

CONSULTATION DOCUMENT

TE PAE TAWHITI
LONG TERM
PLAN
2021—31



Haere Mai! Welcome!

Me kōrero koutou! Have your say

This document provides an overview of what your council proposes to do over the next 10 years and the big issues we face together as a District.

We welcome your views on these proposals and encourage you to provide feedback by completing the submission form either online (www.fndc.govt.nz/ltp2021-31) or collect a form from one of our service centres, libraries or an i-SITE near you.

Your councillors will consider all feedback before finalising and adopting the plan on 24 June 2021.

This is a one-in-three year chance to influence the direction and priorities that affect you and your communities so we encourage you to have your say.

Take a look and let us know what you think
We need your feedback by
Tuesday, 4.30 pm
6 April 2021



Key dates

1 MARCH	Consultation opens
6 APRIL	Consultation closes
16-22 APRIL	Hearings
13 MAY	Deliberations
24 JUNE	Long Term Plan adopted
1 JULY	Plan comes into effect

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He pānui nā tōu kaunihera

A message from your council

Kia ora koutou

What a relief to close the door on 2020. It's time to take a breath and reset after a year of challenges.

The global pandemic and the resulting economic downturn is the most recent of these challenges, with COVID-19 coming hot on the heels of a crisis closer to home – water shortages across the Far North.

In Aotearoa we are fortunate to have been protected from the worst of the pandemic. Here in the Far North we seem to be doing ok from an economic perspective too. Yes, we have experienced a hit to our tourism sector, and we don't expect international visitors for a while yet. However, our primary sector - especially food production - is doing well, and so far we have not had to make drastic changes to our work programme or reduce levels of service.

The wellbeing of our communities is uppermost in our mind as we prepare how we will invest your rates over the next decade. The three-yearly review of the Long Term Plan is our opportunity to look at how we do this. This is also the time we review the priorities and check in with you – our communities – to make sure our plans meet your expectations.

Given the extraordinary events of the past 18 months, this plan is about maintaining what we've got, building the new things we need and taking care of our communities. We must make sure we have enough water now and into the future, even in drought, so we will continue to invest in infrastructure. Drought is just one part of the bigger issue of a changing climate. We recently adopted a roadmap to help us to support communities adapt to climate change and this is woven into our planning.

We are not the only ones who are planning for the future. Central Government has a high level of interest in how the Local Government sector operates – they are actively refining our role and considering how it will be funded into the future. The coming three years is likely to see a shift towards more joined-up thinking between Councils and Central Government with increased focus on working together as regions. The driver of any Government reform is to improve service delivery for New Zealanders, so changes to the way services are delivered in the Far North will be for the better.

Whatever changes we encounter in the next three years our core purpose remains the same but with even more emphasis on community wellbeing. Our job is to enable democratic local decision-making and action by and on behalf of communities, for the benefit of everyone in the Far North.

So what are we consulting on?

We are asking for your feedback on three significant issues.

We are also looking at our Housing for the Elderly service to see if there is a better way to deliver it.

We would like your thoughts on the Far North becoming a shareholder in Northland Inc, our regional economic development agency.

Finally, we believe we can make our rating system fairer and simpler by changing how we calculate some parts.

Please be sure to read our proposals and consider how they support the bigger picture – a District of sustainable prosperity and wellbeing. We look forward to hearing your views.

Ka kite anō.

Far North District Council

Our vision

HE WHENUA RANGATIRA

A DISTRICT OF SUSTAINABLE PROSPERITY & WELL-BEING

Our mission

HE ARA TĀMATA CREATING GREAT PLACES

Supporting our people

He rautaki whakaarotau
Our strategic priorities



PROTECT
OUR
WATER
SUPPLY



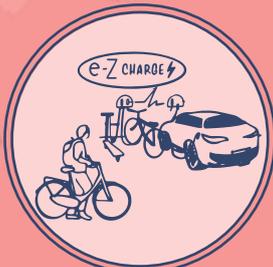
ENABLE
SUSTAINABLE
ECONOMIC
DEVELOPMENT



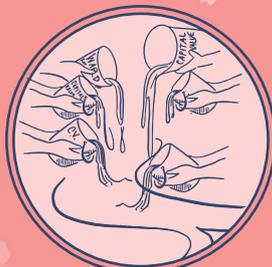
BETTER
ASSET
MANAGEMENT



DEEPEN OUR
SENSE OF PLACE
AND CONNECTION



ADAPT TO
CLIMATE CHANGE



ADDRESS
AFFORDABILITY



ECONOMIC



CULTURAL



LIBRARY



He putanga hapori Our community outcomes



he
UR
ECTS OF
LBEING



ENVIRONMENTAL



SOCIAL



COMMUNITIES THAT
ARE HEALTHY, SAFE,
CONNECTED AND
SUSTAINABLE



CONNECTED
COMMUNITIES THAT
ARE PREPARED FOR
THE UNEXPECTED



PROUD,
VIBRANT
COMMUNITIES



PROSPEROUS
COMMUNITIES
SUPPORTED BY A
SUSTAINABLE
ECONOMY



A WISELY MANAGED AND
TREASURED ENVIRONMENT
THAT RECOGNISES THE
ROLE OF TANGATA
WHENUA AS KAITIAKI



WE EMBRACE AND
CELEBRATE OUR UNIQUE
CULTURE AND HERITAGE
AND VALUE IT AS A
SOURCE OF ENDURING
PRIDE

Kei hea tātou i āianeī nā

Where we are now

We have delivered a steady stream of accomplishments across the roading, community facilities, water supply and wastewater services that will support the District's social and economic recovery in these uncertain times.

Three Waters

Council has signed a non-binding Memorandum of Understanding with central government to explore future service delivery options and has secured \$5.9 million in funding and may receive more when the Northland councils allocate funding for regional projects. The Government expects to make substantive decisions regarding the level of reform during April/May 2021. Council will be asked to participate in the new service delivery system in late 2021, in the form of an 'opt out' approach. This means that affected councils would be included in one of the new water service delivery entities by default but can decide not to participate (in consultation with their communities). We expect to consult with the community separately to this Long Term Plan on the opt-out decision. For councils that participate in the reform, transfer of responsibilities and assets is likely to occur from 2023/24.

Our community needs three water services regardless of what happens. As such we have included three waters in our financial and infrastructure strategies.

The Far North District Council has been exploring options closer to home to make sure there is a secure water supply for communities as we face hotter and drier conditions. This includes working with Te Tai Tokerau Water Trust and options for partnerships with Iwi.

Up to 45% of Kaikohe's summer water requirements may be met following the blessing of a new bore site at Tokareireia (Monument Hill). This new site will back up the primary source - Wairoro Stream. In Kaitiāia, work on connection to the Sweetwater bore is underway. Meanwhile, the new Ōmanaia-Rāwene water treatment plant started producing safe drinking water this year. We completed the \$2.8 million treatment plant in September 2019 but were unable to use the plant earlier because of the drought.

