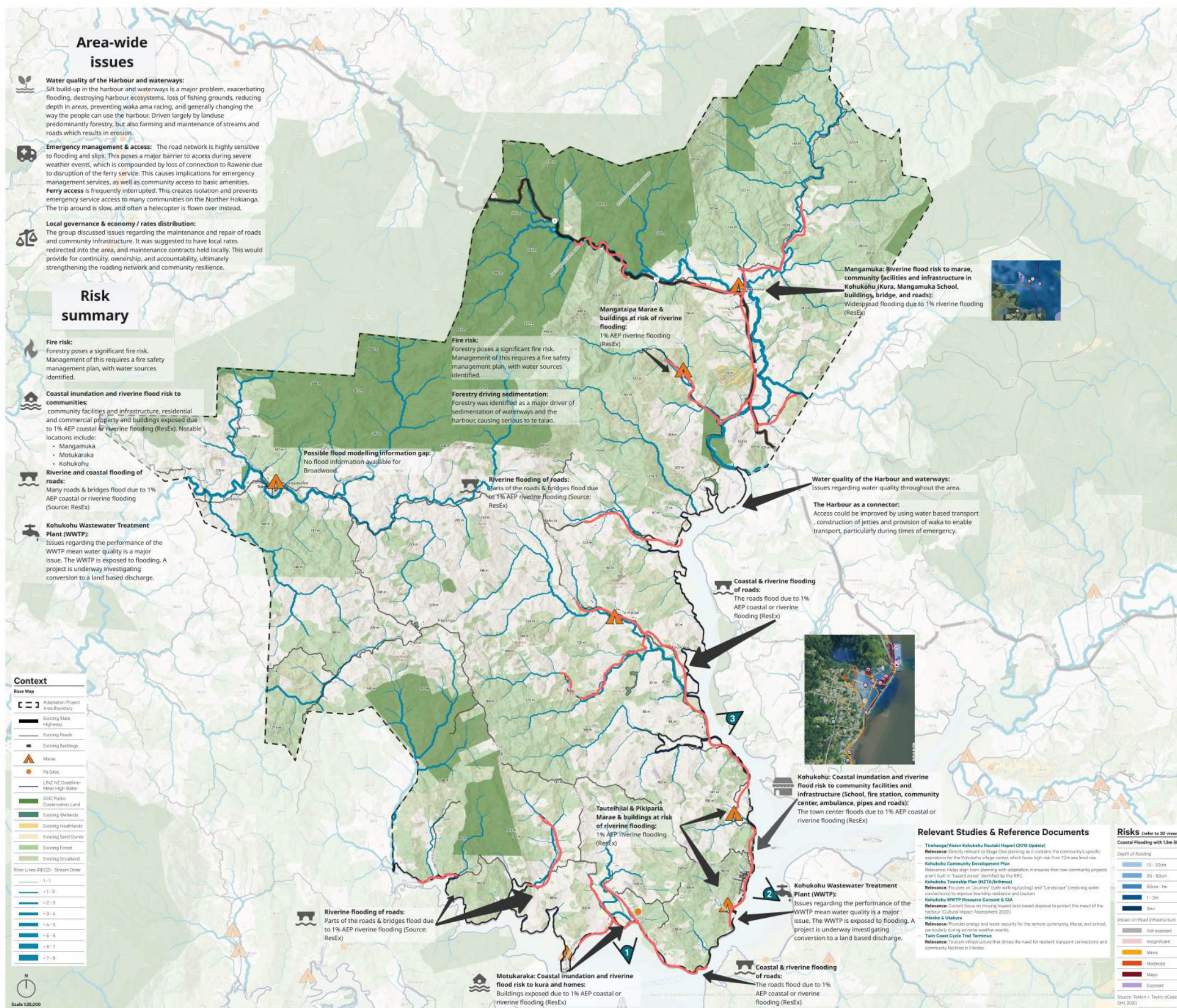
Framework. Te Whare Tapa Whā.





Framework. Te Whare Tapa Whā.



