Far North District Council

Te Kaunihera o Tai Tokerau ki te Raki

AGENDA

Ordinary Council Meeting

Thursday, 13 May 2021

Time: **10.00 am**

Location: **Council Chamber**
Memorial Avenue
Kaikohe

Membership:

Mayor John Carter - Chairperson
Deputy Mayor Ann Court
Cr David Clendon
Cr Dave Collard
Cr Felicity Foy
Cr Mate Radich
Cr Rachel Smith
Cr Kelly Stratford
Cr Moko Tepania
Cr John Vujcich

COUNCIL MEMBERS REGISTER OF INTERESTS

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
Hon Mayor John Carter QSO	Board Member of the Local Government Protection Programme	Board Member of the Local Government Protection Program		
	Carter Family Trust			
Deputy Mayor Ann Court	Waipapa Business Association	Member		Case by case
	Warren Pattinson Limited	Shareholder	Building company. FNDC is a regulator and enforcer	Case by case
	Kerikeri Irrigation	Supplies my water		No
	District Licensing	N/A	N/A	N/A
	Top Energy Consumer Trust	Trustee	Crossover in regulatory functions, consenting economic development and contracts such as street lighting.	Declare interest and abstain from voting.
	Ann Court Trust	Private	Private	N/A
	Waipapa Rotary	Honorary member	Potential community funding submitter	Declare interest and abstain from voting.
	Properties on Onekura Road, Waipapa	Owner Shareholder	Any proposed FNDC Capital works or policy change which may have a direct impact (positive/adverse)	Declare interest and abstain from voting.
	Property on Daroux Dr, Waipapa	Financial interest	Any proposed FNDC Capital works or policy change which may have a direct impact (positive/adverse)	Declare interest and abstain from voting.
	Flowers and gifts	Ratepayer 'Thankyou'	Bias/ Pre-determination?	Declare to Governance
	Coffee and food	Ratepayers sometimes 'shout' food and beverage	Bias or pre-determination	Case by case
	Staff	N/A	Suggestion of not being impartial or pre-determined!	Be professional, due diligence, weigh the evidence. Be thorough, thoughtful, considered

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
				impartial and balanced. Be fair.
	Warren Pattinson	My husband is a builder and may do work for Council staff		Case by case
Ann Court - Partner	Warren Pattinson Limited	Director	Building Company. FNDC is a regulator	Remain at arm's length
	Air NZ	Shareholder	None	None
	Warren Pattinson Limited	Builder	FNDC is the consent authority, regulator and enforcer.	Apply arm's length rules
	Property on Onekura Road, Waipapa	Owner	Any proposed FNDC capital work in the vicinity or rural plan change. Maybe a link to policy development.	Would not submit. Rest on a case by case basis.
David Clendon	Chairperson – He Waka Eke Noa Charitable Trust	None		Declare if any issue arises
	Member of Vision Kerikeri	None		Declare if any issue arrises
	Joint owner of family home in Kerikeri	Hall Road, Kerikeri		
David Clendon – Partner	Resident Shareholder on Kerikeri Irrigation			
David Collard	Snapper Bonanza 2011 Limited	45% Shareholder and Director		
	Trustee of Te Ahu Charitable Trust	Council delegate to this board		
Felicity Foy	Flick Trustee Ltd	I am the director of this company that is the company trustee of Flick Family Trust that owns properties Seaview Road – Cable Bay, and Allen Bell Drive - Kaitaia.		
	Elbury Holdings Limited	This company is directed by my parents Fiona and Kevin King.	This company owns several dairy and beef farms, and also dwellings on these farms. The Farms and dwellings are located in the Far North at Kaimaumau, Bird	

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
			Road/Sandhills Rd, Wireless Road/ Puckey Road/Bell Road, the Awanui Straight and Allen Bell Drive.	
	Foy Farms Partnership	Owner and partner in Foy Farms - a farm on Church Road, Kaingaroa		
	Foy Farms Rentals	Owner and rental manager of Foy Farms Rentals for 7 dwellings on Church Road, Kaingaroa and 2 dwellings on Allen Bell Drive, Kaitaia, and 1 property on North Road, Kaitaia, one title contains a cell phone tower.		
	King Family Trust	This trust owns several titles/properties at Cable Bay, Seaview Rd/State Highway 10 and Ahipara - Panorama Lane.	These trusts own properties in the Far North.	
	112 Commerce Street Holdings Ltd	Owner of commercial property in Commerce Street Kaitaia.		
	Foy Property Management Ltd	Owner of company that manages properties owned by Foy Farms Rentals and Flick Family Trust.		
	Previous employment at FNDC 2007-16	I consider the staff members at FNDC to be my friends		
	Shareholder of Coastline Plumbing NZ Limited			
Felicity Foy - Partner	Director of Coastal Plumbing NZ Limited			
	Friends with some FNDC employees			
Mate Radich	No form received			
Rachel Smith	Friends of Rolands Wood Charitable Trust	Trustee		
	Mid North Family Support	Trustee		
	Property Owner	Kerikeri		
	Friends who work at Far North District Council			
	Kerikeri Cruising Club	Subscription Member		
	Vision Kerikeri	Financial Member		
	Property Owner	Kerikeri		

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
Rachel Smith (Partner)	Friends who work at Far North District Council			
	Kerikeri Cruising Club	Subscription Member and Treasurer		
	Vision Kerikeri	Financial Member		
	Town and General Groundcare Limited	Director, Shareholder		
Kelly Stratford	KS Bookkeeping and Administration	Business Owner, provides book keeping, administration and development of environmental management plans	None perceived	Step aside from decisions that arise, that may have conflicts
	Waikare Marae Trustees	Trustee	Maybe perceived conflicts	Case by case basis
	Bay of Islands College	Parent Elected Trustee	None perceived	If there was a conflict, I will step aside from decision making
	Karetu School	Parent Elected Trustee	None perceived	If there was a conflict, I will step aside from decision making
	Māori title land – Moerewa and Waikare	Beneficiary and husband is a shareholder	None perceived	If there was a conflict, I will step aside from decision making
	Sister is employed by Far North District Council			Will not discuss work/governance mattes that are confidential
	Gifts - food and beverages	Residents and ratepayers may 'shout' food and beverage	Perceived bias or predetermination	Case by case basis
	Taumarere Counselling Services	Advisory Board Member	May be perceived conflicts	Should conflict arise, step aside from voting
	Sport Northland	Board Member	May be perceived conflicts	Should conflict arise, step aside from voting
Kelly Stratford - Partner	Chef and Barista	Opua Store	None perceived	
	Māori title land – Moerewa	Shareholder	None perceived	If there was a conflict of interest I would step aside from decision making
Moko Tepania	Teacher	Te Kura Kaupapa Māori o Kaikohe.	Potential Council funding that will	Declare a perceived conflict

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
			benefit my place of employment.	
	Chairperson	Te Reo o Te Tai Tokerau Trust.	Potential Council funding for events that this trust runs.	Declare a perceived conflict
	Tribal Member	Te Rūnanga o Te Rarawa	As a descendent of Te Rarawa I could have a perceived conflict of interest in Te Rarawa Council relations.	Declare a perceived conflict
	Tribal Member	Te Rūnanga o Whaingaroa	As a descendent of Te Rūnanga o Whaingaroa I could have a perceived conflict of interest in Te Rūnanga o Whaingaroa Council relations.	Declare a perceived conflict
	Tribal Member	Kahukuraariki Trust Board	As a descendent of Kahukuraariki Trust Board I could have a perceived conflict of interest in Kahukuraariki Trust Board Council relations.	Declare a perceived conflict
	Tribal Member	Te Rūnanga ā-Iwi o Ngāpuhi	As a descendent of Te Rūnanga ā-Iwi o Ngāpuhi I could have a perceived conflict of interest in Te Rūnanga ā-Iwi o Ngāpuhi Council relations.	Declare a perceived conflict
John Vujcich	Board Member	Pioneer Village	Matters relating to funding and assets	Declare interest and abstain
	Director	Waitukupata Forest Ltd	Potential for council activity to directly affect its assets	Declare interest and abstain
	Director	Rural Service Solutions Ltd	Matters where council regulatory function impact of company services	Declare interest and abstain
	Director	Kaikohe (Rau Marama) Community Trust	Potential funder	Declare interest and abstain
	Partner	MJ & EMJ Vujcich	Matters where council regulatory function impacts on partnership owned assets	Declare interest and abstain

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Member	Kaikohe Rotary Club	Potential funder, or impact on Rotary projects	Declare interest and abstain
	Member	New Zealand Institute of Directors	Potential provider of training to Council	Declare a Conflict of Interest
	Member	Institute of IT Professionals	Unlikely, but possible provider of services to Council	Declare a Conflict of Interest

Far North District Council
Ordinary Council Meeting
will be held in the Council Chamber, Memorial Avenue, Kaikohe on:
Thursday 13 May 2021 at 10.00 am

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1 KARAKIA TIMATANGA – 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 Council and any private or other external interest they might have. This note is provided as a reminder to Members to review the matters on the agenda and assess and identify where they may have a pecuniary or other conflict of interest, or where there may be a perception of a conflict of interest.

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

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

4 NGĀ KŌRERO A TE KOROMATUA / MAYORAL ANNOUNCEMENTS

5 REPORTS

5.1 CONFIRMATION OF CAPITAL PROGRAMME AMENDMENTS FOR THE 2021-31 LTP

File Number: **A3183651**

Author: **Janice Smith, Chief Financial Officer**

Authoriser: **Andy Finch, General Manager - Infrastructure and Asset Management**

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek Council approval to amend the capital programme for the 2021-31 Long Term Plan (LTP).

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Over the last year, staff have been changing the way in which the forward capital works programme is created.
- Rather than using age as a proxy to indicate renewal, work has been done on condition assessments to better inform when work should be planned to occur.
- The capital programme that was adopted as part of the suite of underlying documents was based on the information to hand in December 2020.
- Since December 2020, further information has been obtained that has resulted in the amendments to the proposed plan.
- Work has also been carried out on the 2020-21 capital works programme and any project that clearly will not be completed by 30 June 2021 has been reviewed and some budget adjustments are suggested to better align the budgets with revised work timelines.
- Some of the adjustments recommended from 2020-21 relate to the external funding from Government and are included for completeness.

TŪTOHUNGA / RECOMMENDATION

That Council:

a) Approve the following capital budget adjustments as detailed in the report and attachment:

i) The addition of $975,000 in 2021-22 for new projects previously not identified for the LTP and further amendments to budgets from 2022-23 to 2026-27;

ii) The addition of $1.2m in 2021-22 for the Mid North Water project (MN10) that relates specifically to the water agreement for Kaikohe water resilience;

iii) The reforecast of budgets totalling $7,759,985 from 2020-21 to 2021-22 to 2023-24 for projects that will not now be completed in the current financial year;

iv) The movement of $2,495,080 for existing projects in the LTP that now need to be re-timed;

v) The movement of $2,937,389 from 2020-21 to 2021-22 for the Council committed funding for PGF and externally supported projects; and

vi) **The movement of $17,411,238 from 2020-21 to 2021-22 for the externally funded portion of the PGF and externally supported projects.**

1) TĀHUHU KŌRERO / BACKGROUND

Since the underlying documents for the 2021-31 LTP were adopted in March 2021, changes have been identified to the timing and work that needs to be considered. These changes are contained within this report and increase the Council capital works programme from $122.1m to $132.7m

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Staff have identified a range of amendments to the proposed capital works programme for the 2021-31 LTP.

The proposed amendments are as follows:

New projects

Projects have been identified that were not considered as part of the underlying documents approved in March 2021 as follows:

New Projects	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
Housing for the Elderly (1426)	310,000	0	0	0	0	0
Urban Stormwater (2414)	0	118,818	0	0	0	0
Wastewater Schemes (5511)	355,000	(6,170,000)	(500,000)	500,000	6,000,000	500,000
Water Schemes (5711)	1,510,000	170,000	0	0	0	0
Total	**2,175,000**	**(5,881,182)**	**(500,000)**	**500,000**	**6,000,000**	**500,000**

Mid North water (MN10)

The value for water schemes of $1,510,000 includes $1,200,000 for the Mid North Water resilience project known as MN10. This is an additional water source that will provide additional water capacity for Kaikohe in times of drought. Council will have a preferential water take agreement for this water source. In addition to the capital investment, Council is also asked to contribute $300k for design work along with a further $120k to secure preferential access to the source. These values are included in the operational budgets of the proposed LTP.

Reforecast of budgets from 2020-21

Projects have been found in 2020-21 that will not complete by 30 June 2021. To ensure that rate implications from these projects do not impact in 2021-22 Council is asked to approve the reforecast as follows:

Reforecast from 2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
Animal Control (2611)	953,489	0	0	0	0	0
Maritime Facilities (1423)	951,467	724,223	109,000	0	0	0
Parks & Reserves (1429)	152,724	0	0	0	0	0
Urban Stormwater (2414)	750,000	51,723	0	0	0	0
Wastewater Schemes (5511)	3,166,308	0	300,000	0	0	0
Wastewater Sludge Management (5514)	145,980	0	0	0	0	0
Water Schemes (5711)	434,450	20,621	0	0	0	0
Total	**6,554,418**	**796,567**	**409,000**	**0**	**0**	**0**

Movement of budgets to other years

Projects have been reviewed and some of the timing originally identified needs to be amended to better align with improved planning as follows:

Updates to Existing Projects	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
Halls (1421)	397,935	0	0	0	0	0
Housing for the Elderly (1426)	472,688	472,688	471,688	0	0	0
Maritime Facilities (1423)	4,014,224	(1,519,933)	75,000	0	19,336	0
Parks & Reserves (1429)	125,463	0	(10,000)	99,550	10,000	0
Public Toilets (1427)	170,000	0	0	0	0	0
Swimming Pools (1431)	(2,500,000)	0	0	0	0	0
Wastewater Schemes (5511)	(3,838,550)	3,728,550	(1,727,400)	(246,959)	353,930	1,926,870
Water Schemes (5711)	150,000	0	0	(150,000)	0	0
Total	**(1,008,240)**	**2,681,305**	**(1,190,712)**	**(297,409)**	**383,266**	**1,926,870**

Externally funded projects

Council received significant funding from Central Government for a range of projects. It was anticipated that the work would be complete in 2020-21 in some cases and these budgets were therefore excluded from the original capital programme in the 2021-31 LTP. It has now been found that this is not the case and amendments are requested as follows:

Major & Recovery Projects (FNDC)	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
Parks & Reserves (1429)	2,203,763					
Public Toilets (1427)	214,990					
Car parks	238,136					
Roading	280,500					
Total FNDC	**2,937,389**					
Major & Recovery Projects (FNDC)	**2021/2022**	**2022/2023**	**2023/2024**	**2024/2025**	**2025/2026**	**2026/2027**
Parks & Reserves (1429)	5,228,197					
Public Toilets (1427)	214,990					
Car parks	238,136					
Roading	11,729,915					
Total (external funding)	**17,411,238**					

In addition to the above information, a more detailed spreadsheet is attached to this report for clarity.