Wastewater

Wastewater is a complex issue requiring careful work alongside our partners and stakeholders. This year has seen the upgrade of the Paihia wastewater treatment plant to bring it into line with consent conditions. There is an ongoing programme to review consents to make sure that the work we do on wastewater treatment and in doing so we are working really hard with our communities to find ways to not only deliver on legal requirements but also to meet the cultural, social and environmental expectations of those we serve.

Adapting to climate change

We have identified climate change as the number one risk facing the Far North and the Northland region, and

recognise an urgent need to work on a stronger framework for managing the impacts of climate change, natural hazards, and reduce our carbon footprint.

We are working on the assumption that climate change projections will align with governmental projections which will next be updated in 2022, at which point we will re-align our plans if necessary. In the meantime, Northland assumes the following effects:

- drought frequency will increase by 10%
- sea levels will continue to rise, increasing the risk from coastal hazards
- rainfall will vary locally (for example, spring rainfall may decrease in Kaitiāia)
- we are not likely to experience a significant change in the frequency of extreme rainy days, although in the long-term we are likely to have a decrease in daily extreme rainfall by 2090
- future changes in the frequency of storms are likely to be small, with some increase in storm intensity, local wind extremes and thunderstorms.

We recognise that there is power in working together, so we have engaged with other Northland councils for some time now to ensure there is a consistent and effective approach to climate change planning in the region. The Tai Tokerau Climate Change Adaptation Working Group is developing a climate strategy and work programme for Northland and is keeping a watching brief on the Government's work in this area. In the meantime, here in the Far North we adopted a climate change road map in 2020 that sets on the path towards a more sustainable future. This includes putting the right resources in place to keep pushing this work forward, continue our mahi with the regional working group, coordinate activities to reduce our carbon footprint and find ways to ensure climate change is addressed in all strategy, planning, policy and decision-making.

Transport and Roothing

Our transport portfolio is now operating much more effectively, due to the establishment of the Northland Transportation Alliance (NTA) in 2016. The NTA is an alliance between Waka Kotahi (NZTA) and the four Northland councils to enable a more coordinated approach to managing the transport and roading services in the region. It is estimated that the Alliance has saved about \$10 million across Northland in its first four years.

One of the key projects under this alliance is the long-awaited safety improvements at Waipapa crossroads, made possible by funding from the Government's Provincial Growth Fund. The single-lane roundabout is due for completion in April 2021. We have also fixed flooding issues on West Coast Road near Panguru, improving year-round connectivity for this remote community.

Community Facilities

Our commercial arm, Far North Holdings Ltd, has delivered major infrastructure projects in the last couple of years. In June 2019, they opened a new \$4.75 million terminal at Bay of Islands Airport – an early recipient of funding through the Provincial Growth Fund. This building received a Te Kāhui Whaihanga New Zealand Institute of Architects (NZIA) award for public sector buildings in August 2020. Judges commended the project for how it tackled a challenging brief and successfully strikes a balance between immediate needs and the anticipation of future growth.

The new cultural hub in Kawakawa, Te Hononga, was officially opened in October 2020 marking the end of a community-led project that has spanned more than a decade. The project, which was led by the Hundertwasser Park Trust, includes a new Council library and service centre, public toilets and showers, gallery, Hundertwasser interpretative centre, community workshop, and expanded parking.

Successful bids to the Government's COVID-19 economic recovery funds are enabling two major sports facilities to go ahead. The Bay of Islands Sports Hub at Waipapa has received \$2 million allowing for physical site works to commence in early 2021. In Kaikohe, we will contribute \$2.1 million towards a \$9.21 million upgrade of sports facilities at Lindvart Park. This will include upgrade of court facilities, roading and parking improvements.

Service delivery

Our work isn't just about delivery of physical projects. A large percentage of customer interaction with us concerns animal management, building services, property information and LIMs, resource consents and other regulatory processes. Our Customer Experience Programme has been central to improvements in these areas, along with the establishment of a Business Intelligence team to help us capture and understand data, and the recruitment of business and process improvement experts.

Internal business projects for consenting has resulted in massive improvement to the issuing of resource consents, building consents and code of compliance certificates in the past 12 months, with statutory timeframes met in most instances.

Our programme of digital transformation has enabled the upgrade of public mapping tools, improved the ways we capture information through our call centre and has allowed us to make giant leaps in how we deliver digital options for our customers. Registered users can view nearly all their dealings with the Council online.

We have also focused on increasing our ability to deliver the capital works programme, with more effective planning in the early stages, and engaging with a wider range of suppliers in the Far North to get the work done faster while boosting the local economy and job creation. We expect this will give us a more robust platform on which to continue to deliver our capital works into the future.

Strategic Planning

Since COVID-19 lockdown, the ability to function digitally has become even more important so it is timely to put a

strategic lens across our digital future. This is exactly what our Community Development team did with Nothing But Net – a strategy to improve digital capability and capacity across the District. This strategy was co-designed with Far North communities using innovative digital engagement tools during the lockdown period. The strategy was adopted in August 2020. Initiatives in the strategy include establishing digital hubs in rural areas, an online store for makers and crafts people, and free WiFi in our main streets in towns.

There have been other gains in the strategic planning space too since the 2018 review of the Long Term Plan. The consolidated review of the District Plan – which makes sure planning rules for land use and subdivision are aligned with national and regional direction - has progressed from a policy framework to a fully-fledged draft ready for public feedback on its new digital platform.

Alongside this we are developing a big picture 80-year strategy for the District, called Far North 2100. This strategy proposes the objectives of communities of care, growth and stewardship and identifies five drivers of change for the Far North, which include community wellbeing, resilient economic growth, active response to climate change, connectivity between people and places, and protection of the natural environment. This strategy will help guide us towards an effective place-based planning approach to developing our District, and lead us towards our vision – He Whenua Rangatira.

Crown-funded Economic Stimulus Projects

There are a number of projects underway that are being delivered under the various funding programmes made available by the Government, including the Provincial Growth Fund, the Tourism Infrastructure Fund and the COVID Recovery funding.

We are progressing nine tourism infrastructure projects as part of a \$2.7 million works programme the Government approved funding for in 2019. The Ministry of Business, Innovation and Employment (MBIE) is funding \$1.3 million of project costs from the Tourism Infrastructure Fund. The council – and in one case, the community – are funding the balance.