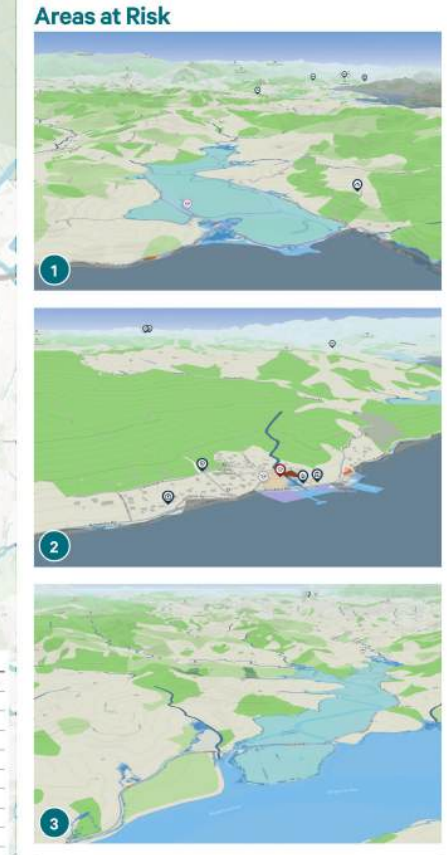


Adaptation Project Areas Stage One Kohukohu

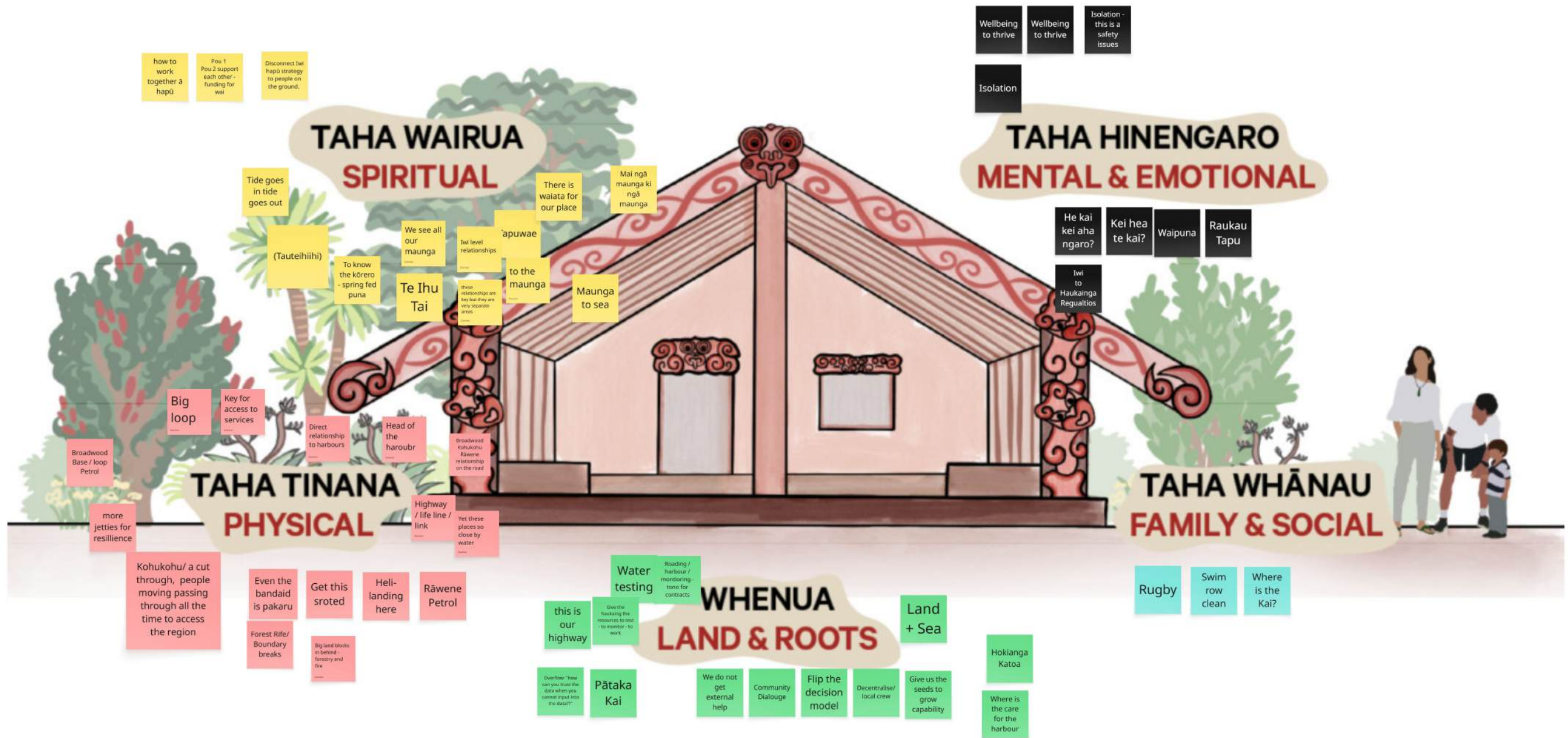
Risk Exposure Summary

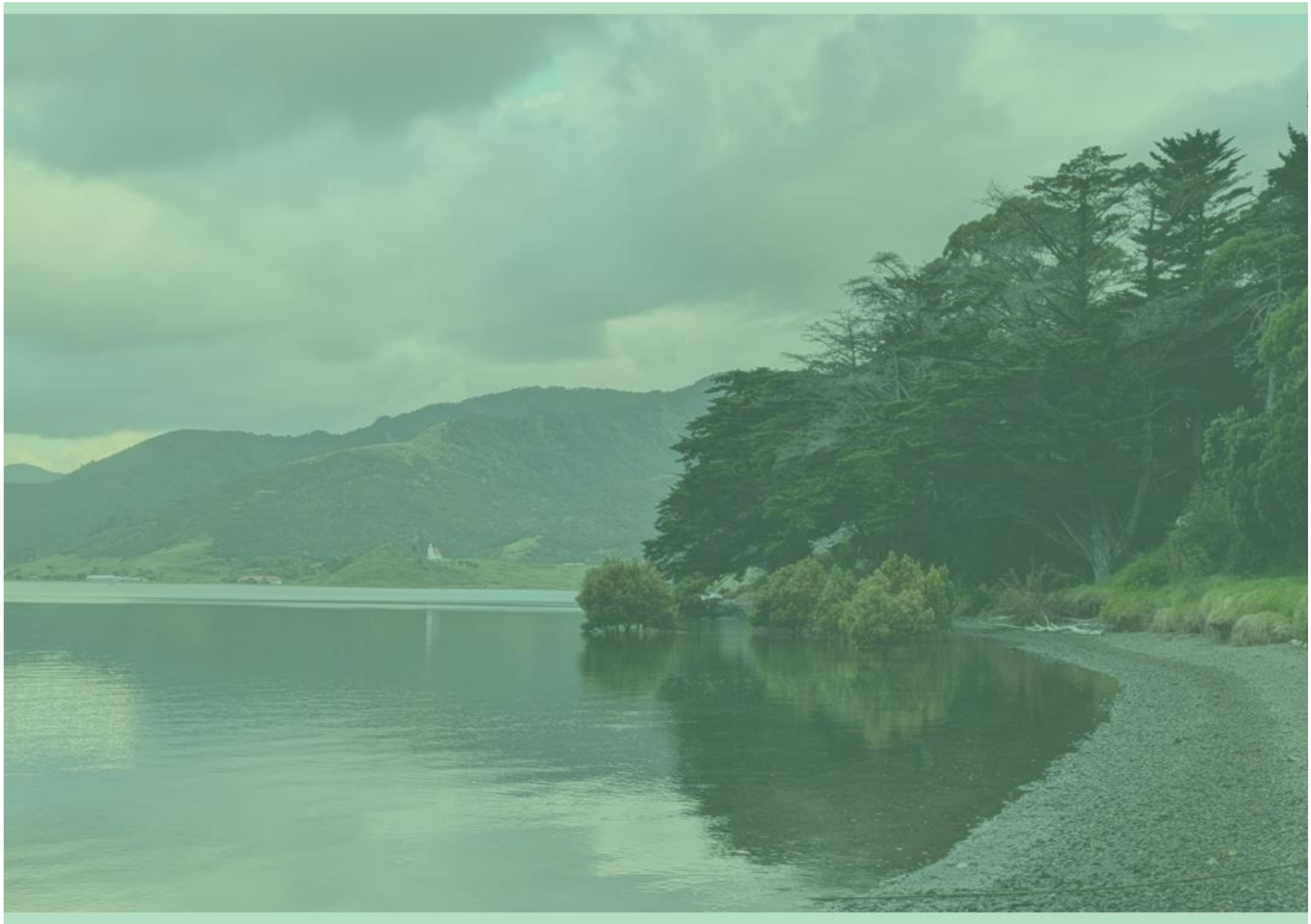
Summary shows the exposure to coastal, riverine, and fire flooding hazards under a high-end (1% AEP) scenario (RCP 8.5) at 2050 (this equates to approximately 12 m sea level rise).

260 homes	7 marae
29 (11%) exposed	3 (43%) exposed
125km local road	17km state highway
26km (21%) exposed	4km (26%) exposed
3 schools	2,777ha farmland
2 (67%) exposed	378ha (14%) exposed
28ha parks & reserves	6 essential services
6ha (23%) exposed	(water treatment plants, ambulance & fire stations)
6 water facilities	2 (33%) exposed
(water treatment plants, water transfer systems, water storage)	4 community facilities
5 (83%) exposed	(community centres, and halls)
	3 (75%) exposed



Framework. Te Whare Tapa Whā.





6 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

6.1 STRATEGY IMPLEMENTATION REPORT

File Number: A5773753

Author: Briar Macken, Manager - Strategy & Policy

Authoriser: Kate Ivicheva, Group Manager - Planning & Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

To describe and discuss the implementation of Council adopted strategies

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Te Kūkupa Committee for Strategy, Policy and Regulation have requested a report on the implementation of the Council's adopted strategies
- Staff have provided a report highlighting the implementation progress.

TŪTOHUNGA / RECOMMENDATION

That Te Kūkupa Committee for Strategy, Policy and Regulation receive the report Strategy implementation report.

TĀHUHU KŌRERO / BACKGROUND

Te Kūkupa Committee for Strategy, Policy and Regulation has requested a six-monthly monitoring report on the implementation of the Council's adopted strategies.

Council has adopted or endorsed eight strategies. Three strategies, created in partnership with other Northland councils and agencies and endorsed by FNDC, are the Te Rerenga Regional Economic Development Strategy, the Te Tai Tokerau Regional Accessibility Strategy, and the Far North Spaces and Places Plan. Council has adopted five strategies: Far North 2100, Toi Mana Arts, Culture and Heritage Strategy, Solid Waste Strategy and WMMP, Halls and Facilities Strategy, and Integrated Transport Strategy.

Central Government has recently announced the Head Start for Simplifying Local Government pathway. The outcome of the local government reforms may have implications regarding FNDC's strategies. All upcoming reviews will consider potential reform outcomes, including the possibility of amalgamating into a single regional unitary authority. In the meantime, it is prudent to

- continue with implementation where appropriate
- continue to align our strategies with our neighbouring councils where appropriate
- be conscious of the upcoming reform timeframe when proposing amendments.

As this is the first Strategy Implementation Report, a brief overview of each strategy has been provided below. Future reports will only provide the overview.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

An overview of the strategy implementation status has been provided in Attachment 01.

Te Rerenga - Regional Economic Development Strategy

Endorsed 12 October 2024

Te Rerenga is a regional strategy with a 100-year horizon, facilitated by Northland Inc. It is a comprehensive, evidence- and strength-based strategy that encompasses the collective aspirations of our region. It has been co-created with representation from business and industry, iwi Māori, local and central government, community, and Northland Inc, and is guided by the Te Rerenga Steering Group.

On 06 March 2026, the first progress report was provided to the Joint Regional Economic Development Committee (JREDC). A dedicated implementation programme has not yet been established; however, many actions are underway.

The full progress report presented to JREDC can be found here: [Te Rerenga Progress Report 06 March 2026](#)

Risks/constraints/issues

The absence of a clear lead agency and coordinated programme raises important questions about the ownership of and responsibility for Te Rerenga. In particular, there is uncertainty about which organisation is best positioned to drive implementation, and what role Northland Inc (as the region's Economic Development Agency) should play. Northland Inc has included the high-level outcomes of Te Rerenga within its 2025/26 Statement of Intent, signalling a recognition of Te Rerenga at a strategic planning level.

Key actions that are underway include:

- Development of a Regional Infrastructure Plan
- Commencement of FNDC's District-Wide Spatial Strategy
- Maintenance and upgrades on the State Highway network
- Upgrades underway to Kaitaia Airport
- Funding received for infrastructure upgrades to The Waitangi Treaty Grounds
- FNDC continues to support arts, culture, and heritage by supporting the implementation of Toi Mana in collaboration with the Turner Centre and Creative Northland
- Funding provided by Kanoa to Māori entities to enable them to grow and add value to their assets, e.g., Kaikohe Berryfruit.
- FNDC has moved local and regional procurement from 33% to over 70% over the last three years.
- FNDC in partnership with MSD, delivers the Mayor's Taskforce for Jobs to support rangatahi and those disadvantaged in the labour market. It also continues to deliver a Cadet programme to support local employment.
- IAF and RIF funded projects in Kaikohe and Kawakawa are delivering critical enabling infrastructure to support housing growth, including water, wastewater, and transport upgrades.

Te Tai Tokerau Regional Accessibility Strategy

Adopted 11 July 2024

Te Tai Tokerau Regional Accessibility Strategy is a region-wide strategy developed by the four Northland councils. The strategy sets out the intentions and direction to make our region more accessible and responsive to residents and visitors with access needs.

Implementation planning is underway. A draft implementation plan has been developed. A briefing paper is expected to be presented to elected members in June 2026.

Teams across Council have identified activities expected to be implemented to support the RAS's key goals. Many actions are underway.

Actions implemented to date include:

- playgrounds, parks and reserves continue to have 'design in' features which promote accessibility.
- Parking Occupancy Studies will specifically include mobility parking assessments.
- continuing to feature accessibility standards in the Engineering Standards.
- Event planning guidelines are being piloted to improve accessibility, e.g., at the State of the Far North address
- Joint RAS working group establishing criteria for accessible walking tracks
- implementing central government guidelines for web accessibility and creating accessible communication and information guidelines.
- updated the annual residents' survey 2026-2027, inserting questions which will enhance Council's understanding of access needs in the community.

Far North Spaces and Places Plan

Endorsed 04 November 2021

The Far North Spaces & Places Plan (the Plan) is a facility-focused plan that helps support Kōkiri ai te waka Hourua - the regional strategy for play, active recreation and sport.

It is largely focused on built (rather than natural) sport, active recreation and play facilities in the Far North District. Planning for play, active recreation, and sport facilities ensures that the network of facilities provided in a district (and region) is fit for purpose and sustainable. This plan, along with the regional strategy, provides a pathway to achieving a well-planned facilities network.