Take Tūtohunga / Reason for the recommendation

The above recommendations need to be incorporated into the final capital programme for the 2021-31 LTP.

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

Financial implications are in the body of the report and will be included in the final LTP for adoption in June 2021

ĀPITIHANGA / ATTACHMENTS

1. Deliberations - capital movements - A3183632 ⇩

Hōtaka Take Ōkawa / Compliance Schedule:

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

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

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Low.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	The capital works programme forms an integral part of the proposed 2021-31 LTP.
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.	Community Board Chairs have been included in the process to review the capital programme proposed.
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 specific implications from this 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).	N/A.
State the financial implications and where budgetary provisions have been made to support this decision.	The capital programme is an integral part of the 2021-31 LTP and approval for the proposed capital works changes will be included in the final LTP for adoption in June 2021.
Chief Financial Officer review.	The Chief Financial Officer has prepared this report.

				Proposed Change by Financial Year							
Typ	Activity	Project Name		FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	Total Project Change	Reason for change
New Projects											
	Urban Stormwater (2414)	Floodgate Improvements	FNDC		$118,818					$118,818	Condition assessment project is soon to complete, and funding is needed for the flood gate improvments identified.
	Wastewater Schemes (5511)	Lonely Valley Road Pump Station Replacement	FNDC	$160,000						$160,000	Operations have identified the need to replace existing pump station.
	Wastewater Schemes (5511)	Odour Unit Jacaranda Pump Station	FNDC		$150,000					$150,000	Future risk identified with LPS network coming online.
	Wastewater Schemes (5511)	Russell WWTP Pond Liner Replacement	FNDC	$100,000						$100,000	Damage to the existing pond liner needs repair. Full replacement is more economically viable considering the remaining life of the liner.
	Wastewater Schemes (5511)	Taipa WWTP Upgrade	FNDC	-$80,000	-$6,320,000	-$500,000	$500,000	$6,000,000	$500,000	$100,000	New consent for Taipa was issued 15/03/2021 and conditions require investigation into land disposal and/or upgrade in 25/26
	Wastewater Schemes (5511)	Kaikohe Septage Screen	FNDC	$175,000						$175,000	In response to the overflowing solids at Kaikohe WWTP, the installation of a septage screen .
	Water Schemes (5711)	MN10 Matawii Dam, Kaikohe	FNDC	$1,200,000						$1,200,000	Purchase of capital and intangible assets
	Water Schemes (5711)	Reservoir Safety Fall Protection Upgrade	FNDC	$100,000	$100,000					$200,000	Various safety improvements required for access to conduct Operations and Maintenance and comply with standards.
	Water Schemes (5711)	Cobham Road Water Main Upgrade	FNDC		$70,000					$70,000	Reticulation performance upgrade required to reduce friction loss and add resilience
	Water Schemes (5711)	Kaitaia WTP Sand Filter Renewal	FNDC	$210,000						$210,000	Operations are experiencing increased turbidity after backwashing the sand filters, which are overdue for replacement or upgrade. increasing risk of contamination due to poor filtration.
	Housing for the Elderly (1426)	HFTE Fencing, Awanui	FNDC	$10,000						$10,000	Fencing for residents due to concern about increase activity in the area.
	Housing for the Elderly (1426)	HFTE Omapere house renovations	FNDC	$300,000						$300,000	Renovate the new housing acquisition
Reforecast from 2020/21											
	Urban Stormwater (2414)	Kaitaia Commerce St stormwater pipe renewals	FNDC	$750,000						$750,000	Latest cost report in April. Insufficient renewal funding, propose funding from existing budgeted provisions.
	Urban Stormwater (2414)	Opononi RSA Stormwater Lines	FNDC		$51,723					$51,723	Existing pipes are currenity blocked and need maintenance before a full inspection can be done. Minimal renewal cost is provided for, provided condition is suitable.
	Wastewater Schemes (5511)	District Sludge Management Equipment	FNDC	$2,904,543						$2,904,543	Machinery spend deferred due to some components needing to come from Italy - global supply chain issues means no estimated timing will even be given by suppliers at this stage
	Wastewater Schemes (5511)	Resource consent renewals, Kaikohe	FNDC	$163,940						$163,940	Consent application activity in progress; need for capital spend will not be determined prior to 1 July
	Wastewater Schemes (5511)	Russell WWTP Inlet Screen	FNDC	$97,825						$97,825	Delays in design of the solution have pushed construction period into 21/22.
	Wastewater Schemes (5511)	East Coast WWTP Upgrade to consent conditions	FNDC			$300,000				$300,000	External Working Party established to consider questions from consent hearing. Capital Works upgrades are yet to be analysed and scoped.
	Wastewater Sludge Management (5514)	District wide sludge management programme	FNDC	$145,980						$145,980	Progress on implementation of the sludge strategy has been delay by focus on 3 waters reform.
	Water Schemes (5711)	Kerikeri Water Take Consent	FNDC	$3,492						$3,492	Consent not complete, outstanding engagement with NRC required to finalise consent.
	Water Schemes (5711)	Mains replacement Paihia	FNDC	$277,057						$277,057	Project Brief completed, but on hold. Design is dependant on where new WTP is situated, once land purchase is confirmed then project can proceed.
	Water Schemes (5711)	Kaitaia WTP Backwash Tank Rebuild	FNDC	$86,254						$86,254	Backwash pump project not undertaken as planned in current year, will now include in scope for planned phase 2, backwash tank upgrade.
	Water Schemes (5711)	Okaihau WTP New Bore Headworks and Supply Pipework Installation	FNDC	$33,158						$33,158	Water quality issues prevented completion as planned. Further testing of the new bore to ensure water quality meets operating practices, and a further attempt to connect new bore.
	Water Schemes (5711)	Opononi Resource Consent	FNDC	$34,489						$34,489	Consent application activity in progress; need for capital spend will not be determined prior to 1 July
	Water Schemes (5711)	Mains replacement Rawene	FNDC		$20,621					$20,621	Expected line diversion needs under the Rawene cemetry. yet to be scoped.
	Maritime Facilities (1423)	Maritime Facilities - Hokianga Harbour Programme	FNDC	$600,000		$109,000				$709,000	Delays to repairs to be rescheduled for 21/22: $31,171 Opononi Wharf repairs $40,880 Omapere Wharf repairs $36,911 Narrows Jetty repairs.
	Maritime Facilities (1423)	Maritime renewals, Kerikeri	FNDC	$63,462	$1,904					$65,366	Reforecast of $63,462 from FY20/21 to FY21/22
	Maritime Facilities (1423)	Boat Trailer Parking, Ratcliffes Bay Whangaroa	FNDC	$288,005	$722,319					$1,010,324	Reforecast of land purchase of $1.4 million form current year into 21/22. Current expectation is for approximate 18 boat parking spaces. This be confirmed when detailed design is undertaken
	Parks & Reserves (1429)	Te Haumi Beach Seawall and Carpark Renewals	FNDC	$120,000						$120,000	Reforecast current year 120K into 21/22
	Animal Control (2611)	Southern Animal Shelter	FNDC	$953,489						$953,489	Delays in delivery have required reschedule for current year into 21/22
	Parks & Reserves (1429)	Centennial Park Development - Phase 2	FNDC	$32,724						$32,724	Reforecast from current financial year
Updates to existing projects											
	Wastewater Schemes (5511)	Kaitaia Reduction of Wastewater Overflows	FNDC	-$3,428,550	$3,728,550	-$2,227,400	-$53,400	$353,930	$1,926,870	$300,000	Feasibility is ongoing. Reforecast of current years design budgets into the 21/22, and rescheduled the remaining delivery budgets out by a financial year.
	Wastewater Schemes (5511)	Kaitaia WWTP Septage Receiving Site Improvement	FNDC	$90,000			-$193,559			-$103,559	Funding brought forward to address health and safety risk that truck drivers (public) are exposed when onsite.
	Wastewater Schemes (5511)	Opononi WWTP Upgrade	FNDC	-$500,000		$500,000				$0	Updated cost estimate and pushed out timing because hearing is not scheduled until aug or sep 2021.
	Water Schemes (5711)	Water treatment plant relocation of plant and new source, Paihia	FNDC	$150,000			-$150,000			$0	Funding brought forward to include a containerised unit to manage variable pH in the source water quality. This unit will be moved to the new water treatment plant.
	Housing for the Elderly (1426)	HFTE Upgrades	FNDC	$472,688	$472,688	$471,688				$1,417,064	Conditional assessment results provided more detailed costing on upgrades.
	Maritime Facilities (1423)	Maritime Facilities - Hokianga Harbour Programme	FNDC	$108,962	$622	$65,000				$174,584	Delays to repairs to be rescheduled for 21/22. Reforecasting; $31,171 Opononi Wharf repairs $40,880 Omapere Wharf repairs $36,911 Narrows Jetty repairs
	Maritime Facilities (1423)	Beach access boat ramp and seawall Hihi Beach, Doubtless Bay	FNDC	-$19,336				$19,336		$0	Rescheduled out of 3 year programme.
	Maritime Facilities (1423)	Maritime Rangitane Boat Ramp	FNDC	$1,203,327	-$1,168,279					$35,048	Requested to bring FNDC contribution forward to year 1, no change to PGF Funding year 2.
	Maritime Facilities (1423)	Boat Trailer Parking, Ratcliffes Bay Whangaroa	FNDC	$1,400,000						$1,400,000	Reforecast of land purchase of $1.4 million form current year into 21/22. Current expectation is for approximate 18 boat parking spaces. This be confirmed when detailed design is undertaken
	Maritime Facilities (1423)	Mangonui Board Walk Extension	FNDC	$576,000						$576,000	Reforecast $576,000.00 from FY20/21
	Maritime Facilities (1423)	Maritime renewals, Mangonui	FNDC	$187,371						$187,371	Taipa Seawall, Mill Bay Jetty and Mangonuifishermen jetty and Dinghy ramp renewals delayed. Reforecast from FY20/21 to FY21/22
	Maritime Facilities (1423)	Maritime renewals, Pukenui	FNDC	-$200,000						-$200,000	Reduced by $200k, and balanced by an increase in spend against Unahi Wharf
	Maritime Facilities (1423)	New Boat Parking, Pukenui Wharf	FNDC	$370,000	-$370,000					$0	Rescheduled alongside the Maritme renewal project for Pukenui. This will realise cost savings and minimise disruption.
	Maritime Facilities (1423)	Maritime renewals, Taipa	FNDC	-$12,100		$10,000				-$2,100	Renewals rescheduled to $10k in FY23/24
	Maritime Facilities (1423)	Maritime renewals, Unahi	FNDC	$200,000						$200,000	Increased by $200k, and balanced by an reduction in spend against Pukenui Wharf
	Maritime Facilities (1423)	New Maritime Recreation	FNDC	$200,000	$17,724					$217,724	Updated cost estimate for Year 1.
	Parks & Reserves (1429)	Park & Reserves Renewal Programme Eastern Ward	FNDC	-$17,172						-$17,172	Funding brought forward for district wide playground softfall renewals to health and safety standards
	Parks & Reserves (1429)	Parks & Reserves Renewal Programme, Northern Ward	FNDC	-$7,658						-$7,658	Funding brought forward for district wide playground softfall renewals to health and safety standards
	Parks & Reserves (1429)	Parks and reserves renewals, Kaikohe	FNDC	$154,575						$154,575	Reforecast current year 154K into 21/22
	Parks & Reserves (1429)	Parks & Reserves Renewal Programme Western Ward	FNDC	-$4,282						-$4,282	Funding brought forward for district wide playground softfall renewals to health and safety standards
	Parks & Reserves (1429)	Whatuwhiwhi Recreation Hub Development - Fields	FNDC			-$10,000		$10,000		$0	project rescheduled out to 24/25
	Parks & Reserves (1429)	Tii Beach Playground Renewals	FNDC				$99,550			$99,550	Conditional asessment determined costs and timing to replace playground equipment and surrounds.
	Public Toilets (1427)	New Public toilet, Memorial Park, Kaikohe	FNDC	$170,000						$170,000	Added $170K from 20/21 to the proposed $50K in 21/22 left off in error.
	Swimming Pools (1431)	Te Hiku Sports Hub - Swimming Pool	FNDC	-$2,500,000						-$2,500,000	21/22 funding already used in current year. Removing from LTP.
	Halls (1421)	Kaikohe Hall & HQ Carpark Renewal	FNDC	$397,935						$397,935	Updated cost estimate increased carpark resurfacing at Kaikohe Headquarters by nearly $300K, the remaining $100K reforecast from current year.
Major & Recovery Projects			**Source**								
	Parks & Reserves (1429)	TIF Round 4 : Stone Store Lighting	TIF	$25,000						$25,000	Reforecast to Y1, delayed due to contractor availability.
	Parks & Reserves (1429)	Round 5 TIF: District Wide Smart Bins	FNDC	**$53,763**						$53,763	Round 5 TIF Application: Smart solar and wifi compactor bins to increase capacity and service levels. District Wide. Portable Trial
	Parks & Reserves (1429)	Round 5 TIF: District Wide Smart Bins	TIF	$53,762						$53,762	Round 5 TIF Application: Smart solar and wifi compactor bins to increase capacity and service levels. District Wide. Portable Trial
	Carparks	Round 4 TIF: Cable Bay Carpark	FNDC	**$238,136**						$476,272	Reforecast to Y1, to provide a better contractor pipeline.
	Carparks	Round 4 TIF: Cable Bay Carpark	TIF	$238,136						$0	Reforecast to Y1, to provide a better contractor pipeline.
	Public Toilets (1427)	Round 5 TIF: Lake Manuwai Toilet	FNDC	**$86,840**						$86,840	Round 5 TIF Application: Toilet at Lake Manuwai. Eastern Ward
	Public Toilets (1427)	Round 5 TIF: Lake Manuwai Toilet	TIF	$86,840						$86,840	Round 5 TIF Application: Toilet at Lake Manuwai. Eastern Ward
	Public Toilets (1427)	Round 5 TIF: Te Paki Stream Toilets	FNDC	**$128,150**						$128,150	Round 5 TIF Application: Toilet at Te Paki Sand Dunes in partnership with Ngati Kuri. Northern Ward
	Public Toilets (1427)	Round 5 TIF: Te Paki Stream Toilets	TIF	$128,150						$128,150	Round 5 TIF Application: Toilet at Te Paki Sand Dunes in partnership with Ngati Kuri. Northern Ward
	Roading	Round 5 TIF: Cape Reinga Road Dump Station	FNDC	**$57,750**						$57,750	Round 5 TIF Application: Dump station at Cape Reinga Road in partnership with Ngati Kuri. Northern Ward
	Roading	Round 5 TIF: Cape Reinga Road Dump Station	TIF	$57,750						$57,750	Round 5 TIF Application: Dump station at Cape Reinga Road in partnership with Ngati Kuri. Northern Ward
	Roading	Round 5 TIF: Bayly Road Sealing (Waitangi)	FNDC	**$222,750**						$222,750	Round 5 TIF Application: Seal Bayly road to Mountaon Bike Park. NTA tourist roads. Eastern Ward