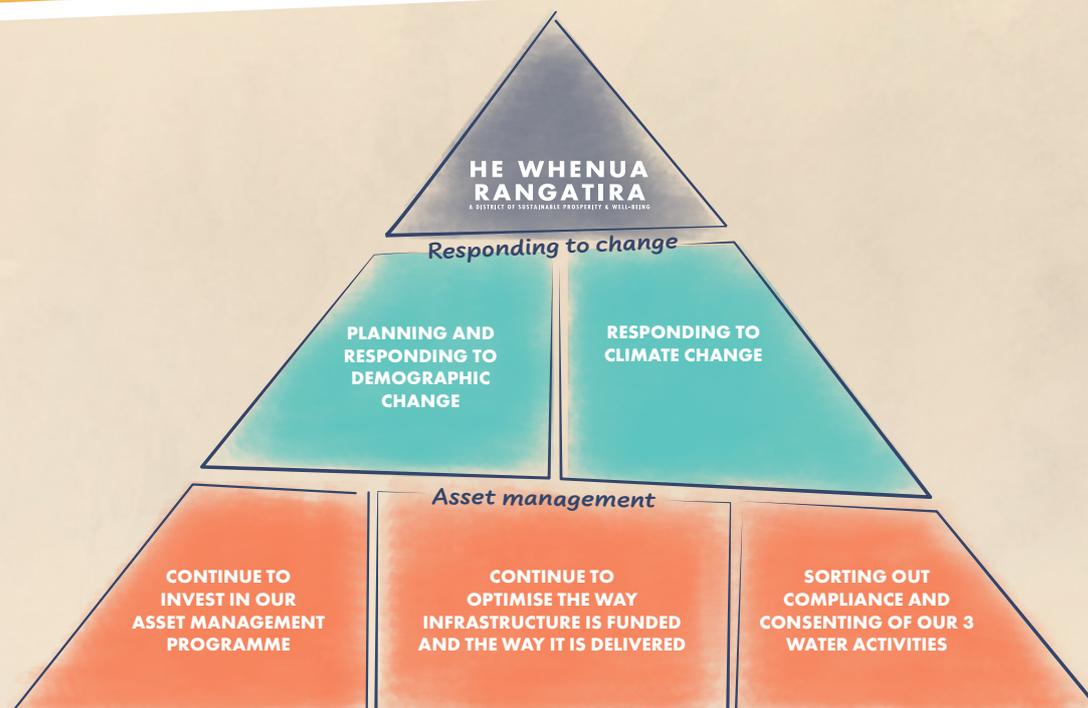
Projects include:

- upgrades to carparking facilities at Cable Bay and Taipā
- extension of the sealed section of Pungaere Road, so tour buses visiting Puketī Forest don't have to drive on a dusty, gravel road
- upgrade of the public toilets at Waipapa and at Waitangi Jetty (in partnership with the Bay of Islands Yacht Club)
- installation of an outdoor shower and improved drainage at public toilets near Paihia Beach
- installation of safety lighting and a security camera at the Stone Store in Kerikeri.

The Far North's maritime facilities will receive much-needed improvements in coming years thanks a to funding boost from the Provincial Growth Fund.

Paihia's waterfront will be protected with new breakwaters, Pukenui and Unahi wharf will be upgraded and four council-owned wharves in the Hokianga will be strengthened.

Tā Tātou Rautaki ā-Tūāpapa Our Infrastructure Strategy



Our long term plan covers a period of 10 years. The infrastructure we manage has a lifespan well beyond this period. We have developed a 30 year strategy to identify how we plan to address key infrastructure challenges beyond the 10 year long term plan and how we intend to invest in our assets to support the District Vision – He Whenua Rangatira.

To achieve that goal we are focused on addressing two key challenges: improving the way we manage our assets and using better asset information to improve the way we adapt and respond to change.

In the early years of our 30 year strategy we plan to invest in our asset management systems and information. This means we will initiate a programme to continuously look at the condition of our assets and learn how our underground pipe networks perform. This work supports us to make good, long term, investment decisions. The aim is to improve the affordability of our assets by making sure we are replacing them at the right time and with the right capacity, taking into account the changes we expect to see in our communities over the next 30 years.

In addition to responding to these demographic changes, an improved approach to asset management also enables us to plan for, and respond to, climate change – which will be one of the biggest challenges our district faces in the coming years.

We have also identified a number of significant investments that are needed to support the wellbeing of our communities.

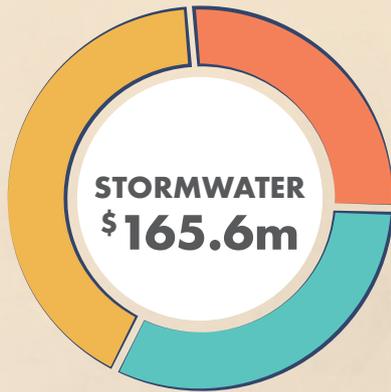
These include improving our water supply networks to reduce the risk of water shortages during drought, investing in our wastewater network to improve resource

consent compliance and support growth and improving our transport network, to make the condition of roads safer and more resilient.

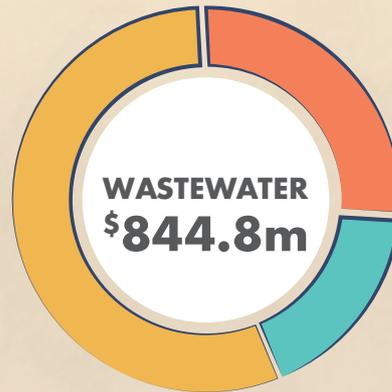
Some of our asset data is not as complete as we would like. We use the most current information when preparing our infrastructure replacement and renewals programmes which means that we are using a hybrid model. This model uses condition and maintenance information where it is available rather than age as an indicator for renewal. There is a risk that we have not correctly identified some assets that may need replacing. Having several water and wastewater treatment plants means if one of these plants were unable to operate, this would have a significant impact on the local community. We reduce this risk by continuing to update asset information, undertake condition assessments and monitor the performance of our assets. We will continue to use this information to reprioritise replacement and preventative maintenance programmes, and to ensure we manage the risk of failure for the most-critical infrastructure.

Less than 24% of the District's water and wastewater (by value) are anticipated to reach the end of their life in the next 10 years, and more than 76% of the networks won't need to be replaced until after 2032. Because of this, we are confident our water networks are unlikely to experience significant disruption during the term of this Plan. To ensure this, Council is committed to looking after these assets by investing more over the next 10 years. We are also spending more on understanding the state of our assets and have budgeted \$1.6m per year over the next three years for this purpose to enable better planning and budget decisions. This work will improve what we know about our assets, including their age, how well they're performing, and their condition.

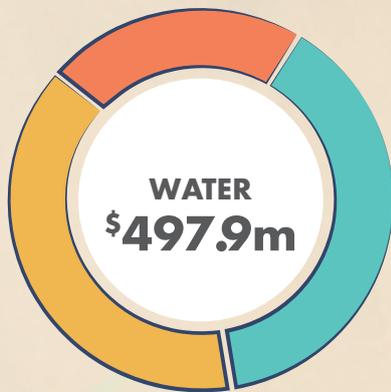
Investing in our infrastructure - capital expenditure over 30 years



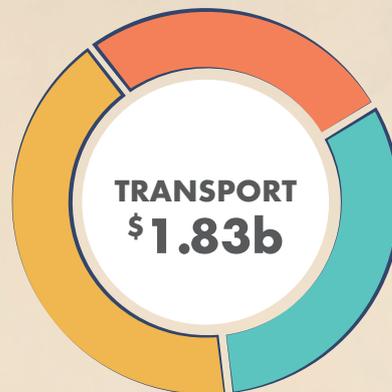
Year 1-10
\$41.6m
Year 11-20
\$53.7m
Year 21-30
\$70.2m