FNDC Spaces and Places Plan Implementation

The Plan has identified 80 actions. Responsibility for the actions is shared across Sports Northland, FNDC, and sports organisations. FNDC shares or holds responsibility for 37 of the action points.

A briefing paper describing the actions to date will be provided to elected members in June 2026. A summary is provided below.

Status	Example of action
Completed (n=8)	Completion of the Sportville multi-sport hub project, Kaikohe Regular reviews of the Sport NZ Inventory Tool data. The data has been used in projects where required.
Underway (n=24)	Bay of Islands Sports Hub – Stage 1 completed. Future stages are in the planning stage, and funding is being sought. District wide needs assessment for indoor and outdoor courts (Kerikeri/Waipapa completed) District wide needs assessment for sports fields (Kerikeri/Waipapa completed)
Yet to be actioned (n=5)	Contestable (match) fund for Community Groups Support the provision of appropriate space and time for taonga takaro Work with Omatai Waka Ama Club and Taipa Sailing Club regarding land access requirements to support the club's ability to develop a secure boat storage area for waka adjacent to the existing sailing club.

FNDC Spaces and Places Plan Review

The FNDC Spaces and Places Plan is informed by the Kokiri ai te Waka Houra Strategy, a shared Northland-wide strategy created by Sport Northland, KDC, WDC, and FNDC. Sports Northland is planning to review the Kokiri ai te Waka Houra Strategy in 2026. The strategy review will trigger a review of the FNDC Spaces and Places plan. The new plan will then be presented to Te Kūhupa and Council for approval.

Far North 2100

Adopted 04 November 2021.

FN2100 is a strategy to realise the vision of “He Whenua Rangatira – a district of sustainable prosperity.” FN2100 is far-reaching and ambitious. For Council, it guides the direction of land use, infrastructure, and planning by supporting the District Plan, the Long-Term Plan, and infrastructure plans. For the District, it provides guidance for investment decisions, community development and our cultural identity.

Risks/constraints/issues

A review of Far North 2100 is underway. Many actions have been progressed, superseded, or no longer applicable. Current reforms, both RMA and Simplifying Local Government, may impact FN2100. These impacts will be described as part of the review. A review research report will be presented to Te Kūhupa in Q4 of 2026.

Implementation highlights, grouped under the five “drivers of change”, include:

Driver of change	Action
<i>Putting the wellbeing of the communities and people first</i>	Adopted <i>Te Pae o Uta</i> Staff have developed community outcome indicators to support planning and project development.
<i>Promoting resilient economic growth</i>	Endorsed Te Rerenga – Taitokerau Northland Economic Wellbeing Pathway. Actively participates in the Joint Regional Economic Development Committee.
<i>Active response to climate change</i>	Adopted a Climate Action Policy. Endorsed Te Tai Tokerau Climate Adaptation Strategy Approved and accelerated Te Hōtaka Urutau Hapori Community Adaptation Programme Completed Council emissions inventory
<i>Connecting people, business and places</i>	Successfully implemented the <i>Nothing But Net</i> programme Adopted <i>Te Pātukurea – Kerikeri-Waipapa Spatial Plan</i> Commenced development of a District-Wide Spatial Strategy Adopted the Integrated Transport Strategy
<i>Protect the natural environment for future generations</i>	Included provisions to better protect our natural resources in the Proposed District Plan (PDP).

Toi Mana / Arts, Culture, and Heritage Strategy

Adopted 11 July 2024

Toi Mana is a ten-year strategy and high-level action plan developed by FNDC in collaboration with the arts, culture and heritage sectors and our creative communities. Toi Mana presents a collective vision for arts, culture, and heritage in the district. It sets out priorities and actions to focus our resources and energy on achieving our vision.

The strategy will guide the decision-making and actions of the Far North District Council and Community Boards. It is a roadmap for Council staff, designed to bring arts, culture and heritage to the forefront of our thinking, planning and practice.

Risks/constraints/issues

Successful implantation requires a dedicated implementation programme, which is in development. A Toi Mana Working Group is being established and will include representatives from FNDC and key stakeholder organisations such as Creative Northland, Turner Centre, and Toi Ngā Puhī. The groups will collectively work towards developing an implementation plan and achieving the actions outlined in the Strategy.

However, many actions are underway. For example:

- The Libraries and Museums team continue to deliver on the Future Libraries Strategy and the Te Ahu Museum Strategy 2021-2026, which gives effect to a number of actions in Toi Mana
- Council and Community Boards administer funding via the Creative Communities Scheme and Community Board funding Policy to provide funding opportunities for groups and individuals involved in local arts and cultural projects.
- FNDC's Ka Irihia Te Reo Māori Action Plan Action on Critical Awareness consist of tasks which will be completed between 2025 – 2027, which give effect to a number of actions in Toi Mana.

Solid Waste Strategy and WMMP

Adopted 25 September 2025

The Solid Waste Strategy (SWS) provides the overarching direction for reducing waste, increasing resource recovery, and supporting strong community engagement. The SWS enables Council to plan for future infrastructure needs, deliver effective transition initiatives, and align with the central government's waste priorities, while helping communities minimise waste, value resources, and protect the environment.

The SWS is delivered through the implementation of Council's Waste Management and Minimisation Plan (WMMP), beginning with the WMMP 2025-2031.

Key implementation activities underway include:

- a new role has been established to support WMMP implementation
- a feasibility study assessing a rates-funded kerbside recycling service
- continuing to deliver waste minimisation education through the CBEC contract
- investigating ways to deter and reduce illegal dumping
- ongoing support for community clean-up events by covering disposal costs
- establishment of a regional solid waste group involving FNDC, WDC, KDC, and NRC.

Integrated Transport Strategy

Endorsed December 2020

It sets out the district's priorities to achieve a transport system that will best support the Far North and its people over the next 10 to 30 years. The Integrated Transport Plan (ITP) is the collection of projects and activities that will achieve that progress.

Risks/constraints/issues

The Integrated Transport Strategy was developed in 2020 in the context of the Northland Transport Alliance and reflected the operating, governance and funding arrangements in place at that time. Since then, the Northland Transport Alliance has been disestablished, and FNDC is therefore taking a reset approach. Current and future transport direction is being established through the development of a new Transport Asset Management Plan (AMP). The AMP reflects FNDC's independent responsibilities, funding arrangements and service priorities. The AMP will provide the appropriate foundation for determining how, and whether, elements of the earlier strategy remain relevant in the current context.

Halls and Facilities Strategy

Adopted 05 June 2015

The Strategy outlines Council's vision for community halls, which is "A network of fit for purpose affordable community facilities that connect and support resilient, healthy and vibrant communities".

Risks/constraints/issues

The Strategy lacks a comprehensive action/implementation plan. The Strategy is under review. A review research report will be presented to Te Kūpapa Q3 2026.

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

There are no financial implications from the decision to receive this report.

All costs for implementing strategies will come from existing budgets, subject to normal budget oversight. Any additional initiatives that cannot be managed within existing budgets will need to be identified by the teams responsible for that initiative and considered through the appropriate budgeting and planning processes.

ĀPITI HANGA / ATTACHMENTS

1. **Strategy Implementation Overview May 2026 - A5780185** [↓](#) 

Name	Description	Activation Status	Highlights
Te Rerenga (2024)	Regional economic strategy with a 100-year horizon. Developed with all four Northland councils and Northland Inc.	Implementation underway Risks / constraints / issues <ul style="list-style-type: none"> Lack of a clear lead agency leading to the lack of dedicated implementation plan <div style="border: 1px solid black; background-color: #FFD700; padding: 5px; text-align: center; margin-top: 10px;">Implementation needs monitoring</div>	A progress update was provided to JREDC 06 March 2026. While a dedicated implementation programme has not yet been established, the progress update shows that many actions are underway. Key actions include: <ul style="list-style-type: none"> Development of a Regional Infrastructure Plan and a District Wide Spatial Strategy Infrastructure upgrades to Kaitaia Airport, Waitangi Treaty Grounds, State Highway network, Kaikohe and Kawakawa water, wastewater and transport upgrades to enable housing growth Local economic support via Kanoa, Mayor’s Taskforce for Jobs, Cadet Programme, increasing local procurement.
Regional Accessibility (2024)	Sets direction to make our region more accessible and responsive to residents and visitors with access needs. It is a high-level document that provides guidance across all councils.	Implementation plan developed and progress underway <div style="border: 1px solid black; background-color: #90EE90; padding: 5px; text-align: center; margin-top: 10px;">Implementation on track</div>	Briefing paper re implementation plan due June 2026. Many actions are underway including: <ul style="list-style-type: none"> Improving event planning guidelines, implementing and creating accessible communication and information guidelines ensuring Parking Occupancy Studies specifically include mobility parking assessments
Spaces and Places Plan (2021)	The Far North Spaces & Places Plan (the Plan) is a facility-focused plan that helps support Kōkiri ai te waka Hourua - the regional strategy for play,	Implementation underway and progressing well. A review of the overarching regional strategy is underway. The review will trigger a review of FNDC’s Spaces and Places	Briefing paper re the implementation plan due June 2026. Implementation is progressing well, with many actions either completed or underway including: <ul style="list-style-type: none"> Completion of Sportsville multi-sport hub project, Kaikohe Bay of Islands Sports Hub – Stage 1 completed. Future stages are in the planning stage and funding is