				Proposed Change by Financial Year							
Typ	Activity	Project Name		FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	Total Project Change	Reason for change
	Roading	Round 5 TIF: Bayly Road Sealing (Waitangi)	TIF	$222,750						$222,750	Round 5 TIF Application: Seal Bayly road to Mountaon Bike Park. NTA tourist roads. Eastern Ward
	Parks & Reserves (1429)	Waipapa Sports Hub	FNDC	**$2,150,000**						$2,150,000	Notified Resource Consent will delay construction, and addition of $500K for laying of fibre cables
	Parks & Reserves (1429)	Waipapa Sports Hub	PGF	$1,420,891						$1,420,891	Notified Resource Consent will delay construction
	Roading	Ruapekapeka Rd (5526)	MBIE	$ 4,824,174.39						$4,824,174	Reforecast to Y1, Resource Consent delayed construction works.
	Roading	Ngapipito Rd (6525)	MBIE	$ 1,800,000.00						$1,800,000	Reforecast to Y1, delays during design phase and resource availability required reforecast of final sealing work and bridge upgrade works
	Roading	Peria Rd (7524)	MBIE	$ 4,825,240.26						$4,825,240	Reforecast to Y1, delays during design phase and resource availability required reforecast of final sealing work and bridge upgrade works
	Parks & Reserves (1429)	Te Hiku o te Ika Revitalisation - (141634)	PGF	$ 2,498,000.00						$2,498,000	Reforecast to Y1, a more accurate programme has been developed during the consultation and design phase
	Parks & Reserves (1429)	Kerikeri Domain	PGF	$ 1,230,544.00						$1,230,544	Final Basketball & Skatepark locations triggered a (wider) Resource Consent requirement due to the earthworks volume, which impacts the whole project.
			FNDC	**$ 10,658,567**	**-$ 2,403,310**	**-$ 1,281,712**	**$ 202,591**	**$ 6,383,266**	**$ 2,426,870**	**$ 16,224,408**	
			Other	$ 17,411,238	$ -	$ -	$ -	$ -	$ -	$ 17,173,102	

FNDC ESEO cont'	$ 2,937,389	
FNDC other	$ 7,721,178	$ 10,658,567
Property etc	$ 2,600,000	
Projects	$ 5,121,178	$ 7,721,178

5.2 LONG TERM PLAN 2021-31 DELIBERATIONS

File Number: **A3123105**

Author: **Sheryl Gavin, Manager - Corporate Planning & Community Development**

Authoriser: **William J Taylor MBE, General Manager - Strategic Planning and Policy (Acting)**

TE TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide the information necessary to enable Council to deliberate on submissions received during the statutory consultation period for the proposed Long-Term Plan (LTP) 2021-2031.

TE WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Far North District Council's consultation document and supporting information were adopted on 5 March 2021. Consultation took place between 6 March and 6 April. 740 submissions were received. 101 submitters spoke at hearings in Kaitaia and Kaikohe during the week beginning 19 April 2021.
- It is now for Council to consider the submissions received to enable the completion of the final LTP 2021-31 document for adoption on 24 June 2021.

NGĀ TŪTOHUNGA / RECOMMENDATION

1. Key issues

<u>1.1 Housing for the Elderly</u>

1.1a) That Council instructs the Chief Executive Officer to commence the process of identifying one or more Community Housing Providers to purchase Far North District Council's Housing for the Elderly assets.

1.2 Enable sustainable economic development

1.2a) That Council agrees to become an equal shareholder in Northland Inc (resulting in Northland Inc becoming a Council Controlled Organisation of Far North District Council), subject to:

- **committing to financial contributions of $82,000 in year one to $500,000 in year 10 of the 2021-31 Long Term Plan**
- **Kaipara District Council confirming their equal shareholding and funding commitment**
- **Northland Regional Council and Kaipara District Council confirming their equal shareholding.**

1.2b) That Council requests the Chief Executive Officer implement all necessary steps to enact the decision above so that it is effective from 1 July 2021, the start of the financial year.

1.3 Fairer and simpler rates

1.3a) That Council transition to calculating the general rate on land value to capital value in 10% annual increments over the next 10 years.

1.3b) That Council retains the Uniform Annual General Charge.

1.3c) That Council retains the current roading Uniform Annual General Charge and differentials.

1.3d) That Council retains the commercial differential at 2.75.

1.3e) That Council retains the scheme-based targeted rating of water and wastewater.

1.3f) That Council retains the current availability rate for water and wastewater connections at 100%.

1.3g) That Council increases the targeted rate for stormwater so that 90% of urban stormwater costs are levied on urban ratepayers and the remainder funded through the general rate.

1.3h) That Council removes SUIPs for the charging of Uniform Annual General Charges and retains SUIPs for charging the ward rate and small targeted rates for up to five years, then removing SUIPs altogether.

2. Other items consulted on

2.1 Fees and charges

2.1a) That Council adopts the schedule of fees and charges for 2021/22 proposed.

2.1b) That Council delegate the CEO authority to make any final minor edits to the fees and charges prior to publication.

2.2 Rating policies

2.2a) That Council adopt the amended Rate Relief Policies, including the amendments to R21/01, R21/02 and the revocation of R21/03 following the enactment of the Rating of Whenua Māori Amendment Bill.

2.3 Significance and Engagement Policy

2.3a) That Council adopts the Significance and Engagement policy with the following amendment:

> **Section 9 Matters of Significance, criteria for items 'Of specific interest to Maori' threshold to read:**
>
> **The proposal has a major and long-term impact on the wellbeing of iwi/hapū/whanau and their culture and traditions with their ancestral land,water, sites, wāhi tapu, valued flora and fauna, and other taonga.**

2.3b) That Council delegate the CEO authority to make any final minor edits to the policy prior to its publication.

3. Roading and footpaths

3.1 Kerikeri road network

3.1a) That Council note the submissions but that no change be made to the 2021-31 Long Term Plan.

3.2 Footpaths and walkways

3.2a) That Council requests the Northland Transport Alliance to undertake an investigation into pedestrian road safety in Rawene.

3.2b) That Council notes the submissions but that no change be made to the Long Term Plan 2021-31.

3.3 Road sealing, dust control and unsealed road maintenance

3.3a) That Council notes the submissions but that no change be made to the Long Term Plan 2021-31.

3.4 Twin Coast Cycle Trail

3.4a) That Council amends the budget for community pump tracks adjacent to Pou Herenga Tai to $61,500 in 2021/22 and $61,500 in 2022/23.

3.4b) That Council removes the $100,000 allocated for pipe removal from the capital programme at this time and reconsiders it alongside any extension planned for cycle trail work in the future.

3.4c) That Council approves diverting funding for the Imms Road Bridge cycle trail project to the upgrades and safety lighting for the Kaikohe rail tunnel.

3.4d) That Council reviews future investment in cycle trails for the District and retains the current timing of the $14.6 million provided in the 2021-31 Long Term Plan.

3.5 Other roading issues

3.5a) That Council notes these submissions but makes no change to the 2021-31 Long Term Plan.

4. Water supply

4.1 General water

4.1a) That Council note the submissions but that no change be made to the 2021-31 Long Term Plan.

5. Wastewater

5.1 General wastewater

5.1a) That Council notes the submissions but makes no change to the 2021-31 Long Term Plan.

6 Solid Waste Management

6.1 General solid waste management

6.1a) That Council notes the submissions but makes no change to the 2021-31 Long Term Plan.

7. District Facilities

7.1 Sporting facilities

7.1a) That Council notes the submissions but makes no change to the 2021-31 Long Term Plan.

7.2 Broadwood Swing Bridge

7.2a) That Council engage with the Broadwood community to review their design and costings for a repairs/replacement bridge and help them to secure funding for the project.

7.3 Public toilets

7.3a) That Council notes the submissions, but no change to the 2021-31 Long Term Plan be made.

7.4 General District Facilities

7.4a) That Council approves the re-timing of funding for the Opononi War Memorial Hall from years four and five to years one and two of the 2021-31 Long Term Plan.

7.4b) That Council notes all other submissions but makes no change to the 2021-31 Long Term Plan.

7.5 Far North Holdings Limited

7.5a) That Council approve the following capital works amendments:

- **Taipa seawall $90,000 in year two of the LTP**
- **Waipapa Landing carpark additional funding of $110,000 in year two of the LTP**
- **Pukenui carpark retiming of $381,000 in year two of the LTP to year one of the LTP**
- **Rangitane maritime additional funding of $157,500 in year one of the LTP.**

8. Community Boards

8.1 Te Hiku

8.1a) That Council notes the submission from the Te Hiku Community Board and commits to continued collaboration towards achieving the aspirations of the Board.

8.2 Bay of Islands-Whangaroa

8.2a) That Council notes the submission from the Bay of Islands-Whangaroa Community Board and commits to continued collaboration towards achieving the aspirations of the Board.

9. District Services

9.1 Dog control and amenities

9.1a) That Council note the submissions but that no change be made to the 2021-31 Long Term Plan.

10. Strategic Planning & Policy

10.1 General Strategic Planning & Policy

10.1a) That Council note the submissions but that no change be made to the 2021-31 Long Term Plan.

10.2 Funding requests

10.2a) That Council approve an operating grant for the Turner Centre of $50,000 in year one of the 2021-31 Long Term Plan.

10.2b) That Council approve an operating grant for the Te Ahu Charitable Trust of $50,000 in year one of the 2021-31 Long Term Plan.

10.2c) That Council instruct the Chief Executive to commence the development of a Community Operational Funding Policy and Framework within the next calendar year.

11. Corrections and updates

11.1 Okaihau Playcentre

11.1a) That Council acknowledges that work will continue to identify a legal solution to enable a new use to clear the site and enter into a new lease with a new user.

11.1b) That a report on findings and possible solutions is presented to the Kaikohe/Hokianga Community Board once potential solutions have been identified.

11.2 Funding for land disposal consents

11.2 That Council approve the addition of $330k to the operational budget for wastewater to enable staff to review the options for disposal to land for Kaikohe and Kaitaia.

11.3 Amendments as a result of Whenua Maori rating changes

11.3 That Council acknowledge the amendments made to the rating base and operational budgets in response to the changes to the Local Government (Rating) Act 2002 arising from the Rating of Whenua Maori Amendment Bill.

11.4 Budget requirement for Maori participation

11.4a) That Council approve $50,000 in year one of the LTP to enable the operationalisation of the resolutions to establish Maori wards and enable Maori participation in Council committees and Community Boards.

1) TE TĀHUHU KŌRERO / BACKGROUND

The Local Government Act 2002 requires that Council adopt a new Long Term Plan every three years. Over the last year Council has progressed the development of the new plan for the years 2021-31 through a number of Council workshops. Formal consultation occurred during March-April this year.

2) TE MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

740 submissions were received, and 101 submitters presented to Council hearings.

The attached report summarises submissions and presents options for responding to them.

Submissions received that raised specific issues to which Council would normally respond as part of business as usual activities will be recorded as requests for service.

The Deliberations Issues and Recommendations document attached summarises feeback received and items for deliberation relating to corrections and updates that have arisen due to new information or changed circumstances.

Following deliberations, the Long Term Plan will be amended for final audit and Council adoption at the Council meeting scheduled for 24 June 2021.

Te Take Tūtohunga / Reason for the recommendation

All submissions have been collated and analysed. To facilitate Council decision making staff have analysed feedback and provided recommendations for Council to debate and, if desired, amend. Decisions made at this meeting will be incorporated into the final Long Term Plan.

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

The decisions made at this meeting determine the financial implications and rates for the period 2021-31.

NGĀ ĀPITIHANGA / ATTACHMENTS

1. **LTP 2021-31 Deliberations Issues and Recommendations - A3184986** ⇩
2. **LTP 2021-31 Submission analysis - A3185073** ⇩

Te 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	**Te 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	The Special Consultative Procedure has been undertaken as required by the Local Government Act 2002. The issues consulted on in the Consultation Document were assessed as significant against Council's Significance and Engagement Policy.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Local Government Act 2002. 2018 Significance & Engagement Policy.
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.	The LTP has district-wide relevance. Community Boards have been involved in the development of the proposals consulted on.
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.	Significant consultation and engagement has been undertaken, incorporating social media and community feedback in all wards. Council facilitated a submissions period of one month.
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).	District-wide relevance. Submitteers were invited to speak to their submissions at hearings held in Kaikohe and Kaitaia.
State the financial implications and where budgetary provisions have been made to support this decision.	Decisions will set budgets and determine rates for the decade from 1 July 2021 to 30 June 2031.
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report.

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Introduction

This document summarises submissions received on the 2021-31 Long Term Plan (LTP) Consultation Document.

A total of 740 written submissions were received, and 101 submitters spoke to their submissions at hearings held in Kaikohe (20-22 April) and Kaitaia (23 April).

This document is structured in the following parts:

- Submissions on the key issues in the Consultation Document
- Submissions on the other items we asked for feedback on
- Submissions on other topics raised
- Corrections and updates.

1. Submissions relating to key issues

The Consultation Document outlined three key proposals:

- Housing for the elderly
- Enable sustainable economic development
- Fairer and simpler rates.

This section of the report analyses feedback on these proposals and provides a staff recommendation for Council to consider when deliberating the item.