Year 1-10
\$171.7m
Year 11-20
\$193.9m
Year 21-30
\$479m



Year 1-10
\$103.1m
Year 11-20
\$204.5m
Year 21-30
\$190.3m



Year 1-10
\$498.2m
Year 11-20
\$576.2m
Year 21-30
\$761.7m

Our major projects over the next 10 years

Key	Project	Timing	Estimated cost (\$m)
Water	Development of the Sweetwater borefield and pipeline	Year 1	4.90
	Upgrade watermain, Heritage Bypass, Kerikeri	Years 5	9.70
Wastewater	Reducing wastewater overflows in Kaitāia	Years 1-5	10.70
	Kaikohe wastewater upgrade	Years 2-5	13.50
	Kaitāia wastewater scheme improvements	Years 3-5	13.10
	Kerikeri wastewater treatment plant upgrade	Years 8-10	35.00
	Taipā wastewater treatment plant upgrade	Years 1-3	7.60
Stormwater	Upgrade to Kaikohe stormwater lines	Year 4-6	4.10
	Moerewa stormwater upgrade	Years 1-4	2.00
Transport	Dust sealing of critical risk roads (unsubsidied)	Years 1-5	15.00

Want to know more?
You can read our full
Infrastructure Strategy
by visiting our website
[www.fndc.govt.nz/
ltp2021-31](http://www.fndc.govt.nz/ltp2021-31)



Tā Tātou Rautaki ā-Pūtea

Our Financial Strategy

The overall focus of our financial strategy is financial sustainability, affordability and economic recovery within the context of community wellbeing.

The change of purpose for Local Government in May 2019 re-introduced the obligation on councils to promote the social, economic, environmental and cultural wellbeing of their communities.

For the Far North, a sustainable development approach means that our commitments to deliver infrastructure and services are funded in a way that is affordable for the community and that meet Council's obligation to be effective stewards of the District's assets now and into the future. Council has a good understanding of how its daily business contributes to and promotes community wellbeing, and as part of the work programme for the next 10 years we aim to embed the checks and balances that help Council to enhance and protect community wellbeing in decision-making and daily business.

Key financial goals that drive the budgets for the Long Term Plan 2021-31 include:

- Achieve a balanced budget each year, ensuring that projected operating revenues are set at a level sufficient to meet that year's projected operating expenses
- Moderate the impact of funding depreciation on strategic assets
- Include the impact of Economic Stimulus and Employment Opportunity (ESEO) Crown-funded projects
- Ensure that no more than 90% of revenue will come from rates, with the balance coming from other sources such as subsidies from Government agencies including the New Zealand Transport Agency, and user fees and charges
- Limit annual overall rates increases to inflation (Local Government Cost Index) plus 3.5%
- Limit debt in the first 4 years to no more than 175% of annual revenue, excluding capital subsidies. From year 5, the limit will increase to 280% of revenue based on Council obtaining a credit rating
- Maintain interest costs at less than 10% of rates revenue.

Underpinning our approach to the Financial Strategy:

- Acknowledge the current and likely future financial disruption caused by the COVID-19 pandemic and to plan to encourage and assist economic recovery across the District and the Northland region
- Recognise the financial implications of climate change and sea level rise in planning decisions, and provide sufficient funding to local and regional adaptation initiatives
- Work alongside local, regional and national partners to deliver infrastructure projects that intend to stimulate the economy and create jobs
- Engage with the government on the development of a three waters reform process that will provide high quality services for our communities
- Adequately fund the development of long-term resilient and secure water supply and storage facilities, and short-term or temporary strategies to assist the District to manage drought conditions as they arise.
- Continue to invest in the continuous improvement of core processes and tools to enhance infrastructure and service investment decisions and delivery in the short, medium and long-term
- Protect past investment in assets by using decision criteria that weights capital renewal projects ahead of initiatives to increase levels of service or provide additional capacity for growth
- Replace or renew infrastructure assets where it is reasonable and economic to do so, acknowledging that as we move through our programme of asset condition assessments the renewals proposed in this LTP for the 3 waters assets are based on a hybrid model. This model uses condition and maintenance information where it is available rather than age as an indicator for renewal. Transport asset renewals are based on condition as that information is more readily available and has a high degree of accuracy
- Maintain the core services we currently provide as cost-effectively and efficiently as possible, ensuring that finding operational efficiencies remains of paramount importance
- Continue to use the method of funding the net depreciation value to provide for renewals. Once condition and capacity data is reliably available from Programme Darwin, Council will consider the future funding of renewals using rates and borrowing in place of funding depreciation
- Use borrowing to spread the cost of new capital expenditure over time to ensure that the cost of infrastructure today is spread equitably between the ratepayers of today and tomorrow.

Financial Strategy highlights

Amount of rates we will collect and debt level of the next 10 years

Financial year ended 30 June	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Proposed rates \$m ¹	97	102	105	111	115	119	122	126	131	131
Budgeted rates increase ²	5.5%	5.2%	3.2%	5.8%	3.5%	3.6%	2.6%	3.3%	3.5%	0.3%
Rates limit (inflation + 3.5%) ³	7.1%	6.4%	6.0%	6.0%	6.0%	6.0%	6.1%	6.2%	6.2%	6.1%
Debt ceiling	230	242	246	257	424	437	447	461	475	478
Debt \$m ⁴	159	199	218	237	269	278	279	279	307	333
Debt/revenue ratio ⁵	69.0%	82.2%	88.4%	92.2%	63.5%	63.7%	62.3%	60.6%	64.6%	69.7%

¹ Proposed rates are the rates requirement based on the prospective revenue and expenditure for the 10 years. Revenue and expenditure projections are based on BERL forecast Local Government Cost Index (LGCI).

² Proposed rates increase is the movement in budgeted rates year on year.

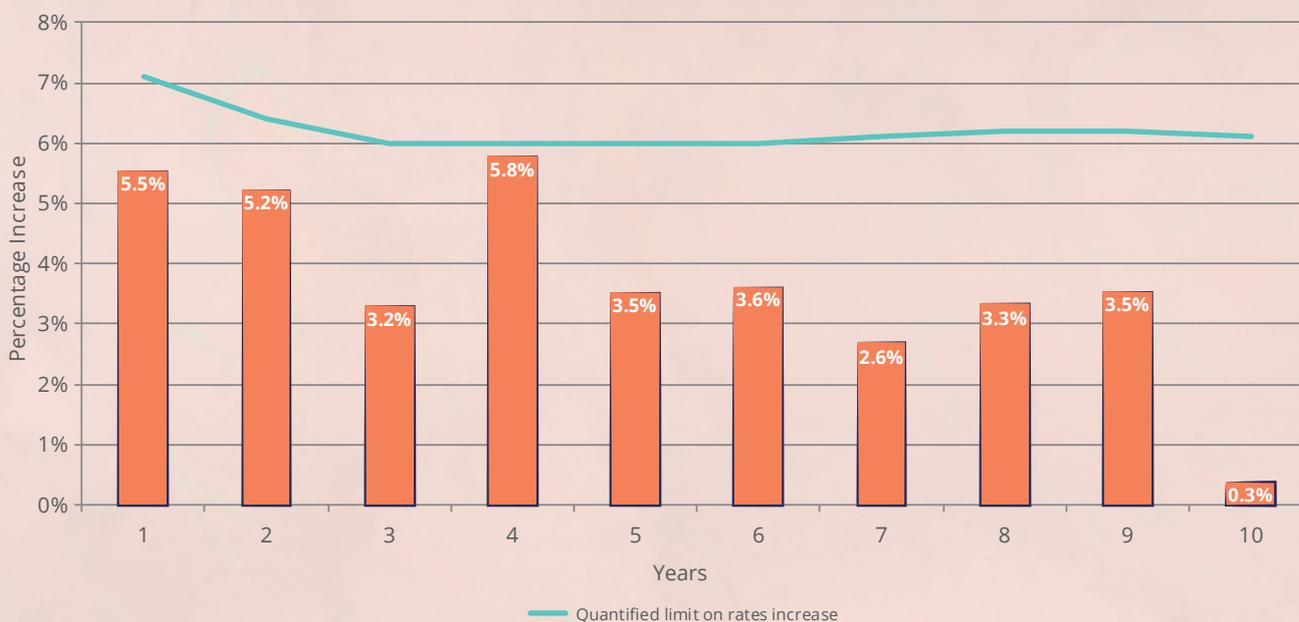
³ The rates limit is the maximum rates increase per annum. This is based on inflation for the year plus 3.5%. The inflation estimates are based on BERL forecast Local Government Cost Index (LGCI).