	active recreation and sport.	Plan.	being sought.
		Implementation on track	<ul style="list-style-type: none"> District wide needs assessment for indoor and outdoor courts (Kerikeri/Waipapa completed) District wide needs assessment for sports fields (Kerikeri/Waipapa completed)
Far North 2100 (2021)	Far North 2100 envisages how the Far North might look in 80 years' time, based on our vision He Whenua Rangatira – a district of sustainable prosperity and wellbeing.	<p>Implementation progressing</p> <p>A review of Far North 2100 is underway.</p> <p>Risks / constraints / issues</p> <ul style="list-style-type: none"> Many actions have progressed, been superseded and / or no longer applicable Reforms may impact need for FN2100 and / or implantation activities 	<p>A review research report will be presented to Te Kukūpa in Q4 of 2026.</p> <p>Implementation is underway and highlights include:</p> <ul style="list-style-type: none"> Adopted Te Pae o Uta Endorsed Te Rerenga – Taitokerau Northland Economic Wellbeing Pathway. Approved and accelerated Te Hōtaka Urutau Hapori Community Adaptation Programme Successfully implemented the Nothing But Net programme Adopted Te Pātukurea – Kerikeri-Waipapa Spatial Plan Commenced development of a District Wide Spatial Strategy Included provisions to better protect our natural resources in the Proposed District Plan (PDP).
Toi Mana (2024)	Toi Mana presents a collective vision for arts, culture, and heritage in the district. It sets out priorities and actions that will help focus our resources and energy to achieve our vision.	<p>Implementation underway</p> <p>Risks / constraints / issues</p> <ul style="list-style-type: none"> Successful implementation requires a dedicated implementation programme – in development 	<p>A Toi Mana Working Group is being established and will include representatives from key stakeholder organisations. The group will collectively develop an implementation programme.</p> <p>However, many actions are underway. For example:</p> <ul style="list-style-type: none"> Delivering on the Future Libraries Strategy and the Te Ahu Museum Strategy 2021-2026 Financial support to creatives via the Creative Communities Scheme and Community Board Funding
		Implementation needs monitoring	
		Implementation needs monitoring	

			<p>Policy.</p> <ul style="list-style-type: none"> Delivering on FNDC’s Ka Irihia Te Reo Māori Action Plan Action on Critical Awareness.
<p>Solid Waste (2025)</p>	<p>The Solid Waste Strategy Implementation underway and sets out a 25-year plan to guide the Far North’s transition toward a circular economy.</p>	<p>progressing well</p> <div style="border: 1px solid black; background-color: #90EE90; border-radius: 10px; padding: 5px; text-align: center; width: fit-content; margin: 10px auto;"> <p>Implementation on track</p> </div>	<p>The SWS is delivered through the implementation of council’s Waste Management and Minimisation Plans (WMMP).</p> <p>Key implementation activities underway include:</p> <ul style="list-style-type: none"> a new role has been established to support WMMP implementation a feasibility study assessing a rates funded kerbside recycling service continuing to deliver waste minimisation education through the CBEC contract investigating ways to deter and reduce illegal dumping
<p>Halls Strategy (2015)</p>	<p>The Strategy outlines Council’s vision for community halls which is “A network of fit for purpose affordable community facilities that connect and support resilient, healthy and vibrant communities”.</p>	<p>The Strategy lacks a comprehensive action / implementation plan.</p> <p>Under review</p> <p>Risk / constraints / issues</p> <ul style="list-style-type: none"> lack of comprehensive action plan <div style="border: 1px solid black; background-color: #FF4500; border-radius: 10px; padding: 5px; text-align: center; width: fit-content; margin: 10px auto;"> <p>Action required</p> </div>	<p>The Strategy is under review. A review research report will be presented to Te Kūkupa Q3 2026.</p>

Integrated Transport (2020)	The Integrated Transport Strategy sets out the district's priorities to achieve a transport system that will best support the Far North and its people over the next 10 to 30 years.	Implementation on hold due to change in Transport management	The Integrated Transport Strategy was developed in 2020 in the context of the Northland Transport Alliance. Since then, the Northland Transport Alliance has been disestablished.
		Implementation needs monitoring	Current and future transport direction is being established through the development of a new Transport Asset Management Plan (AMP). The AMP will provide the appropriate foundation for determining how, and whether, elements of the earlier strategy remain relevant in the current context.

6.2 BYLAW REVIEW PROGRAMME - ANNUAL STATUS REPORT

File Number: A5779165

Author: Briar Macken, Manager - Strategy & Policy

Authoriser: Kate Ivicheva, Group Manager - Planning & Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide the committee with an overview of the Bylaw Review Programme

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Te Kūkupa Committee for Strategy, Policy and Regulation have requested an annual status report of the Bylaw Review Programme
- Staff have provided a report highlighting the statutory review schedule, expiry risks and legislative triggers.

TŪTOHUNGA / RECOMMENDATION

That Te Kūkupa Committee for Strategy, Policy and Regulation receive the report Bylaw Review Programme - Annual Status Report.

TĀHUHU KŌRERO / BACKGROUND

Te Kūkupa Committee for Strategy, Policy and Regulation have requested an annual status report of the Bylaw Review Programme, including:

- Statutory review schedule and timeframes
- Expiry risks and legislative triggers
- Compliance and enforcement trends by bylaw
- Revenue versus cost (where applicable)
- Recommended review priorities

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

An overview of the Statutory review schedule is provided in Attachment 01.

Upcoming statutory review of the Vehicle Crossing Bylaw is on track to be delivered to Council before the statutory review date.

The Treated Water Supply and Wastewater Drainage Bylaw review dates have been deferred to 27 August 2027 by the Water Services Act. Under the Water Services Act, if Northland Waters wishes to have a bylaw, they must make a proposal to FNDC. Staff are awaiting further progress regarding the establishment of Northland Waters before progressing with the bylaw reviews.

Central Government has recently announced the Head Start for Simplifying Local Government pathway. The outcome of the local government reforms may have implications regarding FNDC's bylaws, monitoring, and enforcement. All upcoming reviews will consider potential reform outcomes, including the potential for amalgamating into one regional unitary authority. In the meantime, it is prudent to

- maintain compliance with current legislation
- identify current problems that can be regulated by a bylaw, as these problems will continue despite any local government reform
- continue to align our bylaws with our neighbouring councils where appropriate

- be conscious of the upcoming reform timeframe when proposing amendments.

FNDC does not currently have a tracking mechanism to accurately illustrate compliance and enforcement trends by bylaw. Monitoring enforcement is also complicated by the fact that a lot of our enforcement action is conducted under central legislation e.g., Dog Control Act.

However, the Monitoring team is working with Data Analytics to create a system to show

- workload and capacity
- closure rates
- outcomes, e.g., did an RFS result in an infringement or an abatement notice.

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

There are no financial implications from the decision to receive this report.

All costs for the bylaw review programme will be covered by existing budgets, subject to normal budget oversight.

Any additional initiatives, implementation, or enforcement costs that cannot be managed within existing budgets will need to be identified by the teams responsible for enforcement and considered through the appropriate budgeting and planning processes.

ĀPITIHINGA / ATTACHMENTS

1. **Bylaw Review Programme May 2026 - A5779605 - A5779605** [↓](#) 

Bylaw Title	Empowering Legislation	When made	Date of last review	Review required by	Review status
Dog Management	The Dog Control Act 1996	13/12/2018	15/06/2016	15/06/2026	Under review - report presented to Te Kūhāpa May
Vehicle Crossings	s145, 146 LGA 2002 Land Transport Act 1998	23/09/2021		23/09/2026	Under review - report due to Te Kūhāpa August
On-Site Wastewater Disposal Systems	s146 LGA 2002	24/02/2022		24/02/2027	
Road Use	s145,146 LGA 2002 s22AB Land Transport Act 1998	19/05/2022		19/05/2027	
Parking	s22AB Land Transport Act 1998	19/05/2022		19/05/2027	
Treated Water Supply	s145,146 LGA 2002	23/09/2021		27/08/2027	Review deferred by Water Services Act
Wastewater Drainage	s145,146 LGA 2002	24/05/2018		27/08/2027	Review deferred by Water Services Act
Pou Herenga Tai Twin Coast Cycle Trail	s145 LGA 2002 s11 Freedom Camping Act 2011	8/09/2016	12/08/2021	22/09/2027	New Freedom Camping component made 22/09/22 therefore requires 5-year review
Parks and Reserves	s145 of the LGA 2002 s106 Reserves Act 1977	9/02/2023		9/02/2028	

Maritime Facilities	s145,146 LGA 2002	13/02/2025		13/02/2030	
Keeping of Animals	s145,146 LGA 2002 Health Act 1956	28/08/2025		28/08/2030	
Solid Waste	LGA 2002, Health Act 1956, Litter Act 1979, Waste Minimisation Act 2008	5/08/2021	5/08/2021	05/08/2031	
Alcohol Control	s147 LGA 2002	13/12/2018	16/11/2023	16/11/2033	
Control of Earthworks	s145 LGA 2002	07/10/2019	12/09/2024	12/09/2034	To be reviewed following PDP decisions
Land Drainage	s145, 146 LGA 2002 Part 29 of the LGA 1974 Land Drainage Act 1908	07/10/2019	24/09/2024	24/09/2034	Under amendment awaiting PDP decisions
Cemeteries & Crematoria	Burial and Cremation Act 1964	28/11/1990	NA	Not legally required	Under review
Control of Brothel Premises, Location and Advertising Signs	Prostitution Reform Act 2003	02/12/2004	NA	Not legally required	
Nuisances	Health Act 1956	28/11/1990	NA	Not legally required	

6.3 SIX MONTHLY GOVERNANCE OVERSIGHT OF REGULATORY SYSTEM PERFORMANCE - DELIVERY & OPERATIONS

File Number: A5839926

Author: Tania George, Executive Assistant to Group Manager - Delivery and Operations

Authoriser: Hilary Sumpter, Group Manager - Delivery and Operations

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide evidence that demonstrates compliance and regulatory requirements are maintained.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

Building Consent Authority (BCA) Performance and Accreditation

The BCA has maintained accreditation status and are preparing for the upcoming accreditation assessment in October 2026. The internal audit programme is on track with all audits being conducted as scheduled.