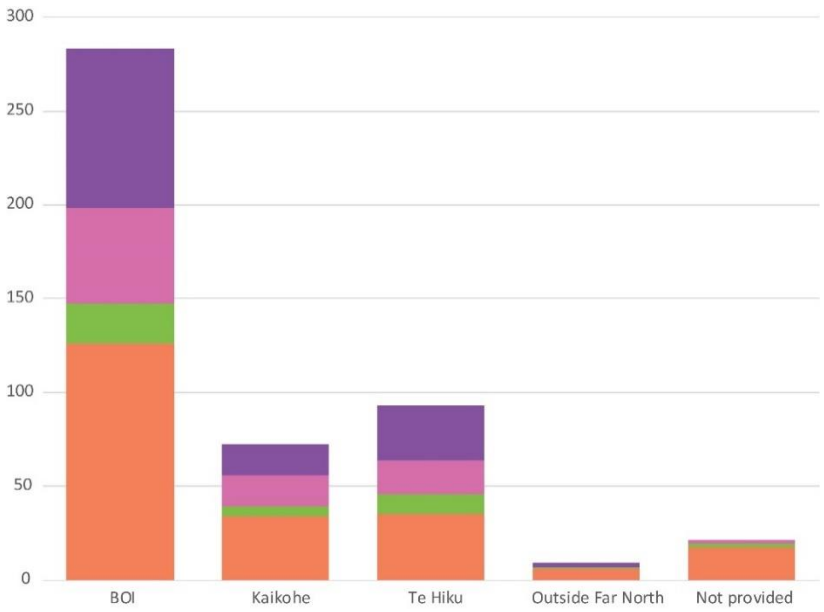
1.1. Housing for the Elderly

Council proposed divesting its Housing for the Elderly portfolio to one or more registered community housing providers (CHP) with strict requirements to protect existing tenant arrangements and maintain or increase the number of units available in the District over time.

Respondents:	
BOI-Whangaroa ward	283
Kaikohe-Hokianga ward	72
Te Hiku ward	93
Outside Far North	9
Not provided	21
Total submitters	**478**

Responses:			
	1. We continue to own and maintain the units.	218	47%
	2. We continue to own the units, but the management would be outsourced to another party.	40	8%
	3. We continue to own the units but form a partnership with an existing registered community housing provider to manage and maintain the units on Council's behalf.	88	18%
	4. Council fully transition its Housing for the Elderly units to another party or parties with strict requirements such as protection of existing tenant arrangements and the number of units is maintained or increased over time. **This was the preferred option.**	132	28%
	Total	**478**	**100%**

Feedback by location



Key comments:

- Council should not be responsible for social housing; a third party could manage the portfolio more effectively
- Hand the responsibility for social housing back to central government
- Good idea to divest but make sure the process is transparent and that current and future tenants' rights are protected
- Council ownership ensures financial control - privatising relinquishes control
- Leave as is but fix the portfolio so they are fit for purpose and good quality, accessible, dry and warm
- Partner with Ngāti Hine Health Trust, Te Rūnanga o Te Rarawa and other iwi/hapū entities
- Council (i.e. ratepayers) should maintain some ownership
- Partner only with those already operating in the social housing area.

Staff comment:

While almost half of submitters think Council should continue to own, maintain, and manage the 147 units, comments indicate this is because of a perception that privatising relinquishes control, and tenants' rights will be unprotected if ownership is no longer with ratepayers.

In contrast, a similar number felt that Council should either partner with, or divest to, a third-party social housing provider.

What comes across clearly in commentary is that whatever decision is made, our district's most vulnerable citizens must continue to have access to affordable and sustainable social housing now and in the future. Council agrees, and it was for this reason the proposal to divest the assets to one or more community housing provider (CHP) was developed. CHPs are accredited and regulated by central government to ensure they meet specific performance standards.

It is expected that an accredited social housing provider can:

- Operate a much more financially viable and sustainable service than Council
- Provide wrap-around support services for vulnerable tenants that Council is not resourced to provide

- Optimise central government funding for the future development of the portfolio
- Grow the housing assets for the benefit of the Far North and its vulnerable citizens.

Staff recommend that Council commence a thorough and transparent process of discussing divestment with interested parties, with a view to transitioning over the next three years. In the meantime, a programme of maintenance and renewals would be carried out so that the new owner receives assets in reasonable condition. The sale of the units will only progress if Council is confident it will be in the best interests of tenants and the wider community in the long run.

Staff recommendation(s):

1.1a) That Council instructs the Chief Executive Officer to commence the process of identifying one or more Community Housing Providers to purchase Far North District Council's Housing for the Elderly assets.

1.2. Enable sustainable economic development

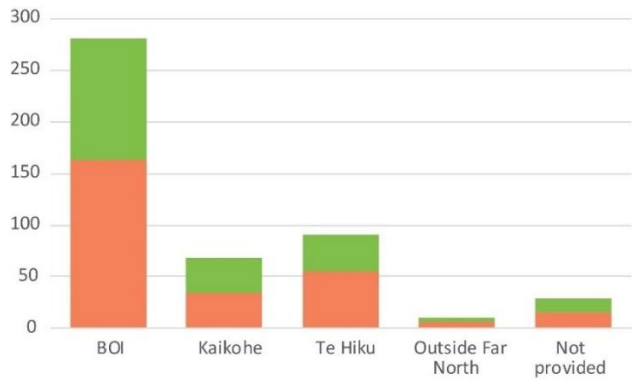
Council proposed becoming a shareholder of Northland Inc, the region's economic development agency. The proposal includes an annual contribution to the Investment and Growth Reserve (IGR) to fund Northland Inc's operations and support wider regional economic development. Contributions are:

2021/22	2022/23	2023/24	2024/25	2025/26	2026/27+
$82,000	$169,000	$246,000	$335,000	$413,000	$500,000

Respondents:	
BOI-Whangaroa ward	280
Kaikohe-Hokianga ward	68
Te Hiku ward	91
Outside Far North	11
Not provided	29
Total submitters	**479**

Responses:		
Option 1 We don't become a shareholder and don't contribute any additional funds	274	57%
Option 2 We do become a shareholder and contribute to the wider Investment and Growth Reserve Fund.	205	43%
Total submissions	**479**	**100%**

Feedback by location



Key comments

- A regional economic development entity is better for the region and district
- With this proposal Council has some control over any investment and more involvement in decisions
- Tourism and marketing support for the Far North is important
- Council should contribute more funding to the Infrastructure Growth Reserve – but not more sculptures
- Council should focus on core business – economic development is not its core business
- This money could be better used for local projects
- Perception is that Northland Inc does not provide many services to the Far North.

Staff comment:

Consultation results for and against the proposal are reasonably close.

In addition to submitter feedback, it is important to recognise the growing importance of stimulating sustainable economic activity locally, regionally, and nationally, particularly in the wake of Covid-19 lockdowns.

The Northland region has, for some time, had significant inter-agency activity underway, with the four Northland councils and Northland Inc deeply involved. Local Government New Zealand also has economic development as one of their five key priorities.

The development of a Shared Ownership CCO (NINC) was one of the key findings from the Martin Jenkins Report *Northland Inc – Extending Regional Reach* along with providing greater investment targeted to transformational projects. The Joint Committee of the shareholding Councils will have greater oversight of these significant projects.

Benefits of shared ownership in Northland Inc are:

- Ensuring the Far North perspective is embedded in the Statement of Intent
- Greater focus and resourcing for Maori economic development
- A focus on sustainability and all well-beings, not just economic outputs
- It is more efficient and attractive to central government to have one agency delivering the service for Northland
- The Far North will have substantial input and ‘weight’ in a Regional Economic Development Strategy.

Despite this being contrary to public feedback, staff recommend that Council invest as a shareholder in the refreshed Northland Inc, given these benefits.

Note that Kaipara District Council must join as 33% shareholder or the proposal will fail and the offer of shares and participation at a Governance level will not proceed. Should that occur post Council's decision, the investment in year one will be withheld and diverted to Council's economic development activities and the remaining investment removed from budgets in the subsequent Annual Plan.

Staff recommendation(s):

1.2a) That Council agrees to become an equal shareholder in Northland Inc (resulting in Northland Inc becoming a Council Controlled Organisation of Far North District Council), subject to:

- committing to financial contributions of $82,000 in year one to $500,000 in year 10 of the 2021-31 Long Term Plan
- Kaipara District Council confirming their equal shareholding and funding commitment
- Northland Regional Council and Kaipara District Council confirming their equal shareholding.

1.2b) That Council requests the Chief Executive Officer implement all necessary steps to enact the decision above so that it is effective from 1 July 2021, the start of the financial year.

1.3. Fairer and simpler rates

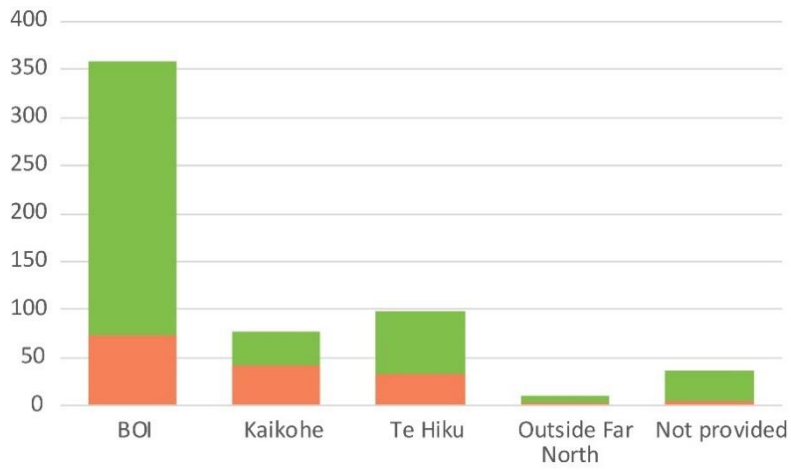
The Consultation Document outlined a proposal to improve the system's fairness and simplicity. The proposal described a package of seven amendments:

- Change to capital value
- Remove flat rates (UAGC and roading UAGC)
- Reduce the commercial differential
- Move away from scheme-based capital rates for water and wastewater
- Reduce the availability charge for water and wastewater connections
- Introduce a public good charge for water and wastewater
- Change the stormwater targeted rate.

Respondents:	
BOI-Whangaroa ward	359
Kaikohe-Hokianga ward	77
Te Hiku ward	99
Outside Far North	11
Not provided	36
Total submitters	**582**

Responses:			
	Option 1: Don't change the rating system	159	27%
	Option 2: Change the rating system	423	73%
	Total	**582**	**100%**

Feedback by location



Key comments

General comments:

- Although the proposed change may create a simplified rating regime, there is no evidence that it is fair, as in many cases the resulting increases are unaffordable and may drive people from their land. In particular, dairy and beef producers look to be facing big rates rises.
- Many ratepayers in the Far North are receiving little in the way of Council services for their rates dollar, particularly in rural areas where water and wastewater are self-provided, roads are unsealed, and refuse is not picked up.
- Our rating system does not lean far enough towards user pays. Council should make more use of targeted rates and user fees/charges.
- Now is not the time to change the rating system so dramatically – there are too many changes and economic uncertainties right now.
- Those with greater capacity to pay should.
- The proposal was not well explained and a lot more time is required to enable ratepayers to absorb and understand the information and consider how it would affect them. The overall sentiment is that while the rating system does need an overhaul, there were too many changes combined into the package, making it difficult for people to understand how each of the components would affect them.

Comments on transitioning to capital value rating:

- A transition from land value to capital value is fair
- Rating on capital value penalises hard-working folks
- CV is a thinly disguised wealth tax / capital gains tax
- Those on fixed incomes with high capital values will be rated out of their properties
- Rating on capital value is a disincentive to developing and using land. This will encourage land banking
- There is no longer a strong relationship between capital value and ability to pay. Property values continue to rise strongly while income increases have not
- Capital value may be ‘fair’ but the resulting increases are unaffordable for many.

Comments on removing flat rates (general and roading UAGCs)

- Increase the UAGC to the maximum allowable under legislation
- All separately used or inhabitable parts (SUIPs) should contribute equally.

Comments on reducing the commercial differential

- Yes, commercial ratepayers are hard hit.
- Residential ratepayers should not subsidise businesses that have the option to increase charges to cover the additional cost and can also claim their rates as a business expense.

Comments on moving to district-wide water and wastewater

- Support the proposal
- There should be a user-pays approach to funding these core services.

Comments on reducing the water and wastewater availability charge

- Eliminate the availability charge altogether – why should we have to pay for something we don't use?
- The ability to connect is a sunk cost and it is not fair to ask other ratepayers to subsidise a connection availability on the off chance it may be used.

Comments on introducing a public good charge for water and wastewater

- Everyone benefits from Council water and wastewater schemes in some way
- Those not connected still have to pay for having septic tanks emptied and buying treated water for tanks.

Comments on increasing the stormwater rate

- Against the proposal (no reason given)
- The management of stormwater is important - Council needs to spend more on resolving stormwater issues so therefore support this change.

Staff comment:

The above commentary indicates confusion and misunderstanding, attributable both to the complexity of rating methodology and the number of changes incorporated in the proposal.

Submitters who had compared their current rates with the proposed rates in the sample RID and found their rates likely to go up substantially could not find sufficient information to help them understand which of the seven changes in the package was causing the change.

Further analysis of a large number of rating accounts in the days following hearings presented the following findings:

- The main impact causing the higher value properties to escalate to higher values was the removal of the UAGC. This moved $17m from a "per rating unit" rate to the "general rate" therefore the higher the land and capital values, the large the proportion of the value was attributed to the rate account.
- Whilst the removal of the UAGC as a regressive tax was felt to be important during modelling, the severe impact on dairy and beef farmers was not expected.
- Further modelling has shown that the move to CV is probably still the preferred option but that the UAGC should be left as is for the time being to lessen the impact.

Staff recommend the following course of action:

a. Do transition from land value to capital value in 10% annual increments for the next 10 years

b. Do not remove the Universal Annual General Charge

c. Do not absorb the roading UAGC and differentials into the general rate

d. Do not change the commercial differential – leave it at 2.75

e. Do not change to district-wide capital funding for water and wastewater

f. Do not change the availability rate for water and wastewater connections

g. Do introduce a small public good charge to all rateable properties for water and wastewater

h. Do increase the targeted rate for stormwater so that 90% of urban stormwater costs are levied on urban ratepayers and the remaining 10% funded through the general rate

i. Remove SUIPs for the charging of Uniform Annual General Charges and retains SUIPs for charging the ward rate and small targeted rates for up to five years, then removing SUIPs altogether.

The recommendation acknowledges that there will be some ratepayers for which the amended rating system may create affordability issues as a result of the switch to capital value rating. However, because the transition is to occur over 10 years, the affordability issues are not expected to be overly-burdensome until around year five. For this reason, staff also recommend that once the rating amendments are in place Council engage directly with those ratepayers significantly impacted by the move to capital value rating and work on a programme of differentials to alleviate the worst of the impacts.