⁴ Debt is calculated as total borrowings.

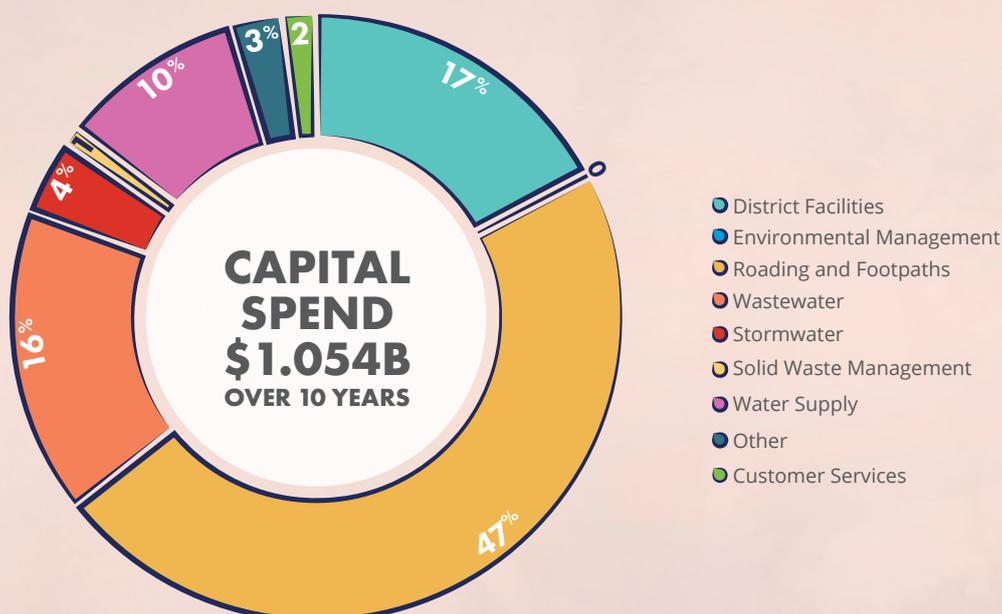
⁵ Debt to revenue ratio is calculated as debt divided by operating revenue plus subsidies capital work.

Total rates increase per year

Rate (increase) affordability

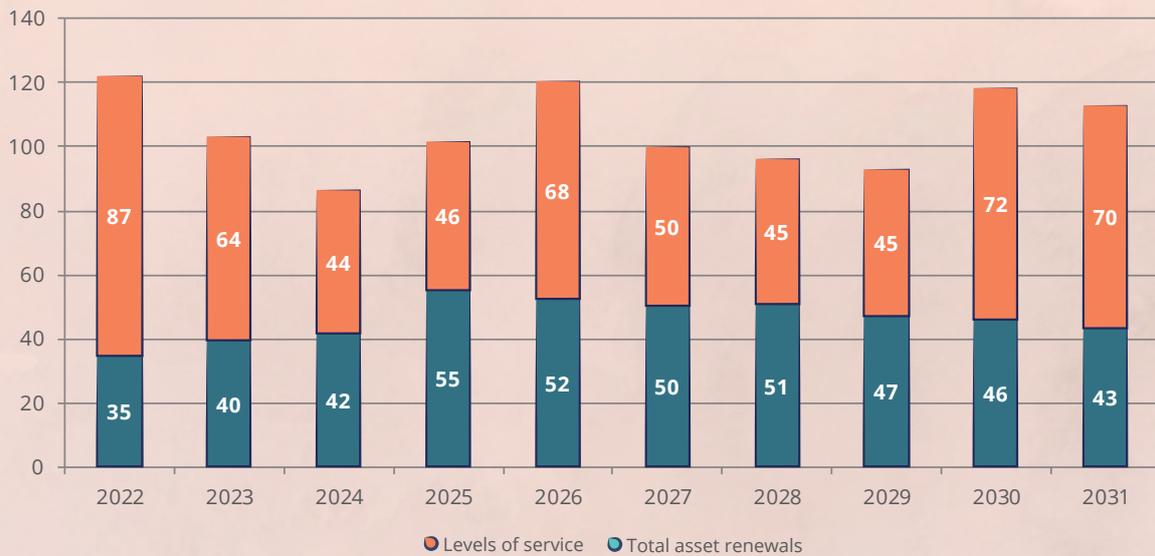


What will our debt pay for?



Capital spend

Capital expenditure per year



Council has a number of assets which have a long useful life and are not due for replacement within the 10-year period covered by this plan. Investment identified as "Level of Service" does not always result in an increase to existing levels of service but it ensures Council can respond to resilience needs and required standards. Council has undertaken a comprehensive review of all funding mechanisms (including rates). We have committed to developing an Asset Management System to ensure that asset information will allow for improved planning for asset replacement. Until the work required to implement the system has been completed, Council is planning a business-as-usual approach which includes funding depreciation rather than renewals.

Impact on rates

Our main source of funding is from rates. While we try to maximise the Government subsidies available and have adopted a 'user pays' policy (exercised through targeted rates and consumption and user charges) for many services and assets, the bulk is funded by rates.

Where does our revenue come from?

Council operational expenditure for the 10 year period is proposed to be funded on average, 63% from rates (including targeted water), and 37% from other revenue including user fees and charges and subsidies. In addition, we are budgeting for funding from Government subsidies to support capital expenditure.