The BCA continues to maintain high statutory compliance:

- **Buildings Consents:** Over the past 6 months, building consent decisions have been issued between 99% - 100% within statutory timeframes. The LTP target is 95%
- **Code Compliance Certificates:** Over the past 6 months, all code compliance certificates (100%) have been issued within statutory timeframe.
- **Inspection Availability:** Over the past 6 months, 100% of inspections have been carried out within 3 working days of date requested. The national target is 80%

Food Verification Agency (FVA) Performance and Recognition

The FVA has maintained their recognition status as a Food Verification Agency. The internal audit programme is on track with all audits being conducted as scheduled. The next assessment is due in June 2027.

Resource Consents Statutory Performance

The Resource Consents Department has continued to maintain high statutory compliance:

- **Resource Consents:** Over the past 6 months, resource consent decisions have been issued between 99% - 100% within statutory timeframes. The LTP target is 95%

Compliance and Enforcement Activity

The Compliance Department uses a wide range of Statutes, Bylaws and Policies to achieve compliance.

Most outcomes are achieved through voluntary compliance rather than formal enforcement action. Where enforcement action is required, this is predominantly achieved through provisions provided in relevant statutes (Dog Control Act, Resource Management Act, Food Act etc.) FNDC Bylaws and Policies provide a complimentary and localised focus on specific issues (Dog Control Bylaw, Parking Bylaw, Earthworks Bylaw etc).

Below is a snapshot of enforcement activity taken over the past 6 months, where voluntary compliance was unable to be achieved.

TŪTOHUNGA / RECOMMENDATION

That Te Kūpapa Committee for Strategy, Policy and Regulation receive the report Six Monthly Governance Oversight of Regulatory System Performance - Delivery & Operations.

TĀHUHU KŌRERO / BACKGROUND

Building Consent Authority Performance

The Building Consent Authority (BCA) is accredited under the Building (Accreditation of Building Consent Authorities) Regulations 2006. The regulations outline the minimum standards, policies, procedures and systems required of a BCA. The BCA must comply with the following statutory requirements:

- **Internal Audits and Accreditation:** Policies, procedures, and systems required by the regulations are consistently and effectively implemented. The most recent IANZ assessment was 2 years ago in October 2024. Recommendations from that assessment were cleared in November 2024.
- **Statutory Timeframe Compliance for Building Consents:** Building consent decisions must be made within 20 working days for most applications, and 10 working days for specific applications (applications subject to a multi-proof approval)
- **Statutory Timeframe Compliance for Code Compliance Certificates:** Code Compliance Certificate decisions must be made within 20 working days
- **Inspection Requirements:** Ensure that a minimum of 80% of inspections are carried out within 3 working days of the date for inspection is requested.

Food Verification Agency Performance and Recognition

The Food Verification Agency (FVA) is recognised under the Food Regulations 2015. The regulations outline the minimum standards, policies, procedures and systems required of an FVA. The FVA must comply with the following statutory requirements:

- **Internal Audits and Recognition:** Policies, procedures, and systems required by the regulations are consistently and effectively implemented

Resource Consent Statutory Timeframe Performance

- **Statutory Timeframe Compliance for Resource Consents:** Resource consent decisions must be made within 20 working days for most applications, and 10 working days for specific applications (Permitted Boundary Activities and Single Breach Land Use Consents)

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

Building Consent Authority Performance and Accreditation

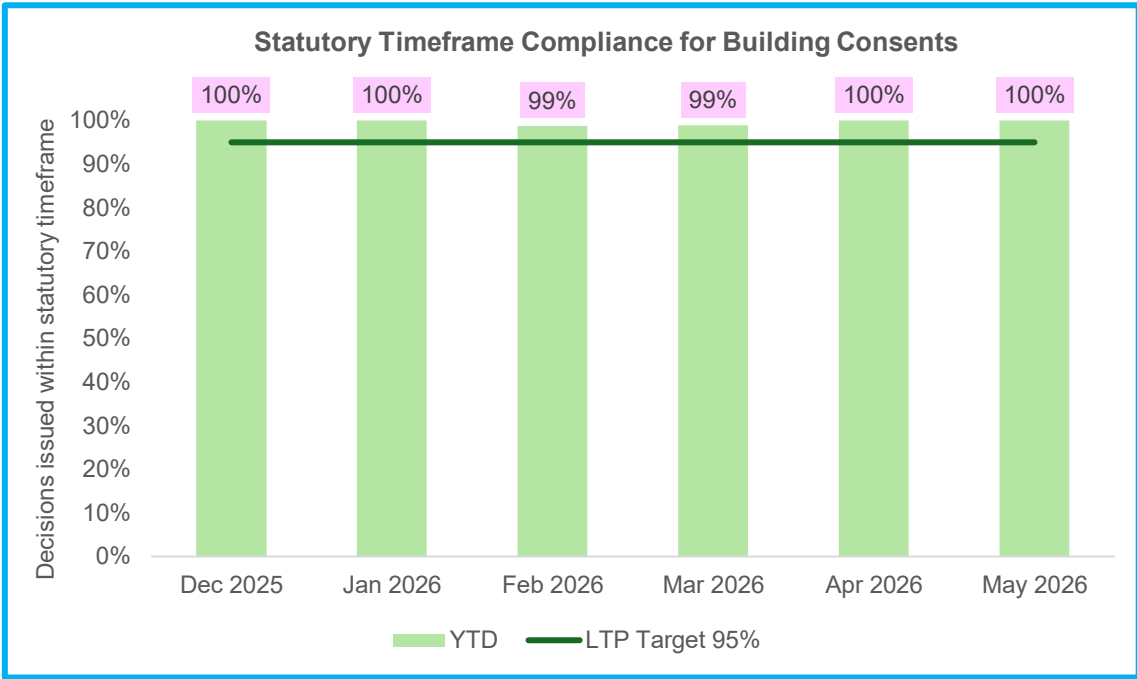
Internal Audits and Accreditation

The BCA's internal system & technical audit regime is on track with all audits completed as scheduled. The internal audit programme is designed to assess the BCA's compliance with regulatory requirements on an annual basis.

The BCA is assessed by Internal Accreditation New Zealand (IANZ) on a bi-annual basis. The next audit is due in October 2026.

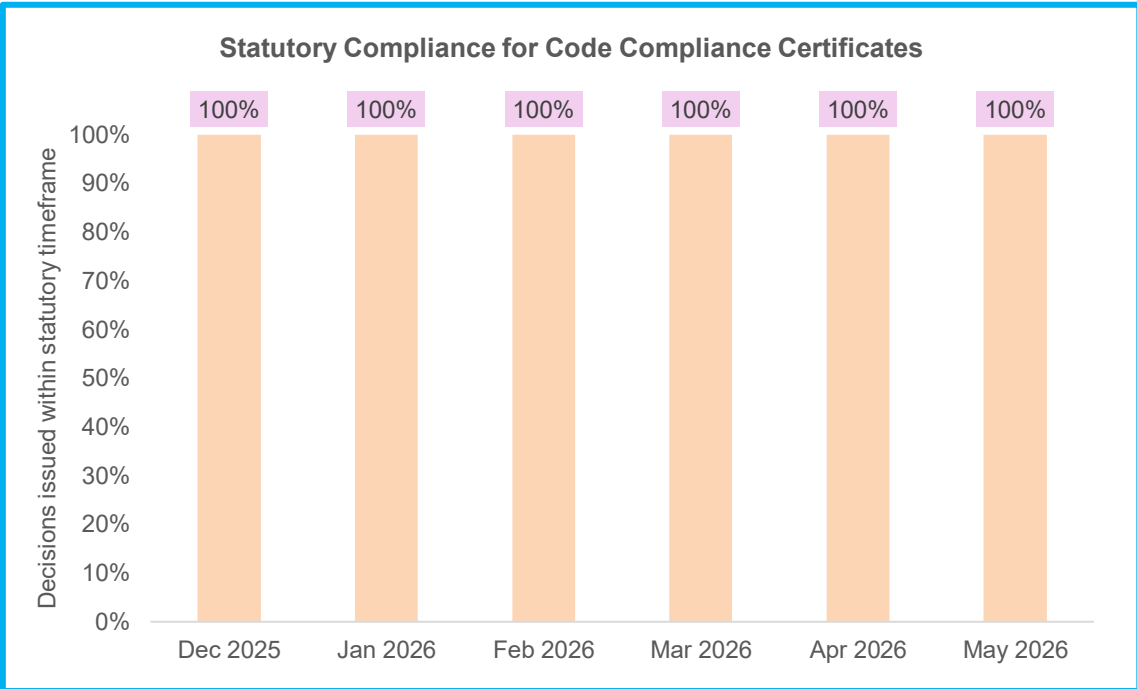
Statutory Timeframe Compliance for Building Consents

In February and March 2026, the BCA did not maintain 100% statutory compliance with two consents (one in each month) being issued outside statutory timeframe. These two consents were delayed due to an administrative oversight. Since then, the BCA has implemented some fail safes to prevent this from happening again.