Staff recommendation(s):

1.3a) That Council transition to calculating the general rate on land value to capital value in 10% annual increments over the next 10 years.

1.3b) That Council retains the Uniform Annual General Charge.

1.3c) That Council retains the current roading Uniform Annual General Charge and differentials.

1.3d) That Council retains the commercial differential at 2.75.

1.3e) That Council retains the scheme-based targeted rating of water and wastewater.

1.3f) That Council retains the current availability rate for water and wastewater connections at 100%.

1.3g) That Council increases the targeted rate for stormwater so that 90% of urban stormwater costs are levied on urban ratepayers and the remainder funded through the general rate.

1.3h) That Council removes SUIPs for the charging of Uniform Annual General Charges and retains SUIPs for charging the ward rate and small targeted rates for up to five years, then removing SUIPs altogether.

2. Submissions relating to other items we asked for feedback on

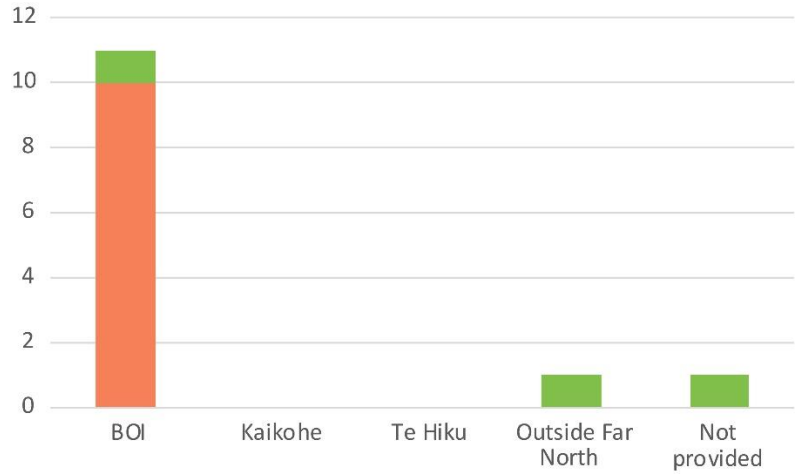
2.1. Fees and charges

The annual review of fees and charges resulted in amendments to various fees for the 2021/22 financial year. In most cases increases were limited to the Local Government Cost Index (LGCI). Submitters were asked if they agree with the changes proposed.

Respondents:	
BOI-Whangaroa ward	12
Kaikohe-Hokianga ward	-
Te Hiku ward	-
Outside Far North	1
Not provided	1
Total submitters	**14**

Responses:		
Agree with proposed changes	11	79%
Disagree with proposed changes	3	21%
Total submissions	**14**	**100%**

Feedback by location



The majority of submitters were silent on the matter of fees and charges. Three disagreed without explanation.

Two submitters made suggestions:

- Other councils offer a discount for dog licences when owners have achieved Responsible Dog Ownership
- Dog license fees should be discounted for smaller dogs as it's the large dogs that are the problem.

Staff comment:

If fees and charges were to remain static, Council would be asking the District's ratepayers to pay for a larger share of services that have a private benefit. Fees and charges, and the amount we seek to recover from them, are discussed on an annual basis.

Staff recommendation(s):

2.1a) That Council adopts the schedule of fees and charges for 2021/22 proposed.

2.1b) That Council delegate the CEO authority to make any final minor edits to the fees and charges prior to publication.

2.2. Rating policies

The Rate Relief Policies that were adopted in 2018 were reviewed to ensure they were fit for purpose and able to be applied fairly and consistently. This resulted in some minor amendments to some policies, particularly in relation to the objectives and purpose of each policy. Additional definitions were also added to the preamble of the policy suite to make intentions clear and aid understanding.

Following commencement of consultation on these changes the Government passed the Rating of Whenua Māori Amendment Bill. The effect of this is that further changes are needed to the policies in relation to Māori Freehold Land.

Only three submissions were received that relate to the Rate Relief Policies that were issued for consultation.

- One submitter suggested that the wording in policy R21/13 - Incentivising Development of Māori Freehold Land should be broadened to include General Title land owned by Māori and land zoned for Maori purposes. This submitter also suggests that the time restriction and linkage to the Incentivising Maori Economic Development Policy - R21/14 - be removed.

  Staff comment:

  This policy is now a requirement under the Local Government (Rating) Act 2002. The Act specifies that this applies to Māori Freehold Land. It is not Council's intention to broaden the policy to General Title land owned by Māori.

- One submitter queried the wording in M21/01 - Māori Freehold Land not used and why Māori Freehold Land was excluded from P21/03 - Landlocked Land. In addition, the submitter queried some conditions within R21/13 - Incentivising Māori Economic Development. It was suggested that the criteria stating "The land, or portion of the land, for which relief is sought must be considered suitable for development and confirmed as currently not used or economically viable in its current state" created barriers, as did the inclusion of the requirement for a 3-year cash flow analysis. The submitter also raised concerns regarding condition 8 which requires the remission to be cancelled if the development does not proceed or meet the requirements to achieve a viable return.

  Staff comment:

  M21/01 - Māori Freehold Land not used is one of the policies that will be affected by the Rating of Whenua Māori Amendment Bill. This policy has now been redrafted and will only apply to rating units that are subject to either a "licence to occupy" or "informal arrangement". In both cases, a separate rating unit is not created, therefore the rating on the balance of the land does not automatically become non-rateable under the amendments to the Local Government (Rating) Act 2002. The policy will provide for the balance of land to be considered as non-rateable if it meets the criteria.

  It was originally thought that the Māori Land Court could define land as "land locked". It has since been identified that this is not the case and Māori Freehold Land has now been returned to policy P21/03.

  The amendments to R21/14 are intended to clarify the conditions under which Council will consider applications for remission. The condition requiring the land to be currently unused or for the development to be uneconomical in its current state is intended to create new economic development rather than applying to any existing commercial/economic activity. A 3-year cash flow analysis has been included to align with the 3-year non-rateable status granted under the policy. It is intended to show that the development will be able to pay rates from year 4, as per the policy. If for any reason the development does not proceed, or it fails to achieve the intended outcomes, Council retains the right to cancel the remission. This is intended to ensure that the remission granted achieves outcomes that are realistic and achievable.

- One submitter queried the revocation of the policy on Wastewater Charges on Government Funded Subsidy if Council resolved to move to District-wide charging for Water and Wastewater.

  Staff comment:

  Current indications are that Council will not proceed with changing to District-wide charging for Water and Wastewater.

Staff recommendation(s):

2.2a) That Council adopt the amended Rate Relief Policies, including the amendments to R21/01, R21/02 and the revocation of R21/03 following the enactment of the Rating of Whenua Māori Amendment Bill.

2.3. Significance and Engagement Policy

Respondents:	
BOI-Whangaroa ward	1
Kaikohe-Hokianga ward	-
Te Hiku ward	-
Outside Far North	-
Not provided	-
Total submitters	**1**

Healthy Families Far North (HFFN), notes that the significance criteria assess the likely impact on the wellbeing of the district but is silent on the social impacts of the issue or proposal. They recommend that Council:

- Develops a Social Wellbeing Strategy to guide report writers
- Makes changes to the Council's Report Template, specifically its Compliance Schedule, that the impact on Social Wellbeing be assessed.

HFFN also suggests that the criteria for issues/proposals 'of specific interest to Māori' incorporate the health and wellbeing of iwi/hapū/whanau. Proposed wording is (added words in *italics*):

Criteria	**Threshold**
Of specific interest to Māori	The proposal has a major and long-term impact on *the health and wellbeing of* iwi/hapū/whanau and their culture and traditions with their ancestral land,water, sites, wāhi tapu, valued flora and fauna, and other taonga

Staff comment:

With the requirement for councils to "… promote the social, economic, environmental, and cultural well-being of communities …" restored to the Local Government Act, it is probable that local authorities will eventually be required to establish a framework within which to actively promote community wellbeing. When this occurs staff will engage with agencies such as HFFN to ensure that the framework is fit-for-purpose, sensible and effective, and provides sufficient support to Council report writers to enable the assessment of social (and other) wellbeing impacts.

Staff consider the proposed minor amendment to the significance criteria threshold worthwhile in order to elevate the importance of wellbeing when considering the significance of an issue or proposal. Note that the reference to health is not considered necessary as the concept of health is implied in the term 'wellbeing'.

Staff recommendation(s):

2.3a) That Council adopts the Significance and Engagement policy with the following amendment:

Section 9 Matters of Significance, criteria for items 'Of specific interest to Maori' threshold to read:

The proposal has a major and long-term impact on the wellbeing of iwi/hapū/whanau and their culture and traditions with their ancestral land,water, sites, wāhi tapu, valued flora and fauna, and other taonga.

2.3b) That Council delegate the CEO authority to make any final minor edits to the policy prior to its publication.

3. Submissions on Roading and Footpaths

3.1. Kerikeri road network

25 submissions were received from Kerikeri residents, calling for increased urgency in land banking for more Kerikeri roading, and getting on with the design and implementation of a more strategic roading network for the area. A lack of allocated funding in the LTP for this work was noted.

In addition to a call for general resolution of congestion, submitters also commented on:

- The layout of Kerikeri CBD
- More facilities in Kerikeri to enable safe cycling on busy roads
- Cycle and pedestrian amenities between Waipapa Road and Kapiro Road

Staff comment:

Further design planning of the entire Kerikeri network looking at all modes of transport, congestion, options for alternative routes and cycle lanes is planned to be undertaken over the next three years. This work is necessary to developing a business case sufficient to attract funding from Waka Kotahi. Details of proposed projects are in the Kerikeri Structure Plan which is available on Council's website.

Staff recommendation(s):

3.1a) That Council note the submissions but that no change be made to the 2021-31 Long Term Plan.

3.2. Footpaths and walkways

A number of submissions request the following:

- A safe footpath to enable pedestrian access from the Rawene ferry terminal to the hospital is urgently required.
- Pedestrian access at Rawene to kohanga, playcentre, sportsfields, sailing club, bowling club, horse training, gym and recycling centre.
- Additional footpaths required in Mangonui
- Investment in footpaths/walkways for Ahipara-Kaitaia-Awanui and Pukenui
- Better footpaths in Paihia that are suitable for the aged and disabled. Widen footpaths, better control of alfresco dining and footpath sign regulation
- Footpath request for Station Road, Kawakawa
- Okiato to Russell shared path / cycleway needs attention and funding.

Staff comment:

The footpath the residents of Rawene are asking for is being worked on by the NTA in collaboration with the community and Waka Kotahi, and Council acknowledges that there are multiple safety issues with current pedestrian access between the ferry and hospital. Government subsidies are stretched and footpath allocations are being reduced, so there is no guarantee that Council will receive assistance to fund a solution. Staff await the outcome of the Waka Kotahi funding round and will continue to work with the Northland Transport Alliance and the Rawene community to address the safety issues identified. Should additional funding allocations be required to address these issues further Council discussion will be initiated.

Other pedestrian amenities in Rawene need to be looked at from a place-making perspective. This is an initiative the Community Board may like to assist.

The Okiato to Russell shared path has not been allocated funding as there are a number of considerations (including consents) to address before decisions are made on the route. Design and engineering will require the input of Far North Waters for the sewer site, Top Energy for the path under the pylons, and the Northland Transport Alliance for road corridor use.

All footpaths are developed to current engineering standards, which are being reviewed at present. Once the new standards are in place, all new footpaths will be developed to those standards. There are no plans to bring existing footpaths up to standard other than through the renewals process.

Setting priorities for footpaths is a delegated function of Community Boards. Staff will refer all footpath requests to the respective Community Board for discussion.

Staff recommendation(s):

3.2a) That Council requests the Northland Transport Alliance to undertake an investigation into pedestrian road safety in Rawene.

3.2b) That Council notes the submissions but that no change be made to the Long Term Plan 2021-31.

3.3. Road sealing, dust control and unsealed road maintenance

A small number of submissions request the following:

- General dust sealing / tar sealing in the Rawene environs
- Support for Ministry of Health investigation into the use of red clay in road works. The clay is proven to be unsafe and can get into our cars and bodies causing irreparable damage.
- A number of submitters, including Northland Regional Council, request sealing of as many unsealed roads as possible.
- Increase the frequency of unsealed road grading.
- Seal extensions were requested for the following roads:
  - Matawaia-Maromaku Rd
  - Parapara Road, Taipa
  - Waikare Road, Kawakawa
  - Station Road, Kawakawa
  - Rakautapu Rd, Kohukohu
  - Brass Rd, Ahipara

Staff comment:

The issue of dust on unsealed roads is of high importance to our communities and Council, and it remains high in Council's list of transport priorities.

In 2019 Council developed the Dust Matrix prioritisation tool to help inform decision-making of investments for seal extensions. The matrix measures 22 criteria that inform rankings across more than 1,840 road sites across the District.

Council continues to proactively lobby central government to acknowledge the associated health and environmental issues and to provide much needed financial assistance towards remedying the problems.

Staff recommendation(s):

3.3a) That Council notes the submissions but that no change be made to the Long Term Plan 2021-31.

3.4. Twin Coast cycle trail

Five submissions were received on the cycle trail. Comments included:

- Find a way to charge people for using the cycle trail (user pays funding)
- Opua-Taumarere replacement trail higher priority than allowing vintage railway
- Northland Regional Council encourages further investment to support tourism growth.

The Pou Herenga Tai Trust request the following changes to the Pou Herenga Tai extension capital works:

- Horeke Road sealing, at an estimated cost of $5m over years two and three of the LTP. The request is due to cyclist safety and tourism growth.
- Variation to the budget for community pump tracks which is currently allocated to one pump track in Kaikohe in year two at a cost of $82,400. The Trust request an additional track for Moerewa. Additional spend $20,900 year two is required.
- Stage one of the removal of asbestos pipes in Moerewa is complete so the $100k in year one can be re-timed and used for the removal of other pipe hazards, and if Council can add another $70,000 the full programme of current hazards can be dealt with.
- The Trust does not believe the Imms Road bridge work allocated funding in years one and two is as critical as resolving issues with the Kerikeri rail tunnel. They suggest using the allocated funding to undertake a condition assessment, carry out general upgrades and install safety lighting instead of the Imms Road bridge work. No additional funding is required.
- Bring forward funding for cycle trail extension in years 7 to 10 to years 2 to 6 – total of $14.6m.

Staff comment:

Any decision to seal Horeke Road is subject to Council's district-wide prioritisation process. The project may also be suitable for future Tourism Infrastructure Fund applications.