Operating spend



Proposed rates over 10 years

Example residential rates by ward and schemes

(including water / wastewater where connected)

	Average land values	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Bay of Islands / Whangaroa											
Kāeo	124,073	2,922	2,920	3,045	3,227	3,304	3,393	3,484	3,570	3,644	3,659
Kawakawa	55,078	2,738	2,735	2,861	3,063	3,123	3,210	3,290	3,363	3,427	3,443
Moerewa	25,018	2,582	2,579	2,700	2,892	2,945	3,026	3,101	3,165	3,220	3,232
Kerikeri	271,289	3,765	3,765	3,882	3,975	4,095	4,341	4,435	4,549	4,720	5,026
Paihia / Ōpua	269,586	3,678	3,678	3,831	4,028	4,147	4,269	4,410	4,536	4,647	4,674
Russell	459,847	4,461	4,463	4,642	4,845	4,981	5,120	5,249	5,431	5,593	5,638
Whangaroa	231,156	3,448	3,447	3,585	3,771	3,864	4,214	5,863	5,991	6,107	6,142
Kaikohe / Hokianga											
Kaikohe	62,337	2,519	2,516	2,630	2,872	3,020	3,175	3,250	3,312	3,366	3,378
Kohukohu	116,092	2,917	2,914	3,129	3,300	3,363	3,461	3,550	3,635	3,710	3,722
Ōkaihau	112,153	1,779	1,779	1,879	2,013	2,064	2,111	2,240	2,296	2,351	2,395
Ōpononi / Ōmāpere	166,928	3,389	3,387	3,675	4,212	4,297	4,444	4,629	4,737	4,836	4,862
Rāwene	109,156	3,249	3,246	3,366	3,678	4,036	4,149	4,249	4,350	4,446	4,473
Te Hiku											
Ahipara	182,076	2,899	2,898	3,059	3,156	3,224	3,309	3,396	3,484	3,657	3,968
Kaitāia / Awanui	72,063	2,627	2,625	2,725	2,879	2,989	3,220	3,291	3,352	3,412	3,262
East Coast Bays	228,892	3,095	3,094	3,238	3,549	3,634	3,723	3,815	3,919	4,023	3,885
Hihi	233,844	3,366	3,365	4,097	5,287	5,383	5,490	5,598	5,722	5,843	5,730
Rangiputa	194,010	2,900	2,899	3,031	3,148	3,216	3,296	3,380	3,469	3,554	3,410
Whatuwhiwhi	194,010	2,943	2,942	3,079	3,180	3,253	3,342	3,520	3,611	3,698	3,559

Example of rates payable on different value properties

Applies to all rateable properties

Land values	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Residential										
100,000	2,629	1,999	2,036	2,318	2,417	2,552	2,608	2,661	2,726	2,811
250,000	3,374	2,775	2,840	3,171	3,308	3,471	3,550	3,650	3,758	3,860
500,000	4,616	4,069	4,180	4,594	4,792	5,001	5,121	5,299	5,479	5,610
750,000	5,858	5,363	5,521	6,017	6,276	6,532	6,691	6,947	7,200	7,359
1,000,000	7,100	6,656	6,861	7,440	7,760	8,063	8,262	8,596	8,921	9,108
Rural and Lifestyle										
100,000	1,353	1,377	1,395	1,428	1,453	1,472	1,488	1,519	1,548	1,559
250,000	2,099	2,154	2,200	2,283	2,344	2,391	2,431	2,509	2,581	2,610
500,000	3,342	3,448	3,541	3,706	3,829	3,923	4,002	4,158	4,303	4,360
750,000	4,584	4,743	4,882	5,130	5,314	5,454	5,574	5,808	6,025	6,111
1,000,000	5,827	6,037	6,223	6,554	6,799	6,986	7,146	7,458	7,747	7,861
Commercial										
100,000	3,533	2,939	3,009	3,348	3,491	3,658	3,742	3,849	3,965	4,070
250,000	5,581	5,073	5,219	5,695	5,938	6,182	6,332	6,568	6,802	6,954
500,000	8,994	8,628	8,902	9,605	10,016	10,390	10,648	11,098	11,531	11,761
750,000	12,408	12,183	12,586	13,515	14,094	14,597	14,965	15,629	16,260	16,568
1,000,000	15,821	15,738	16,269	17,426	18,173	18,804	19,281	20,159	20,989	21,375

Proposed targeted water rates

Additional rates for those properties in the area of benefit of a council scheme.

Area	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Kaikohe	224.42	251.12	257.69	257.21	338.63	360.17	374.94	384.20	394.32	405.93	428.47
Kaitāia/Awanui	217.52	248.00	345.85	338.34	418.15	433.90	455.27	464.52	474.67	486.04	496.93
Kawakawa	301.96	339.50	343.84	347.43	468.14	490.56	513.56	528.37	544.37	561.67	577.98
Kerikeri	129.69	143.88	165.18	168.09	243.40	289.91	452.92	456.10	459.96	464.66	468.84
Ōkaihau	271.95	280.50	276.99	347.91	436.97	452.37	468.14	571.12	581.14	592.24	602.63
Ōpononi/Ōmāpere	576.00	539.19	531.10	525.92	687.15	715.08	768.26	867.35	886.06	906.65	927.22
Paihia	169.01	179.50	191.60	212.48	279.12	294.61	321.36	368.43	376.48	385.37	393.63
Rāwene	380.73	486.09	487.67	489.45	602.91	626.27	650.08	667.14	685.51	705.31	723.94
Potable Water (per m ³)	3.17	3.58	3.73	3.65	3.76	3.91	4.02	4.15	4.26	4.60	4.51

Proposed targeted sewerage rates

Additional rates for those properties in the area of benefit of a council scheme.

Area	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Ahipara	207.55	264.42	280.76	315.27	421.31	440.31	462.49	477.79	491.53	595.46	1,063.19
East Coast	156.01	229.48	234.43	243.63	548.66	572.24	590.01	603.52	617.93	638.83	653.20
Hihi	435.28	463.81	479.08	1,075.25	2,257.65	2,291.54	2,326.06	2,354.97	2,387.82	2,424.73	2,462.67
Kāeo	543.34	587.14	594.50	602.16	816.28	860.25	898.00	928.98	954.49	982.00	1,007.97
Kaikohe	148.69	186.90	201.18	209.83	408.71	521.28	611.51	621.67	632.97	645.43	657.10
Kaitāia / Awanui	189.43	192.03	232.04	232.88	353.09	423.86	591.35	600.09	609.86	620.73	630.65
Kawakawa	364.59	394.44	418.57	435.53	571.28	593.77	619.31	635.46	653.44	672.81	691.12
Kerikeri	309.62	549.69	510.97	482.12	482.62	487.92	492.19	498.68	503.32	579.96	875.36
Kohukohu	542.77	570.13	578.65	677.36	869.26	905.99	943.50	968.58	996.07	1,025.71	1,053.47
Ōpononi	237.68	248.95	256.62	425.08	804.33	822.87	846.34	860.42	877.43	894.61	910.38
Paihia	272.98	389.00	388.32	378.24	492.25	526.76	544.41	554.44	566.34	580.00	592.80
Rangiputa	205.62	215.34	219.82	223.40	345.67	361.01	376.71	386.84	397.97	410.11	421.53
Rāwene	426.96	454.37	458.68	462.47	684.13	993.03	1,023.75	1,044.23	1,072.01	1,104.17	1,129.49
Russell	346.27	385.88	396.35	398.90	523.07	544.79	568.92	584.61	601.55	619.75	636.98
Whangaroa	506.12	477.95	566.19	568.50	751.00	784.86	1,063.97	2,635.59	2,669.48	2,707.58	2,741.64
Whatuwhiwhi	240.25	258.42	262.80	270.99	378.25	398.11	422.62	527.35	539.88	553.45	570.61
Connected Rate (All Schemes)	620.01	695.20	763.30	847.84	767.29	760.86	779.01	810.86	821.35	821.34	775.41
Subsequent Pan Rate (All Schemes)	372.01	417.12	457.98	508.70	460.37	456.52	467.41	486.52	492.81	492.80	465.24

Monitoring and reviewing our Financial Strategy

As part of business as usual, we constantly scan both the financial environment and our own performance to monitor:

- sustainability of our financial performance and position
- any emerging risks
- whether the strategy is being implemented as intended
- any trends in the community's ability to pay.