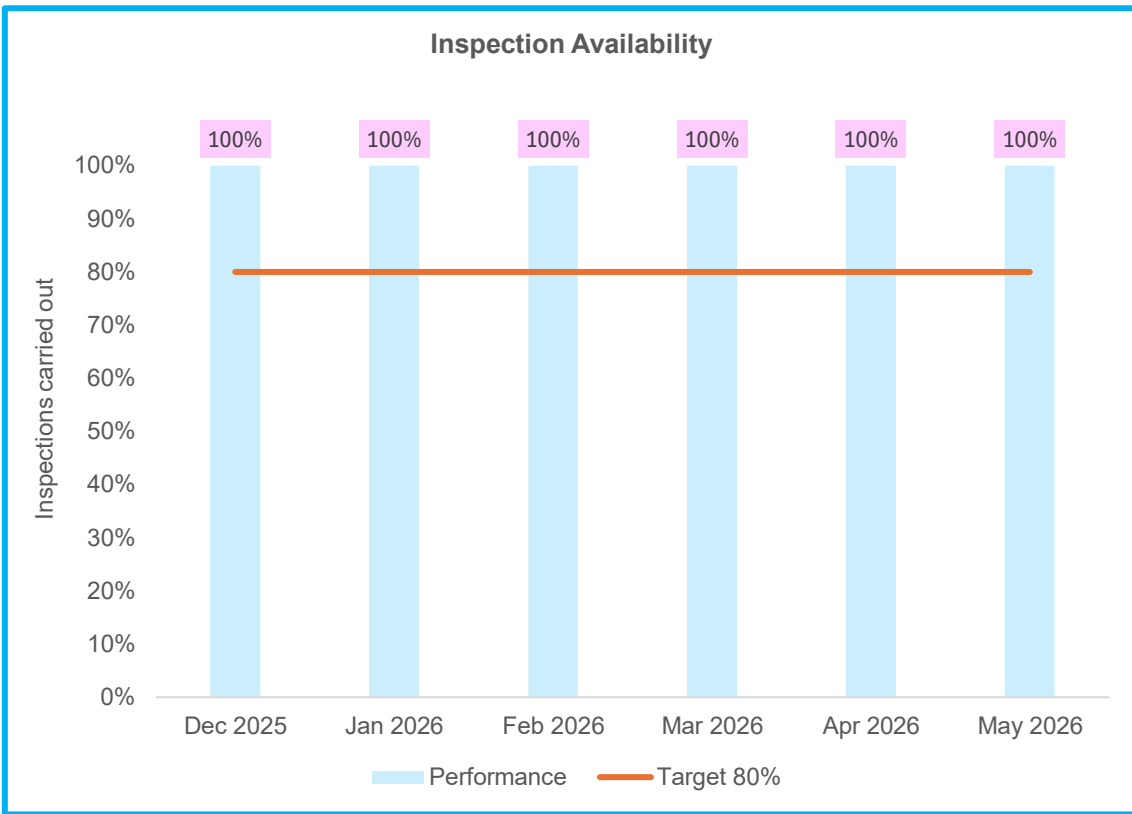
Statutory Timeframe Compliance for Code Compliance Certificates

The BCA has maintained 100% statutory timeframe compliance for code compliance certificates over the past 6 months.



Inspection Requirements

The BCA has maintained 100% compliance for inspection requirements over the past 6 months.

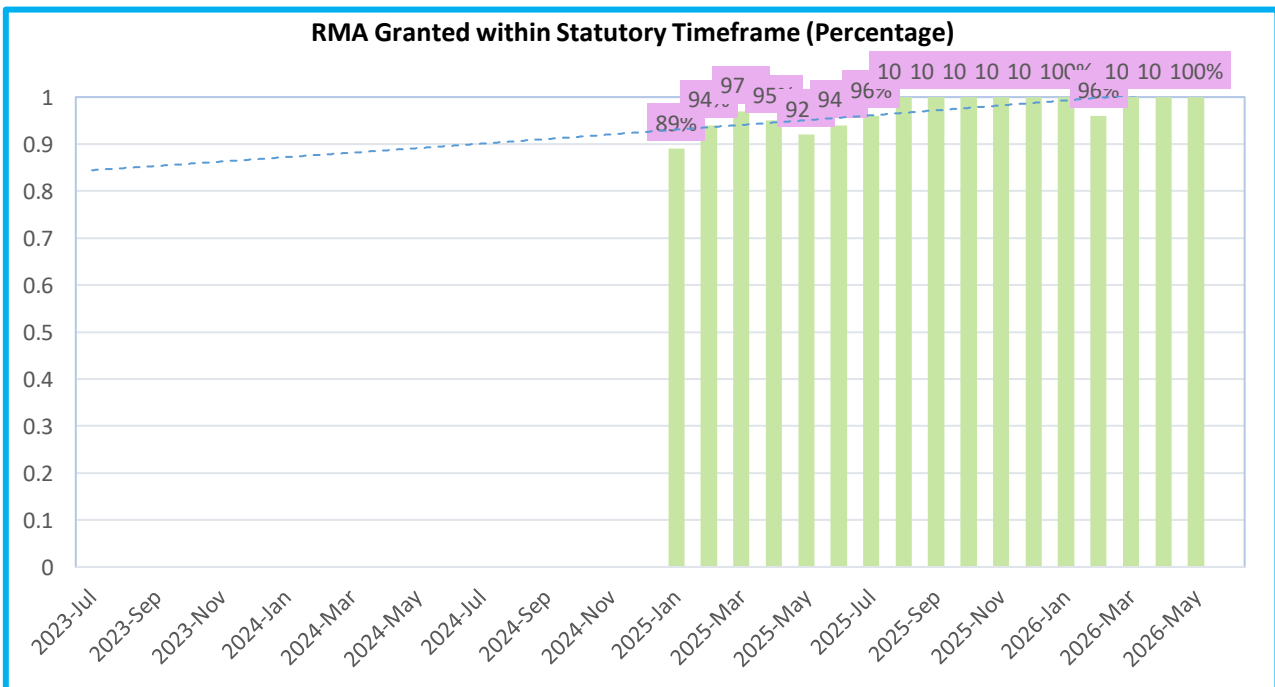


Food Verification Agency Performance and Recognition

The FVA’s internal system & technical audit regime is on track with all audits completed as scheduled. The internal audit programme is designed to assess the FVA’s compliance with regulatory requirements on an annual basis.

The FVA is assessed by Internal Accreditation New Zealand (IANZ) or Joint Accreditation System of Australia and New Zealand (JASANZ) alternating on an 18-month cycle. The next audit is due in June 2027.

Statutory Timeframe Compliance for Resource Consents



In February 2026, the RC Department did not maintain 100% statutory compliance with one consent being issued outside statutory timeframe. This consent went over time by 5 day due to an administrative oversight. Since then, the RC admin team has implemented some fail safes to prevent this from happening again.

TĀHUHU KŌRERO / BACKGROUND

Building Consent Authority Performance and Accreditation

The Building Consent Authority (BCA) is accredited under the Building (Accreditation of Building Consent Authorities) Regulations 2006. The regulations outline the minimum standards, policies, procedures and systems required of a BCA. The BCA must comply with the following statutory requirements:

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Resource Consent Statutory Timeframe Performance

- **Statutory Timeframe Compliance for Resource Consents:** Resource consent decisions must be made within 20 working days for most applications, and 10 working days for specific applications (Permitted Boundary Activities and Single Breach Land Use Consents)