Pump tracks are not normally recognised features of tourism-oriented cycle trails, however, the Kaikohe community and the Pou Herenga Tai Trust agree this would have amenity value to parents and children (users of the cycle trail and locals) in places where a diversion off the trail for play can be accommodated and funded. Staff support the notion of a second pump track in Moerewa, assuming a suitable location has been identified.

The removal of asbestos pipe hazards is an operational expense unless it can be combined with other capital works, so the $100,000 in year one of the capital works programme cannot be used for this purpose. For this reason staff believe the best course of action is to remove the $100,000 allocated to pipe removal and reconsider it alongside any extension planned for cycle trail work in the future.

Staff agree that resolving safety and visibility issues in the Kaikohe rail tunnel is more urgent than the planned works for the Imms Road bridge.

The request to bring forward $14.6 million of capital funding is a discussion that must be had within the context of cycle trail amenities across the District, and as such staff recommend that Council workshop future investment strategies before agreeing to revising the substantial budgets from year seven onwards.

Staff recommendation(s):

3.4a) That Council amends the budget for community pump tracks adjacent to Pou Herenga Tai to $61,500 in 2021/22 and $61,500 in 2022/23.

3.4b) That Council removes the $100,000 allocated for pipe removal from the capital programme at this time and reconsiders it alongside any extension planned for cycle trail work in the future.

3.4c) That Council approves diverting funding for the Imms Road Bridge cycle trail project to the upgrades and safety lighting for the Kaikohe rail tunnel.

3.4d) That Council reviews future investment in cycle trails for the District and retains the current timing of the $14.6 million provided in the 2021-31 Long Term Plan.

3.5. Other roading issues

- A few submissions were received requesting a double-lane bridge from Paihia to Waitangi to replace the current one-lane bridge, and a bridge over the Hokianga harbour to supplement/replace the current ferry.
- General commentary was received regarding the general poor condition of local roads and not enough accountability of roading contractors.
- Would Council consider the Opua/Okiato (ferry) waterway declared a public road so that Waka Kotahi subsidy could be attracted?
- Several submitters requested a speed limit review at Kohewhata Marae (State Highway 15, Kaikohe), a speed camera on Landing Road, Kerikeri, and general speed reviews for secondary/tertiary roads.
- Northland Regional Council (NRC) requests ongoing support for public transport in the District through the provision of infrastructure such as bus stops, shelters and termini. NRC also requests that FNDC support the introduction of a total mobility scheme in the Far North along with Community Vehicle Trusts.
- General opposition to the use of glyphosate and other harmful sprays across the district, not only on roads, but also in playgrounds and other public areas. The use of these sprays needs to be stopped and alternatives that are not harmful to health and our environment be used.
- Lack of public parking in Kerikeri and Paihia, and very limited numbers of mobility spaces.
- Request for street lighting on Station Road, Kawakawa, and the Pekerau Road and State Highway 10 junction at Lake Ohia.

Staff comment:

Submissions that provided details of specific roading issues and requests for information will be recorded as requests for service and allocated to staff for action.

The issue of glyphosate is one all councils in the country are struggling with. Contractors have been evaluating alternatives for some time. It is anticipated that alternatives to glyphosate will come at substantial cost. Any policy on alternatives to toxic sprays will be the subject of future discussion with Council.

Street lighting on state highways is the responsibility of Waka Kotahi.

Staff recommendation(s):

3.5a) That Council notes these submissions but makes no change to the 2021-31 Long Term Plan.

4. Submissions on Water Supply

4.1. General water

Several comments regarding water covered the following:

- Enabling and encouraging homeowners to install water tanks
- Addressing potable water security
- Fluoridation of public water supplies
- Capital works for various sources and plants in the district
- More education required around water saving/conservation
- Encouraging and allowing the separation of grey water for non-potable purposes.

Staff comments:

Specific concerns will be recorded as requests for service.

Asset managers continue to prioritise planned capital works and consent management on a daily basis.

Water conservation is actively communicated, particularly during times of water restriction.

Staff recommendation(s):

4.1a) That Council note the submissions but that no change be made to the 2021-31 Long Term Plan.

5. Submissions on Wastewater

5.1. General wastewater submissions

Several comments regarding wastewater covered the following:

- Septic tank overflows caused by flooding in Moerewa
- Paihia/Opua wastewater system compliance and area of benefit
- Extension of Kerikeri/Waipapa area of benefit needed
- Disposal of treated wastewater to meet cultural and environmental requirements
- Extend sewage reticulation from Beauford St to Opua Commercial Estate
- NRC and others encourage council to continue to work on land disposal options.

Staff comments:

Specific concerns will be recorded as requests for service.

Asset managers continue to prioritise planned capital works and consent management on a daily basis.

Staff recommendation(s):

5.1a) That Council notes the submissions but makes no change to the 2021-31 Long Term Plan.

6. Submissions on Solid Waste Management

6.1. General solid waste submissions

Several comments regarding wastewater covered the following:

- The charge for rubbish bags is too high.
- Council needs to accept more items for recycling – too many types of plastics not accepted.
- Better litter control required
- Managing leachate from refuse stations (e.g. Russell)
- Not enough recycling stations in Russell

Staff comment:

Specific concerns will be recorded as requests for service.

Asset managers continue to prioritise planned capital works and consent management on a daily basis.

Staff recommendation(s):

6.1a) That Council notes the submissions but makes no change to the 2021-31 Long Term Plan.

7. Submissions on District Facilities

7.1. Sporting facilities

The topic of sporting facilities is evidently a high priority, particularly for sports fans in the Kerikeri/Waipapa area. Several submissions were received about the new Kerikeri/Waipapa sports hub development (PGF-funded):

- Cricket request four wickets/fields in total but only one wicket is allowed for at the new Waipapa development.
- Kerikeri gymnastics would like Council support to establish infrastructure for gymnastics. They are happy to raise funds but need Council to work with them.
- Can unused land at Waipapa be divested to raise funding for development of a full multi-use sports hub?
- What happens once the PGF money has been spent? Does Council intend continuing to build a multi-use facility?

Outside of Kerikeri/Waipapa:

- An aquatic facility is needed in the mid north for the health benefits of elderly and disabled, and water safety education.
- Paihia has very little in the way of sporting facilities.

Staff comment:

The project referred to as the Waipapa Sports Hub is focused on delivering the scope agreed with MBIE in exchange for Government PGF funding. When the scope has been satisfied Council will consider the future development of the asset. Funding of $28 million is allocated in years 9 and 10 of the LTP for the Bay of Islands Sports Facilities. This funding is intended to supplement the asset developed through the PGF project.

Staff recommendation(s):

7.1a) That Council notes the submissions but makes no change to the 2021-31 Long Term Plan.

7.2. Broadwood Swing Bridge

Two submissions were received about the swing bridge at Broadwood which is currently closed because it needs repairs. Locals maintain that the bridge is both a tourist attraction and an essential piece of local infrastructure that was heavily used.

The bridge was built by the community using Hokianga Community Board funding, and vested in Council at some stage. The local residents want the bridge to be either repaired or rebuilt as soon as possible.

Staff comment:

At the time of putting LTP budgets together the swing bridge has been closed for health and safety reasons. The $100k in the capital budget could not be diverted for this purpose as the demolition of the bridge cannot be capitalised. The $100k was removed from the capital budget. The community advise that they have a design and cost estimates.

The bridge will shortly be demolished. Staff recommend that further discussions be held with the community to evaluate their design and costings, and work with them to secure funding, whether that be through Council or central government grants such as TIF.

Staff recommendation(s):

7.2a) That Council engage with the Broadwood community to review their design and costings for a repairs/replacement bridge and help them to secure funding for the project.

7.3. Public toilets

Public toilets are always a topic of conversation during consultation, particularly here in the Far North where tourism season puts pressure on what we've got and highlights areas where facilities are needed. Requests for facilities in the following areas were recorded:

- Lake Manuwai facilities are not fit for purpose.
- Mangamuka toilets need investment, please work in partnership with iwi and hapū on this.
- All public toilets must be made accessible for those with disabilities, in particular hand rail setup and door lock mechanism within reach in case someone needs to be let in.
- Paihia needs more public toilets.

Staff comment:

Public toilets are essential to Council's tourism infrastructure, and staff continue to consider appropriate candidates for applications to the Government's Tourism Infrastructure Fund (TIF). An application has been lodged for new toilets at Lake Manuwai.

The Mangamuka toilets are scheduled for renewal in the current financial year.

Condition assessments of all public toilets across the Far North is nearing completion. The information received will be used to revise all public toilet programmed work.

Staff recommendation(s):

7.3a) That Council notes the submissions, but no change to the 2021-31 Long Term Plan be made.

7.4. General District Facilities

Several requests for new and improved general facilities across the district were received:

- Skate and basketball facilities in Kawakawa
- A playground is needed in Broadwood, the Moerewa playground needs a shade sail, and an additional playground is needed in Moerewa.
- Security camera infrastructure is needed across the District
- Reshape and seal Waipapa Landing and Pukenui carparks
- There is a need for higher capacity community facilities in Rawene. The community gym and sailing club share space that they have both outgrown. Submitters ask that Council work with them to progress a proposal to move the sailing club closer to the wharf, enabling the gym to use all of the current space. Community members who spoke at hearings were passionate about the social and health benefits of these community facilities.
- The Opononi community asks that renewals funding for the War Memorial Hall be brought forward from year four to carry out upgrades they estimate will cost $588,000.
- A higher level of town maintenance is needed. Hokianga submitters ask that Council provide some funding to support community efforts.

Staff comment:

Requests for town maintenance and leisure facilities are initiatives that Community Boards may wish to investigate using grant and placemaking funding which increased substantially in this LTP.

A playground at the Taumatakuku Reserve in Moerewa is planned for year 3 of the LTP.

Funding is allocated to the renewal of the Opononi War Memorial Hall in years 4 and 5 of the LTP, however, staff acknowledge that this funding was pushed out in error. The roof urgently needs attention, as do the toilets and accessibility amenities. Staff recommend bringing the funding forward to years 1 and 2 so that the work can get underway.

In the meantime, a report on the condition and renewals requirements for all halls in the District is imminent. Staff will use this to develop a programme of renewal works across all hall assets, to confirm expenditure needs and timing.

Carpark projects at Waipapa Landing and Pukenui are already funded in the LTP, and will be carried out by Far North Holdings Ltd.

Staff recommendation(s):

7.4a) That Council approves the re-timing of funding for the Opononi War Memorial Hall from years four and five to years one and two of the 2021-31 Long Term Plan.

7.4b) That Council notes all other submissions but makes no change to the 2021-31 Long Term Plan.

7.5. Far North Holdings Limited (FNHL)

FNHL request the following funding/timing changes to the LTP:

- **Taipa seawall.** A 90-metre section of seawall is required to protect the adjacent reserve area and the abutment to the jetty and ramp. FNHL have drafted a consent application and carried out preliminary consultation with Ngati Kahu kaitiaki. The work could be scheduled for year two (21/22) or later. Physical works are estimated at $90,000.
- **Waipapa Landing Carpark**. $247,000 is allocated in year two of the LTP, costed as a chip seal finish with minor culvert work and a swale between the carpark and Landing Road for stormwater management at the top end. There is one culvert that picks up the stormwater by the toilets and runs to the sea. FNHL propose upgrading this as part of the project. Changing to this higher specification comes with a cost of an additional $110,000.
- **Pukenui Carpark**. $381,000 renewals funding is allocated in year two of the LTP. This includes a concrete turnaround area adjacent to the land-based fuel pumps where hard turning occurs. FNHL would like to bring the project forward to year one so it can be done on completion of the wharf project in October 2021.
- **Rangitane.** FNHL, as project managers of the $2.45 million PGF-funded maritime project at Rangitane, note several small projects that could be completed at the same time to increase the amenity value of the project. Investment of $157,500 is requested to implement speed control at the foreshore, and install guardrails, litter bins and 180 metres of boardwalk.
- **Ōmāpere /Ōpononi trailer parking.** FNHL ask that Council provide funding for the acquisition of land suitable for development of trailer parking.
- **Mangōnui.** FNHL ask that Council allocate funding for the general development of Mangōnui, including a marina.

The Parahirahi Ngawha Waiariki Trust asks that Council and Far North Holdings continue to provide their support to the Trust for the long-term development of the Springs and surrounds for the mutual benefit and return for the wider district. The Trust request that Council facilitate establishing the strategic relationship referred to in the current Long Term Plan.

Staff comment:

FNHL are charged with the management of Council's marine assets, and as such have some leeway when it comes to requesting budget and timing adjustments. Staff recommend proceeding with the Taipa seawall, Waipapa Landing and Pukenui carpark and Rangitane amendments.

The recently completed TIF-funded boat ramp study (tabled at Infrastructure Committee meeting on 5 May 2021) will be valuable in helping FNHL and Council to agree land acquisitions for the development of maritime amenities.

Staff recommend a future LTP discussion with the community on the further development of Mangōnui.

Staff agree that the long-term development in the Ngawha Springs surrounds requires a collaborative strategic relationship with the substantive involvement of Far North Holdings given their commercial interests in the area.

Staff recommendation(s):

7.5a) That Council approve the following capital works amendments:

- Taipa seawall $90,000 in year two of the LTP
- Waipapa Landing carpark additional funding of $110,000 in year two of the LTP
- Pukenui carpark retiming of $381,000 in year two of the LTP to year one of the LTP

– Rangitane maritime additional funding of $157,500 in year one of the LTP.

8. Submissions from Community Boards

8.1. Te Hiku

The Te Hiku Community Board submission reflects the work of the Board and staff in developing a strategic plan as a foundation for continued advocacy on behalf of the residents in the ward and the Board's intention to use allocated funding for the wellbeing of the towns and communities of Te Hiku.

The Board also acknowledges Council's agreement to increasing the placemaking and community grant funds in this LTP so that it can achieve more.

The Te Hiku Community Board also asks that Council consider the following:

- A maritime development at Mangōnui
- Annual grant funding for the Doubtless Bay Information Centre (see requests for funding)
- Annual grant funding to Te Ahu Charitable Trust for the operation of Te Ahu centre
- Reserve management plan for the Rangitoto Recreation Reserve
- Development of an Arts and Culture Policy
- Funding of a security camera programme for Te Hiku.

Staff comment:

Far North Holdings have also requested the further development of Mangōnui, including a marina. Discussions between Council and FNHL will continue.

See Requests for Funding section regarding Doubtless Bay Information Centre and Te Ahu Charitable Trust.