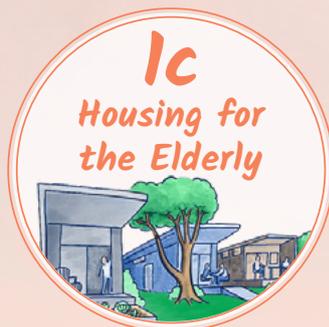
The Strategy will be reviewed triennially as part of the Long Term Plan process. Consideration will also be given to the impacts of any significant changes in local, national or global economic conditions during each year's Annual Plan process.

To read our full financial strategy and to calculate your rates online please click on the icon below or visit our website: www.fndc.govt.nz - keywords: Financial Strategy or Rates

Anei ngā āhua i wā koutou moni reiti

This is what your rates dollar contributes to

General rates



Targeted rates



He hononga moata kua puta

Early engagement results

In spring 2020 we invited communities to take part in informal surveys so we could gather feedback about what matters most to you. We produced a brochure, created a digital hub, contacted our regular submitters via email and did newspaper, radio and social media advertising to reach a broad audience.

We shared Council's strategic priorities, along with some ways we intend to address them. We explored ways we could adapt the rating system to make it fairer and more transparent.

We asked if you support our community outcomes and proposed a new one that focuses on culture and heritage. We also invited you to tell us what "wellbeing" means to you.

Here's what you told us...

Community outcomes

51 people answered questions on community outcomes. Most of you support our existing community outcomes, but some key themes emerged. That we should:

- balance our personal freedoms with the need to protect the environment
- review our emergency planning processes
- provide better community support and connection
- support more sustainable farming methods (regenerative agriculture)
- acknowledge that we all feel a sense of stewardship for our environment, and
- that we would all benefit from embracing Te Ao Māori to improve Māori partnerships.

Here are some of your comments on our community outcomes:

"A mutual respect for a diversity of culture. Understanding of other world views, especially Te Ao Māori, that indigenous world views are valid and can provide practical solutions to issues..."

"I support Tikanga based regenerative agriculture. There is so much potential to reverse Climate Change and we must grasp the opportunity with both hands."

"Neighbours and communities need to know each other through community events. It's not enough to be 'informed' via a website or social media."



Strategic Priorities

We identified six strategic priorities to address in the next 10 years and invited you to rank these in order of priority. A total of 73 submitters responded. "Protecting our water supply" came out as the top priority, with "Adaptation to climate change" a close second. We also invited submitters to identify which ways to address the issues they saw as most important.

Protect our water supply

"Encourage more small-scale on-site storage on properties rather than large expensive dam/reservoir projects that benefit large scale development at the cost of the environment."

Adapt to climate change

"Insufficient attention has been given to mitigation. Community climate change plans that look at how each community will be affected by climate change over time and what actions to take to (a) mitigation/reduce carbon emissions, and (b) adapt and retreat."

Enable sustainable economic development

"... remedy the uneven wealth distribution/inequities in the Far North. Perhaps a starting place is ... a strategic view to investing in deprived communities in order to reduce inequities."

Better asset management

Many agreed we should complete assessments of the condition of all Council assets as soon as possible and develop a live reporting system for assets so we can make better, more transparent decisions.

Address affordability

Most people agreed that we should consider the reintroduction of development contributions.

"Concentrate on urban density, not sprawl"

Deepen sense of place and connection

Submitters agreed we should review how we manage and grow social infrastructure and investigate a sustainable social procurement operating model that looks beyond economic measures.

"...a Social Wellbeing Strategy"



Rates review

We asked you what you thought about seven options to make our rating system fairer and more transparent. You were invited to rank the options in order of priority, and then tell us whether you did or didn't support the ideas in principle.

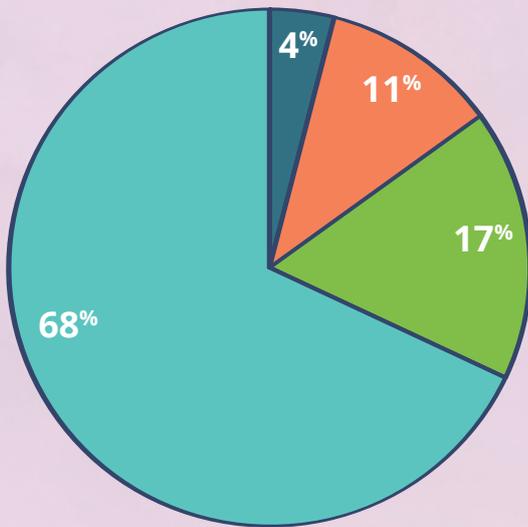
There were 230 submissions to our online survey and a few submissions via email.

The results show support for the continuation of the ward rates and reduction of the availability charge for water and wastewater. The proposal to move more to the general rates - to simplify our rates and remove the regressive nature of the UAGC - did not have majority support. Similarly, the suggestion to transition to a general rate based on capital value (not land value) did not receive majority support.

There were some interesting suggestions amongst the feedback:

"Set rate differentials based on the differing permitted activity levels of development/controlled activity subdivision lot size allowed under the district plan. This would fairly reflect the development potential of the land and provide some recompense for people with restrictive zonings because of, for example, outstanding natural landscape on the property."

Where we received feedback about our rates review online survey



- Bay of Islands - Whangaroa
- Te Hiku
- Kaikohe - Hokianga
- Outside the District

Wellbeing

We invited the community to tell us how we could work together to improve the environmental, cultural, economic and social wellbeing of our people. You were encouraged to share ideas as digital post-it notes.

The digital ideas wall was visited over 2,000 times. A total of 67 comments were left on a whole range of issues.

Support for our local communities to ensure resilience when things get tough.

[Join the discussion\(1\)](#)

3 months ago

Like +4 Dislike

Sadly Kaitiāia and other towns in Te Hiku o te Ika do not reflect a strong vibrant Māori community. Where is our "unique" Māori heritage? What sets one town aside from another? Pou reflects 5 Iwi of Te Tai Tokerau but are tucked away in a museum.

[View the discussion](#)

2 months ago

Like Dislike

Develop and implement Hapū-Council Engagement Strategy. Develop & implement Strategic Indigenous Impact Assessment Policy.