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

Building Consent Authority Performance and Accreditation

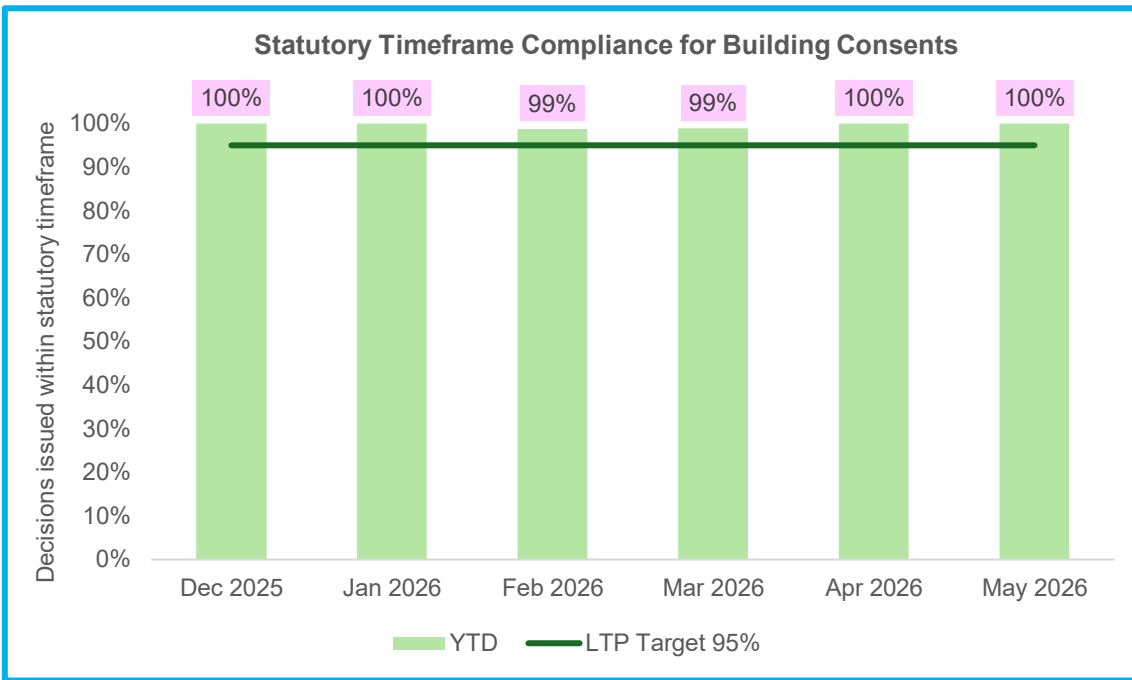
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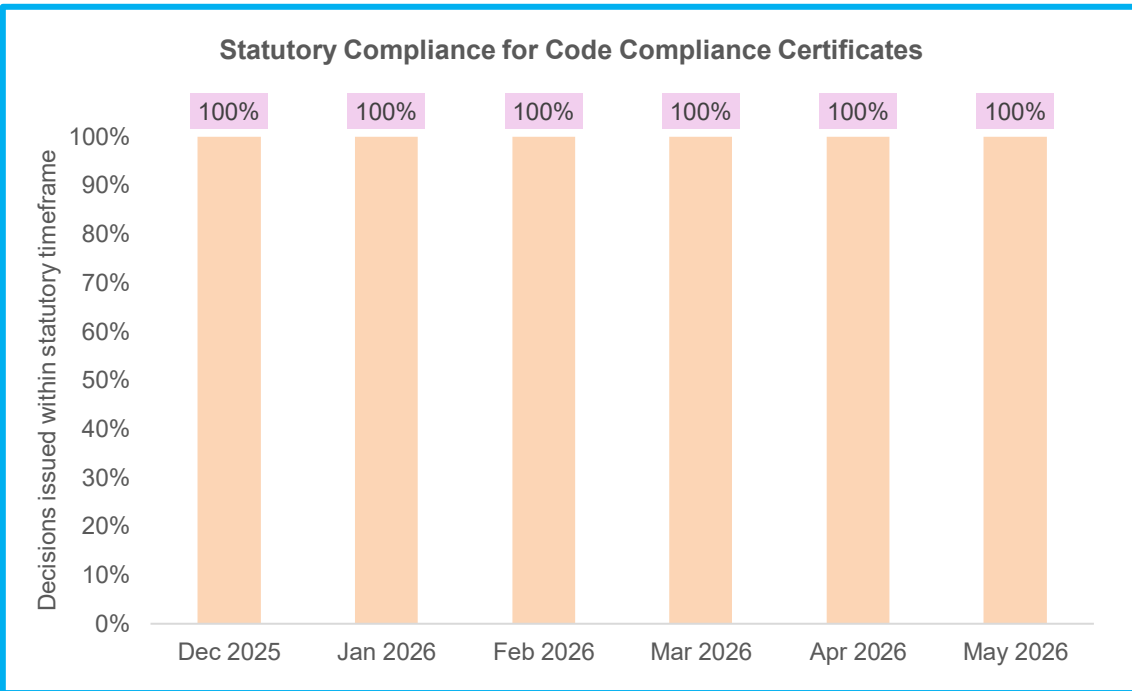
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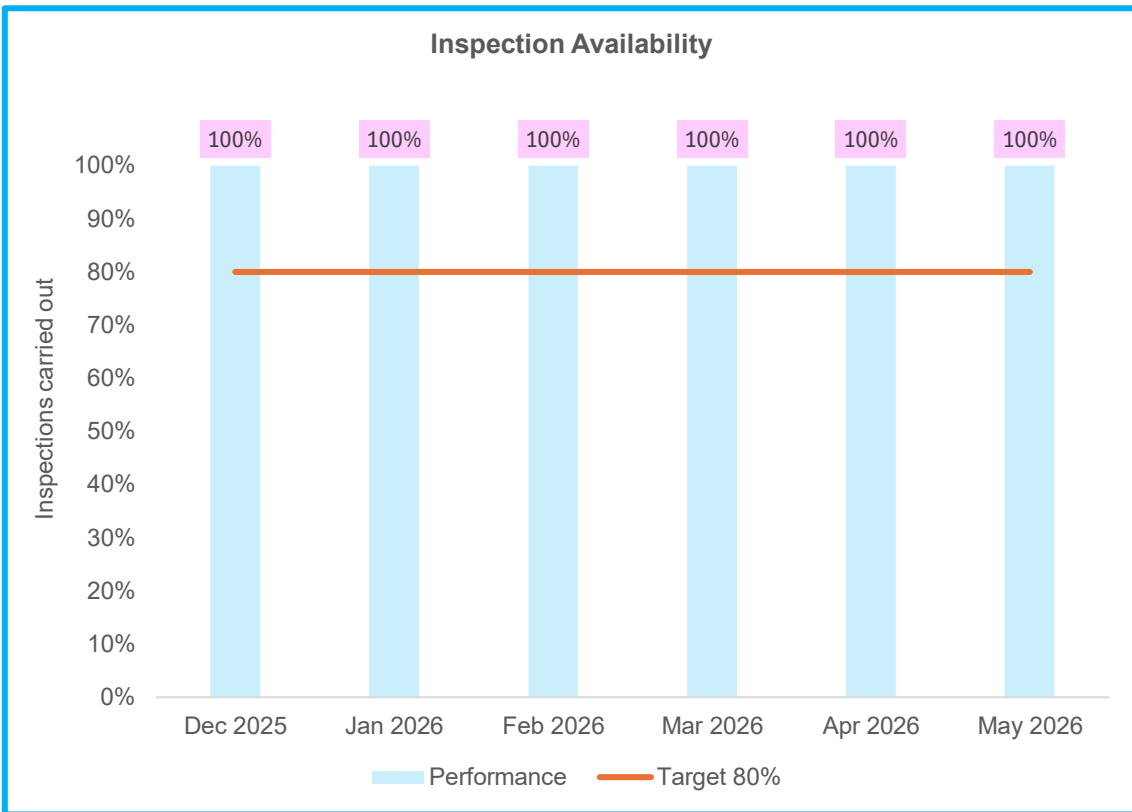
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Inspection Requirements

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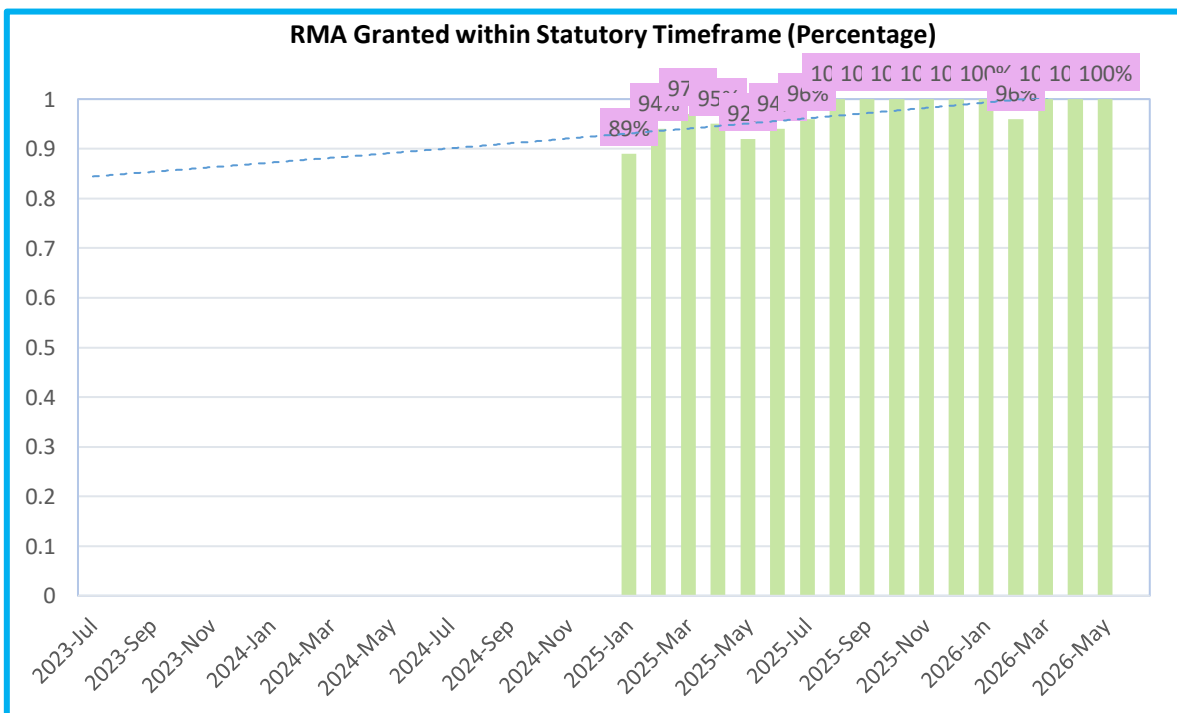


Food Verification Agency Performance and Recognition

The FVA’s internal system & technical audit regime is on track with all audits completed as scheduled. The internal audit programme is designed to assess the FVA’s compliance with regulatory requirements on an annual basis.