Work on reserve management plans has stalled due to a lack of reserves resourcing, and there are no immediate solutions evident.

Council is collaborating with Creative Northland on a funding application to pay for the development of an arts and culture strategy for the Far North.

Council has no policy on the provision of security cameras, and further discussion between Council, Community Boards and other agencies, such as Police, are needed to agree location, cost and ongoing operation. This is an initiative the Community Board may wish to work with community planning staff on to identify needs.

Staff recommend that the Board set aside workshop time to debrief on the Board's submission and form a plan for gaining traction. It should be noted that the Community Board Working Party has within its scope the process for ensuring Community Boards an early opportunity to 'bid' for capital projects in Annual and Long-Term plans.

Staff recommendation(s):

8.1a) That Council notes the submission from the Te Hiku Community Board and commits to continued collaboration towards achieving the aspirations of the Board.

8.2. Bay of Islands-Whangaroa

The Bay of Islands-Whangaroa Community Board submission reflects the work of the Board and staff in developing a strategic plan as a foundation for continued advocacy on behalf of the residents in the ward

and the Board's intention to use allocated funding for the wellbeing of the towns and communities of the Bay of Islands and Whangaroa.

The Board also acknowledges Council's agreement to increasing the placemaking and community grant funds in this LTP so that it can achieve more.

The Bay of Islands-Whangaroa Community Board also asks that Council consider the following:

- Ongoing work on community Plans, including iwi/hapū plans and reserve management plans.
- Input and participation to the district plan consultation.
- Allow the Board to determine the most appropriate use of the Town Beautification Fund.
- Cultural place-making projects, including bi-lingual place naming and signage etc.
- Resolution of seasonality issues, e.g. public toilets and rubbish
- Review of speed limits and seasonal road safety measures
- Prioritise pedestrian safety measures in busy areas and towns
- Safety and security measures such as funding support for Māori wardens and street lighting
- Better growth planning to ensure appropriate provision of social amenities such as footpaths, walking tracks, carparks, disability carparks, and recreation and marine facilities, public toilets, dog recreation areas, sporting facilities.
- Regulation for freedom campers
- More collaboration with Council on planning for core infrastructure, community facilities, policies and strategies
- Education programme around the use of toxic sprays and the 'no spray' register.

Staff comment:

Staff recommend that the Board set aside workshop time to debrief on the Board's submission and form a plan for gaining traction. It should be noted that the Community Board Working Party has within its scope the process for ensuring Community Boards an early opportunity to 'bid' for capital projects in Annual and Long-Term plans.

Staff recommendation(s):

8.2a) That Council notes the submission from the Bay of Islands-Whangaroa Community Board and commits to continued collaboration towards achieving the aspirations of the Board.

8.3. Kaikohe-Hokianga

The Kaikohe-Hokianga Community Board did not submit to the LTP. However, staff are aware of a wide variety of requirements the Board would like to gain traction on.

It is recommended that the Board set aside workshop time to consider strategic direction and form a plan for gaining traction. It should be noted that the Community Board Working Party has within its scope the process for ensuring Community Boards an early opportunity to 'bid' for capital projects in Annual and Long-Term plans.

9. Submissions on District Services

9.1. Dog control and amenities

A small number of submissions were received regarding dogs. A few submitters mentioned the dog control bylaw and policy work that has been underway for some time. However, most submissions were about a need for dog exercise areas for which budget has not been allocated in the LTP.

Staff comment:

$63,000 in capital funding is currently allocated for the development of a dog exercise area in Kerikeri. No other funding provisions have been made for similar facilities across the District.

Council remains committed to providing adequate dog management practices and enforcement.

Staff recommendation(s):

9.1a) That Council note the submissions but that no change be made to the 2021-31 Long Term Plan.

10. Submissions on Strategic Planning and Policy

10.1. General Strategic Planning & Policy

Comments from submitters on planning and policy issues were:

- Reiterating the importance of adaptation to climate change and protecting our environment, and a call for Council to engage with tangata whenua in this
- Collaborate with primary industry on climate change adaptation planning.
- Protect our waterways, native forests, flora and fauna
- Stop using toxic sprays such as glyphosate
- Review the bylaw for the control of on-site wastewater disposal
- Amend the dog bylaw and policy again with suggestions for ranging from not restricting dogs in kiwi territory to promoting dog-friendly cafes
- Amend the maritime facilities bylaw and introduce user-pays charges
- Develop an arts and culture strategy
- Develop a coastal access strategy to include reclamation of land for car and trailer parking
- Put dedicated sport and recreation resources in place to enable to implementation of the regional sport and recreation strategy
- Strengthen sector partnership for sports
- Reinstate development contributions so that those who cause growth (developers and sub-dividers) pay for it
- Develop a Local Alcohol policy (NDHB)
- Develop a placemaking policy that allows development of spatial plans
- Ensure that te ao Māori is reflected in all policies and plans of council, and true partnerships established

- Increase growth planning efforts, particularly for Kerikeri which is the District's fastest growing urban centre
- Lobby central Government for funding to fill the widening infrastructure deficit in the District
- Audit all Far North reserves and develop a programme of Reserve Management Plans
- Work with government organisations to address sustainable housing solutions for Māori.

Staff comments:

Submissions will be shared with relevant managers and staff and considered alongside current work programmes.

Staff recommendation(s):

10.1a) That Council note the submissions but that no change be made to the 2021-31 Long Term Plan.

10.2. Funding requests

The following submitters requested grants:

- Northland Regional Council request a financial contribution to its proposed grants scheme for the provision of tanks, guttering and spouting for those in need of assistance.
- Heritage New Zealand wish to see a heritage fund that encourages owners or potential purchasers of scheduled heritage properties to maintain assets for the benefit of the Far North.
- Northland Inc request a financial contribution to the development of a regional destination management plan and regional brand and marketing strategy.
- The Kawakawa community request funding to:
  - enable the continued work of the kaitiaki rangers who cleaned footpaths, controlled litter and provided a security presence at Te Hononga for a few weeks after it was opened; and
  - pay a local to complete the Kawakawa community plan.
- GMO NZ request a grant of $10,000 to assist the inter-agency GMO work programme.
- The Turner Centre requests an annual grant of $150,000 for the first three years of the LTP and ask that Council pay their remaining debt of $1.1 million.
- Baysport would like to be considered for ongoing financial support to help them with increasing costs.
- The Te Hiku Community Board would like Council to provide the Mangonui information centre with an operating grant for the next three years ($15,000 in year one, and $10,000 each in years two and three).
- The Te Hiku Community Board would also like Council to provide the Te Ahu Charitable Trust with an annual $50,000 grant for each of the next three years.
- Focus Paihia notes that the Paihia Bicentenary is coming up. The submitter requests a grant of $100,000 for project management and event expenses.
- Bike Northland has approached all of the Northland councils requesting grants to provide industry representation, leadership and stewardship to develop Northland's biking infrastructure for recreational and commuter activities. From Far North District Council they are asking for an investment of $15,000 per year for the next three years.

- Te Araroa Trust would like an annual grant of $10,000 for signage, weed and pest control, kauri dieback and trail enhancements.
- The New Zealand Memorial Museum Trust in Le Quesnoy (France) requests that Council provide financial support to the NZ Memorial museum and visitor centre.
- The Whangaroa Museum and Archive Society ask that Council provide financial support to help cover costs.

Staff comment:

Staff agree that Council needs a district-wide policy and framework to guide decisions in response to requests like these, particularly those that are strategic (e.g. Turner Centre in Kerikeri) or are of high use by local communities (e.g. sporting facilities). This work has not been commenced due to resource constraints. Until such time as a policy and framework have been developed Council has no methodology on which to make equitable decisions for the district's many volunteer and Trust operated amenities that provide great benefit to our communities.

In the short term, staff recommend that a small amount of funding be allocated in this LTP to the Turner Centre and Te Ahu for the first year. Any decision asking the ratepayer to assume responsibility for the remaining Turner Centre loan needs further discussion by Council.

Staff also recommend that all other submitters requesting grants be advised to approach their Community Board as the contestable local grant fund has now increased by 25%.

Staff recommendation(s):

10.2a) That Council approve an operating grant for the Turner Centre of $50,000 in year one of the 2021-31 Long Term Plan.

10.2b) That Council approve an operating grant for the Te Ahu Charitable Trust of $50,000 in year one of the 2021-31 Long Term Plan.

10.2c) That Council instruct the Chief Executive to commence the development of a Community Operational Funding Policy and Framework within the next calendar year.

11. Corrections and updates due to new information

11.1. Okaihau playcentre building

It has been identified that the lease issued in relation to this playcentre was issued in 1962 and that there does not seem to be any form of assignment or incorporation of the lease on amalgamation when Far North District Council was created. Staff will continue to work with the legal team to identify a solution for this issue with the aim of removing any perceived legal constraints and allowing a new user to clear the site and enter into a new lease.

Staff recommendation(s):

11.1a) That Council acknowledges that work will continue to identify a legal solution to enable a new use to clear the site and enter into a new lease with a new user.

11.1b) That a report on findings and possible solutions is presented to the Kaikohe/Hokianga Community Board once potential solutions have been identified.

11.2. Funding for land disposal consents

At the Infrastructure Committee on 5 May 2021, the Committee resolved to recommend to Council that $330k be added to the operational budget for wastewater to investigate future potential disposal to land options for Kaikohe and Kaitaia. It was agreed that the current consent process would continue due to time constraints.

Staff recommendation(s):

11.2 That Council approve the addition of $330k to the operational budget for wastewater to enable staff to review the options for disposal to land for Kaikohe and Kaitaia.

11.3. Amendments as a result of Whenua Māori rating changes

In April 2021 Central Government adopted the proposed changes from the Rating of Whenua Maori Amendment Bill. The impact of these changes is focused mainly on removing the burden of rates from Maori Freehold Land that is unused, unoccupied, and non-productive.

Staff have reviewed all Maori Freehold land accounts and have identified those that meet the following criteria:

- Are currently receiving remission under the existing Maori Freehold Land Not Used policy for a rating unit
- The rating unit has an improvement value of $15k or less as this indicates fencing on the land or similar low-cost
- improvements.
- The land is identified as “Indigenous forest”

The impact of these changes will be to remove approximately $3m from the base value of land and to offset this a sum equal to $3m has been removed from remission, bad debt and provision budgets to accommodate the impact on overall rates.

Staff recommendation(s):

11.3 That Council acknowledge the amendments made to the rating base and operational budgets in response to the changes to the Local Government (Rating) Act 2002 arising from the Rating of Whenua Maori Amendment Bill.

11.4. Budget requirement for Māori participation

On 4 May 2021 Council passed resolutions to establish Maori wards for the 2022-25 elections and to enable Maori participation in Council committees and Community Boards in the current electoral cycle. Development of a process and remuneration details now need to be considered to give effect to these resolutions. The funding recommendation is for 21/22 only. Future requirements will be accommodated in future annual plans when the process has been agreed.

Staff recommendation(s):

11.4a) That Council approve $50,000 in year one of the LTP to enable the operationalisation of the resolutions to establish Maori wards and enable Maori participation in Council committees and Community Boards.

Far North District Council

Te Kaunihera o Tai Tokerau ki te Raki

SUBMISSIONS ANALYSIS

TE PAE TAWHITI

LONG TERM PLAN

2021—31

Te Pai Tawhiti | Long Term Plan 2021-31

Submissions analysis

Far North District Council
Te Kaunihera o Tai Tokerau ki te Raki

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INTRODUCTION

In March 2021 Council embarked on the most ambitious programme of engagement Council has ever staged. Navigating Our Course drew together four projects:

- Long Term Plan 2021-31
- Draft District Plan
- Representation Review
- Far North 2100 – A District Strategy

Council staff, with support of Councillors and Community Boards, designed and implemented a multi-channel campaign, structured around a roadshow that gave us physical presence in four key locations (Kawakawa, Kerikeri, Kaikohe and Kaitaia) supported by "satellite" events at markets, a marae and town halls. This programme was called Navigating Our Course. The extensive digital campaign facilitated easy online engagement.

Considerable effort was put into the narrative to ensure the public could understand the projects in their own right, but with an effort to demonstrate that together these projects form part of our journey to He Whenua Rangatira – A district of sustainable prosperity and wellbing. We wanted to demonstrate that bringing community on this journey and enabling participation in decision-making is of critical value to Council.

Objectives

Specific measurable steps to achieve the goal(s)

- Don't confuse the public
- Enable political advocacy / EM engagement with public
- Don't dilute individual statutory processes
- Genuine engagement: Make it easy for the public to understand the issues and have their say whichever way suits them so they feel they have had the opportunity to actively participate in the decision-making process
- Capture feedback in a way that is analysable, reportable and enduring
- Reach beyond our usual submitting audience – demographics and locations
- Contribute measurably to each individual project so that the whole is greater than the sum of its parts.

Feedback on collateral

The video explaining about Navigating our Course https://www.youtube.com/watch?v=6nYTJRZYLUI received the following comments:

Moze Galo This is awesome, what a simple way to keep your community engaged.
1w

Wendy Hobson We want Maori Wards on the council
1w

Andrew Kendall Come for a drive to Mitimiti and experience the awesome state of our roads
1w

Charlotte Britton Let's hope the roadtrip is visited by a lot more of our people then you showed on this video. Now's the time to get in there and have your say whānau!
1w

Karma Pene Mean eah Maoris
1w

Brady Dyer Awesome video!!!
1w

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How we advertised

WEBSITE

FACEBOOK

INSTAGRAM

LINKEDIN

NETWORKS

WORD OF MOUTH

POSTERS & BROCHURES IN SERVICE CENTRES

NEWSPAPERS

Public engagement events

We held 19 public engagement events over the District from 8 March to 1 April 2021.

Base locations

10am-6pm	8-12 March	Kawakawa, Te Hononga
10am-6pm	15-19 March	Kerikeri, Ngāti Rēhia's office @ 66a Kerikeri Road
10am-6pm	22-26 March	Kaikohe, Te Wā @ 115b Broadway
10am-6pm	29 March-1 April	Kaitaia, Digital Hub @ 50-64 Commerce St

Markets

12:30-3:30pm	11 March	Paihia, Bay of Islands Farmer's Market
8am-1:30pm	13 March	Kerikeri, Old Packhouse Market
2-6pm	14 March	Towai Maker's Market
3:30pm-7pm	25 March	Kaikohe Night Market
7am-12:30pm	27 March	Kaitaia Farmer's Market
8am-2pm	27 March	Opononi Market

Satellites

12-4pm	9 March	Moerewa, Nissbet Park,
4.30pm - 7.00pm	11 March	Russell
3-6pm	15 March	Totara North Hall
9am-1pm	19 March	Kaeo, Wesleydale Memorial Church Hall
2pm-6pm	19 March	Whangaroa Reserve, next to fishing club
9am-12pm	20 March	Kohukohu
	24 March	Otiria Marae
1:30-6pm	25 March	Rawene Community Hall
	29 March	Ahipara
	30 March	Houhora
	30 March	Broadwood
	31 March	Mangonui
	1 April	Awanui

RESPONSES

Website Analytics

During the Navigating Our Course engagement period (01 March-06 April 2021) there were:

- 17,321 page views of the section www.fndc.govt.nz/yoursay (total page-views of fndc.govt.nz during this period were 195,105).
- 13866 were unique page views (total unique page views on site during this period were 148,867).