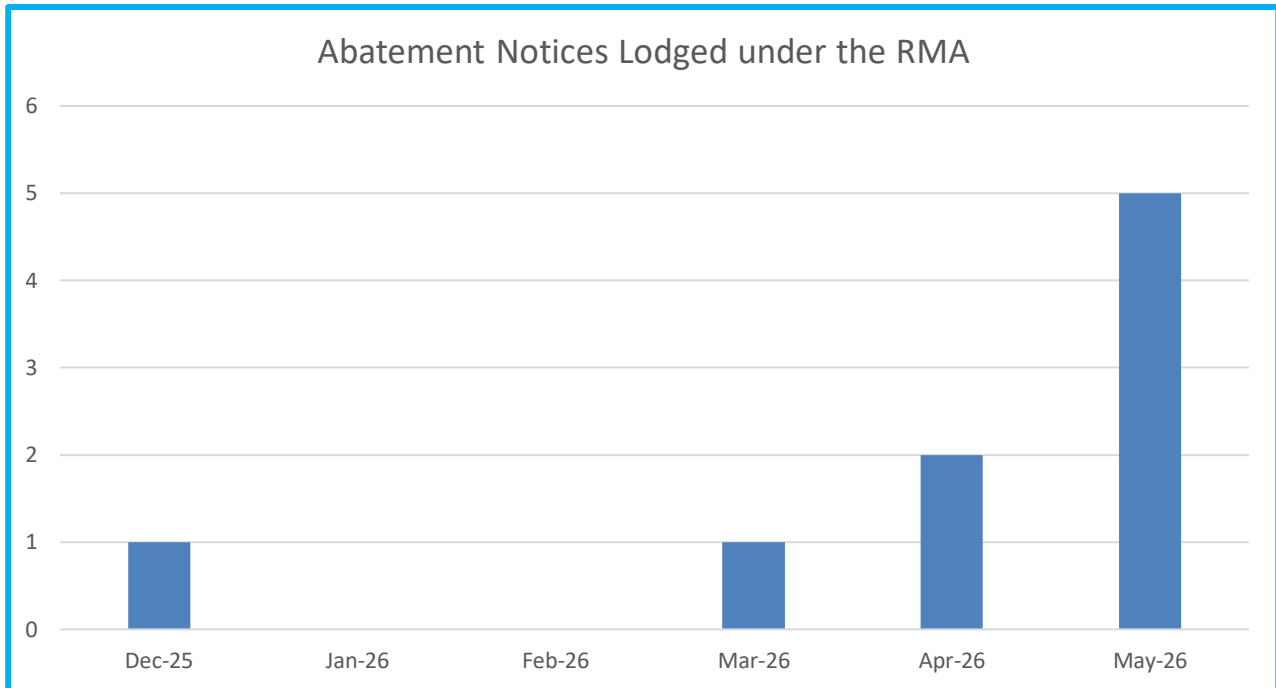
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Statutory Timeframe Compliance for Resource Consents

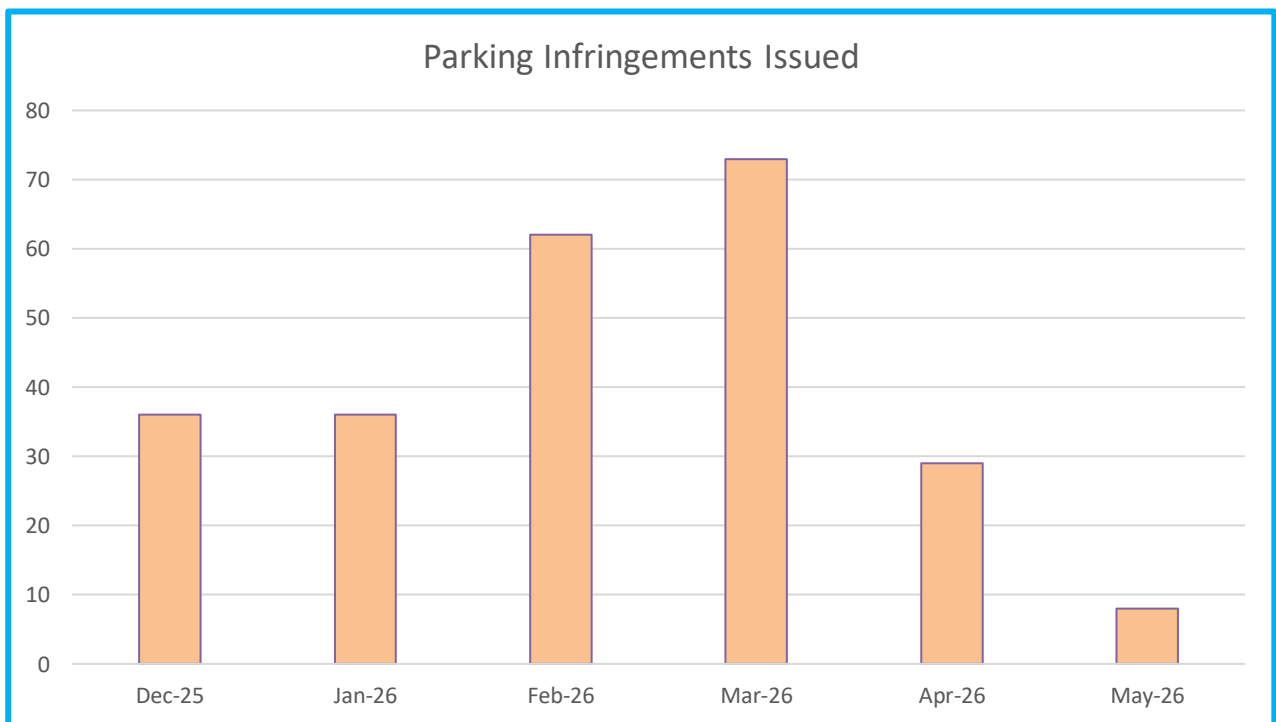


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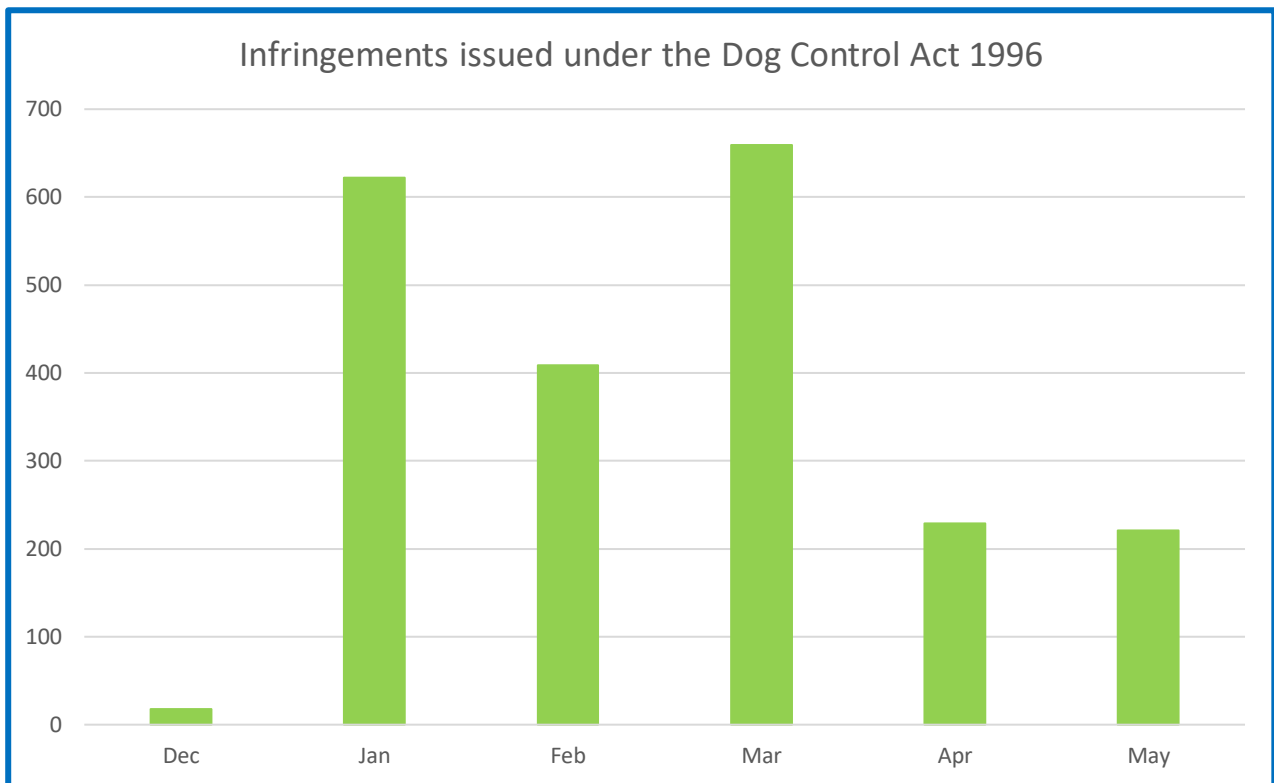
Compliance Activity



Most enforcement activity across the district is covered by the RMA. Monitoring staff seek voluntary compliance before enforcement action is taken, and where necessary, Abatement notices under the RMA are issued. 0 prosecutions have been taken during the period.



Parking enforcement is governed under the FNDC parking bylaws. Most infringements are issued for parking over time or illegal parking in mobility parking. FNDC has a single parking officer who covers the whole district. The reduction in infringements across April/May is due to medical reasons.



Most dog related infringements are issued under the Dog Control Act 1996. The FNDC bylaws, generally compliment the offences within the Act. A small number (10) issued during this period were for breaches of the Dog related Bylaw.

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

There are no financial implications or budgetary provisions required in the receiving of this report.

ĀPITIHINGA / ATTACHMENTS

Nil

7 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

8 TE KAPINGA HUI / MEETING CLOSE