Of these views:

- 1773 went no further than the main landing page /yoursay and 8163 are attributed to the Long Term Plan pages.

Social Media insights

Facebook / Instagram

Page posts	31
People reach	45,000 with 3200 "engaged users" (clicked etc.)
Reactions	Likes 700 Comments 254 Shared 167

Youtube

Video statistics	9,800 reach 4.8k minutes viewed
Reactions	Reactions (likes etc) 252 Comments 82 Shared 67

LinkedIn

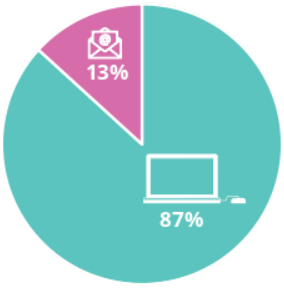
Posts	10 pages 9,555 impressions, 5,019 of which were unique 851 click throughs
Reactions	Likes 170 Shared 14

Paid advertising (facebook)

Advertising	28,316 people reached 401 link clicks

Submission types

Overall responses total	Via the website or hardcopy form	Via submission email inbox
740	643	98



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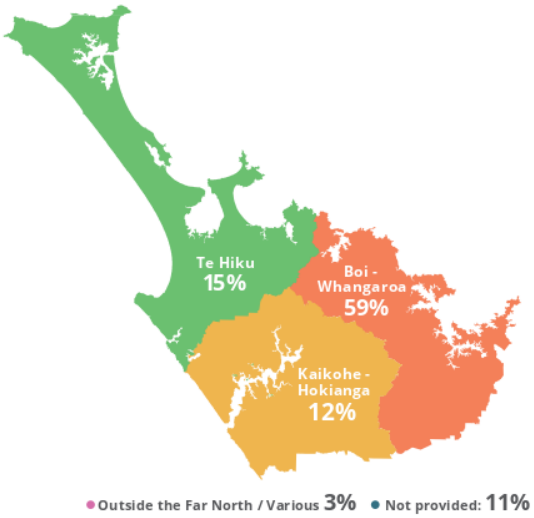
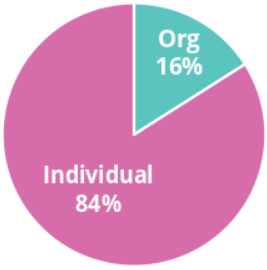
Location of submitters

Overall responses total	BOI-Whangaroa	Kaikohe-Hokianga	Te Hiku	Outside Far North/various	Not provided
740	433	89	112	22	84



Submitter representing a group or organisation

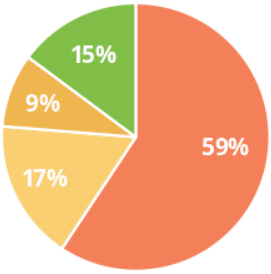
Overall responses total	Group	Individual
740	116	624



Number of speakers who wished to speak to their submissions

Hearings were held over in Kaikohe (3 days) and Kaitaia (0.5 day) from the 20 - 23 April 2021.

Total	BOI-Whangaroa	Kaikohe-Hokianga	Te Hiku	Outside Far North/ various
101	60	17	9	15



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TOPICS WE WANTED FEEDBACK ON

He kāinga mō ngā kuia / kaumātua | Housing for the elderly

The options

Option 1 - Status quo
We continue to own and maintain the 147 units. This means that as issues arise, they are fixed and when a unit is vacated it is refurbished if needed. As is the current situation, minor modifications may happen but in general, refurbishments will be 'like for like'. Over the next three years Council will ensure that all units are brought up to legal standards and remain fit for purpose, however we don't plan to build any new units or carry out configuration changes to current units, for example, bedsits will remain bedsits.

Cost: $4.09 million over the next three years for improvements and a further $6.95 million over the 10 years of the LTP for refurbishments.

Annual ratepayer impact	
2021/22	$5.93
2022/23	$6.64
2023/24	$7.18
2025-31	$10.56 average

Option 2
We continue to own the 147 units but the management would be outsourced to another party. Rental income stays with Council, as do all current operational and refurbishment costs, but day-to-day management would be outsourced at an additional cost of at least $100,000
per year.

Cost: $4.09 million over the next three years for improvements and a further $6.95 million over the 10 years of the LTP for refurbishments plus a minimum of $100,000 in management fees.

Annual ratepayer impact	
2021/22	$6.95
2022/23	$7.67
2023/24	$8.21
2025-31	$11.59 average

Option 3
We continue to own the 147 units but form a partnership with an existing registered community housing provider to manage and maintain the units on Council's behalf. We expect that an alternative provider would want us to invest in bringing the units

up to a certain living standard before they would enter any arrangement for ongoing management. For instance, it may be necessary for us to convert some bedsits to one or more bedroom.

Cost: $4.09 million over the next three years for the improvements we think we would need to make plus a further $4.75 million for refurbishments as required over the same three year period. Operating costs would remain as planned for the first three years but then drop by $7.18 for the remaining seven years of the LTP.

Annual ratepayer impact	
2021/22	$5.93
2022/23	$6.64
2023/24	$7.18

Option 4
Council fully transition its Housing for the Elderly units to another party or parties with strict requirements such as protection of existing tenant arrangements and the number of units is maintained or increased over time. As with option 3, we expect that whoever takes over would want us to invest in bringing the units up to a certain living standard before they would enter any arrangement for transition. For instance, it may be necessary for us to convert some bedsits to one or more bedroom. Any proceeds from the transition could be ring-fenced for future social housing initiatives and to protect current tenants from the impact of any rent increases.

Cost: $4.09 million over the next three years for the improvements we think we would need to make plus a further $4.75 million for refurbishments as required over the same three year period. Operating costs would remain as planned for the first three years but then drop by $7.18 for the remaining seven years of the LTP.

Annual ratepayer impact	
2021/22	$5.93
2022/23	$6.64
2023/24	$7.18

The option we think works best

Council considers that the best option - both for our tenants and for the viability of Council's housing stock to continue as social housing - is option 4 - to transition to a registered community housing provider or another government housing provider, as per option four. This will give tenants better access to health services, other social support services. Community housing providers are also better placed to apply for subsidies to support social housing that are not available to Councils.

Impact on debt

From year 4 onwards this proposal assumes we will no longer own and maintain the units. The impact on debt however, will be neutral as we will no longer need to fund depreciation on the units or carry out renewal works.

Level of service

Under this proposal there will be no level of service provided by Council. However, the occupants of the units should see an increased level of service and support as the units will be owned and managed by a specialist community housing provider.

Results

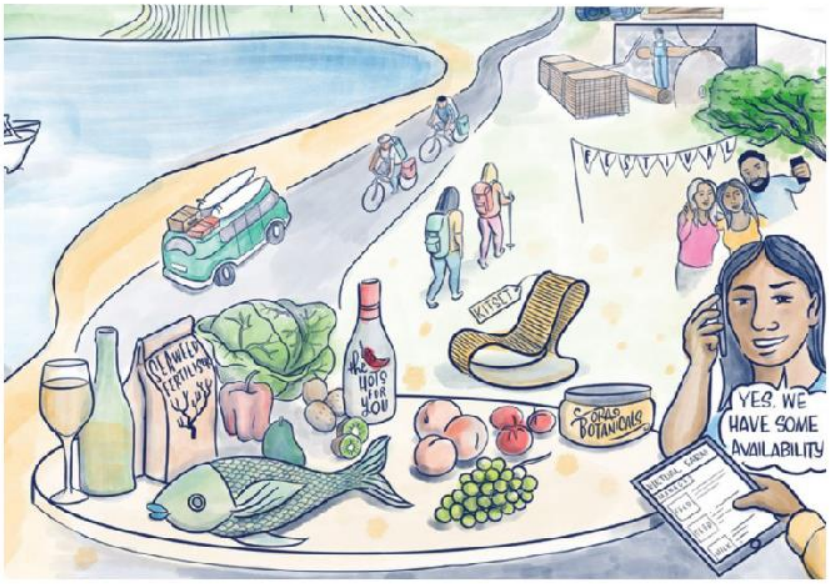
Totals for each option

Overall response total	Option 1	Option 2	Option 3	Option 4
478	218	40	88	132

Respondents by area

Option	Total responses	BOI / Whangaroa	Kaikohe / Hokianga	Te Hiku	Outside Far North	Not provided
1	218	126	34	35	6	17
2	40	21	5	11	1	2
3	88	51	17	18	-	2
4	132	85	16	29	2	-
No response	262	457	668	647	731	719
Total	**478**	**283**	**72**	**93**	**9**	**21**

Toitū mārika i te whakapakari ōhanga | Enable sustainable economic development



The options

Option 1

Far North District Council plays a greater role in economic development by becoming a shareholder in Northland Inc and contributing to the wider Investment and Growth Reserve Fund.

Option 2

Far North District Council does not become a shareholder in Northland Inc but continues to fund Northland Inc on a project/ initiative basis.

The option we think works the best

Council's preferred option is option 1 - to become a shareholder and contribute to the wider Investment and Growth Reserve Fund.

Ratepayer impact

There are some costs involved, and our contributions to the Investment and Growth Reserve will be $94,300 in year 2021/22, the first year of the Long Term Plan 2021-31. This will increase to $199,209 in year two, $296,648 in year three, and incrementally increase to $643,655 in year 2026/27.

Impact on debt

Nil

Level of service

Far North District Council will have a stronger voice in economic development in the District.

Results

Totals for each option

Overall response total	Option 1	Option 2
479	274	205

Respondents by area

Option	Total responses	BOI / Whangaroa	Kaikohe / Hokianga	Te Hiku	Outside Far North	Not provided
1	274	163	34	55	6	16
2	205	117	34	36	5	13
Total	**479**	**280**	**68**	**91**	**11**	**29**

He reiti tika rawa; he reiti māmā noa iho | Fairer and simpler rates

Here are our ideas to improve fairness and make our rates simpler

1. Change to capital value rating

We must calculate rates using property value. There is no choice in this, it's the law. But we can choose whether we calculate them using your property's land value or its capital value. We propose to change to capital value, with a gradually changing land value differential over the next 10 years. For year 1 this means 10% of your general rates will be based on capital value. This will gradually increase to 100% in year 10.

2. Remove both flat rates

We charge $450 as a Uniform Annual General Charge (UAGC) and a $100 roading rate that covers things like road safety - a total of $550 per rateable property. A uniform annual general charge (UAGC) is a flat charge, per property and everyone pays the same amount. These flat rates are known as a regressive tax. We think that we should shift these to the General Rate as we believe it is fairer – because the amount you pay is based on the value of your property, which is considered the best measure of a person's ability to pay.

3. Reduce the extra charged to commercial properties

For every $1 that residents pay, businesses pay $2.75. We all benefit from good commercial services, facilities and activities, as do our visitors, and we do not want to make it harder for businesses to grow. It is already tough. We propose to reduce the commercial rate to $1.75. To make up the difference, we will collect the balance through the General Rate.

4. Move away from scheme-based capital rates for water and wastewater

At the moment, the cost of these water services is covered by those who are connected. Some of these schemes serve a small number of users and are very expensive to build and run. We think that getting rid of the scheme-based targeted "capital" rates might be more affordable, with everyone sharing the cost of these services regardless of the scheme. The "one network" approach better spreads the cost. By sharing the load for those who benefit from piped water, whether for drinking or waste treatment, we support diverse communities, which makes the Far North a great place to live.

5. Reduce the water and wastewater availability charge

There are some people who could connect to water and wastewater networks but choose not to, so they are charged an availability rate. The availability rate is currently the same as the connected rate. We propose reducing the availability charge by 40%. This allows us to maintain capacity for the connection should it be needed later.

6. Introduce a small public good charge for water and wastewater to every rateable property

This recognises that those who are not connected to a scheme still benefit from reticulated systems either through buying potable water by tanker or emptying septic tanks into sewage plants. We propose $15 per service, which is $30 per rateable property.

7. Change the stormwater targeted rate so that rating units in the area of benefit cover most of the cost

We propose that 90% of the stormwater costs be spread across these ratepayers and the remaining 10% be shared across all properties. This recognises that we all benefit, directly or indirectly, from a stormwater network that protects us from flooding.

The options

Option 1

Rating methodology remains as status quo based on land value.

Option 2

Rating methodology is changed to the proposed model based on capital value with transition over 10 years commencing in 2021/22. This is Council's preferred option.

Ratepayer impact

The tables following show averages. Individual rates can be reviewed online here.

Impact on debt

Nil

Level of service

Nil

Results

Totals for each option

Overall response total	Option 1	Option 2
582	159	423

Respondents by area

Option	Total responses	BOI / Whangaroa	Kaikohe / Hokianga	Te Hiku	Outside Far North	Not provided
1	159	73	42	34	4	6
2	423	286	35	65	7	30
Total	**582**	**359**	**77**	**99**	**11**	**36**

HE MEA KĒ ATU KIA WHAI WHAKAARO PEA | OTHER THINGS THAT MIGHT BE OF INTEREST

Fees and Charges

Respondents by area

Total responses	BOI / Whangaroa	Kaikohe / Hokianga	Te Hiku	Outside Far North	Not provided
14	12	-	-	1	1

Significance and Engagement Policy

Respondents by area

Total responses	BOI / Whangaroa	Kaikohe / Hokianga	Te Hiku	Outside Far North	Not provided
1	1	-	-	-	-

Rating Policies

Respondents by area

Total responses	BOI / Whangaroa	Kaikohe / Hokianga	Te Hiku	Outside Far North	Not provided
3	1	1	1	-	-

HE WHENUA RANGATIRA
A DISTRICT OF SUSTAINABLE PROSPERITY & WELL-BEING

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6 KARAKIA WHAKAMUTUNGA – CLOSING PRAYER

7 TE KAPINGA HUI / MEETING CLOSE