[View the discussion](#)

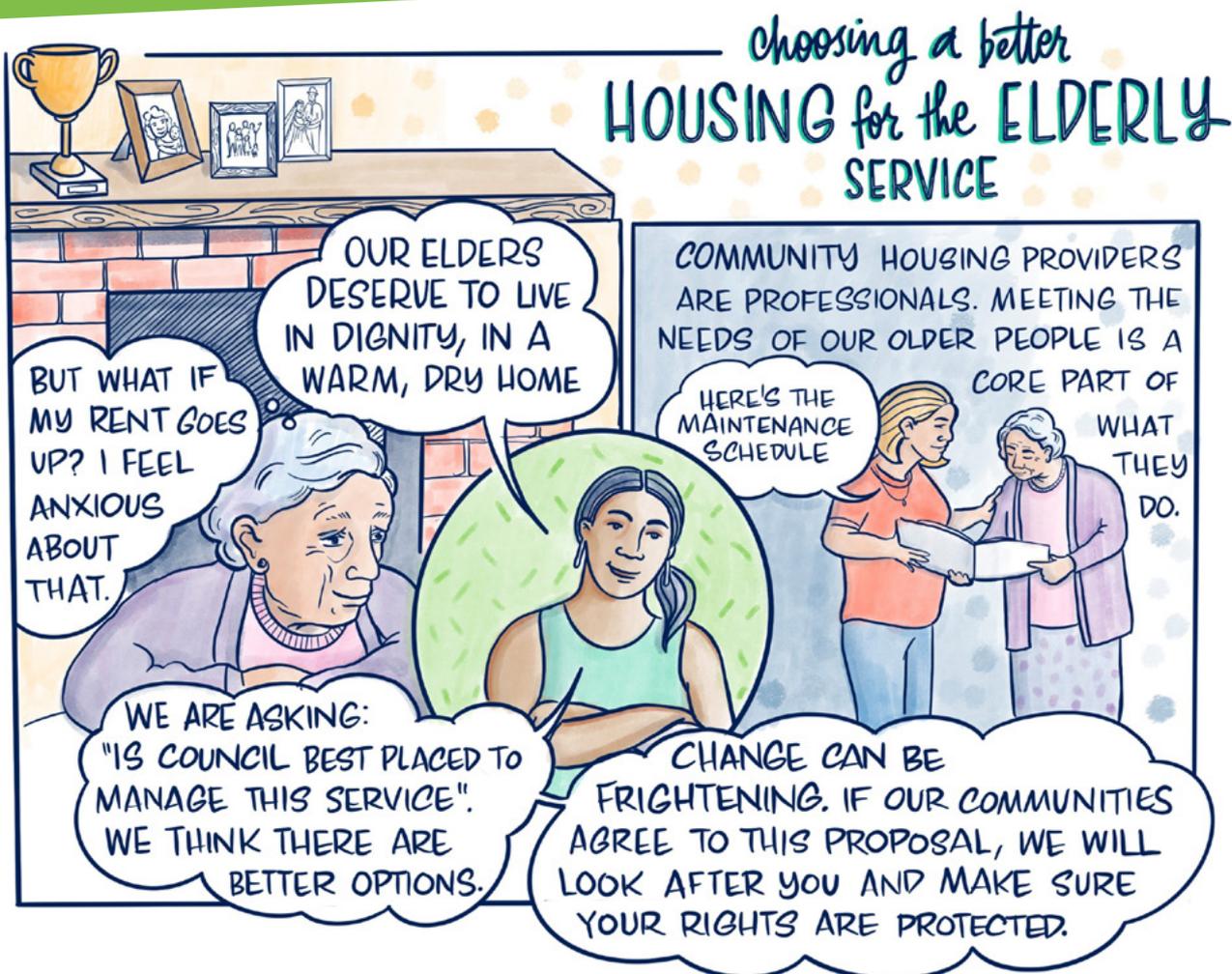
2 months ago

Like +2 Dislike

How we engaged with you



He kāinga mō ngā kuia / kaumātua Housing for the elderly



Improving standards of council's Housing for the Elderly and considering how best to deliver this in the future

The council owns and manages a Housing for the Elderly portfolio of 147 units in 12 locations around the Far North. Many of these units are no longer fit for purpose.

It is important to the community that the Far North has access to high-quality, affordable and sustainable Housing for the Elderly to address both current and increasing demand.

We must now consider who is best placed to deliver this service.

We have completed an assessment of our Housing for the Elderly portfolio and have a good understanding of the level of work and funding that needs to be put into the units to ensure they meet today's legislative requirements, are fit for purpose and support the healthy wellbeing of the occupants.

The question is whether Council is best placed to manage this service, or if community housing providers (CHPs) in the District will be in a position to offer improved wraparound services and qualify for other subsidies that are not available to Councils.

Transitioning the Housing for the Elderly assets could provide stronger partnership between Council and other

agencies and increase opportunities for a wider section of our community to access housing support.

The housing units are classified as significant assets, so it is a requirement that Council consult with the community on the options available.

There are four options to consider:

1. The option Council has modelled in its forecast financials is that Council continues to own and operate Housing for the Elderly because the decision will not be made until community feedback has been considered.
2. Council retains ownership of its current asset and outsources the management of its portfolio to another party (commercial management)
3. Council retains ownership of the assets and partners with an existing registered community housing provider to provide the day-to-day management
4. Council transition its Housing for the Elderly portfolio to another party or parties with a number of requirements attached, such as protection of existing tenant arrangements and that number of units is maintained or increased over time.

What are 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

Rating impacts

All of the rating impacts have been based on a land value of \$100,000 unless otherwise stated.

To gauge the impact on individual ratepayers you will need to multiply the rate shown by individual land value. For example, an increase in rates of \$1.25 on a property with a land value of \$250,000 would be \$1.25 x 2.5 (land value) and result in a increase of \$3.13.

Increase per connection, ward or targeted rate do not require any further calculation to determine impact.

In all cases rate impacts are calculated for residential ratepayers. The impact for commercial ratepayers will be higher to the differential applied.

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.

What do you think? Give us your opinion

Toitū mārika i te whakapakari ōhanga Enable sustainable economic development



Become a shareholder of Northland Inc and invest in the Investment Growth Reserve Fund

One of Council's strategic priorities is to enable the sustainable economic development of the District. Feedback from early engagement tells us our community supports this as a priority.

The Far North District Council has an opportunity to provide funds to the Investment and Growth Reserve (IGR), which will inject renewed energy and resource into the district. This reserve is used to fund Northland Inc's operations and support wider regional economic development. Currently, Northland Regional Council is the 100% shareholder of Northland Inc (a Council-controlled organisation (CCO)).

Under this proposal, Northland Inc will become jointly owned by Northland Regional Council, Kaipara District Council and the Far North District Council. Whangārei District Council will be able to join the initiative later if they choose.

The benefits of the proposal are better representation and improved access to expertise and resources to support the sustainable development of the region's economy. Northland Inc's regional mandate will be reinforced when discussing matters that affect us all, especially with central government.

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.

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.

Advantages

Through having shared governance by all Councils, including allocation of Northland Inc's operating budget, strengthen the delivery and visibility of Northland Inc's services across the whole region.

- Ensures better alignment between Northland Inc and the Councils, resulting in more efficient delivery of economic services across the region and creating more occasions to make the most of central government funding.
- A wider leadership and governance function for economic development will provide greater opportunity, at the right level, for engagement and/or partnering with Māori/Iwi organisations.
- Increases the amount of funding that can use to support more significant projects and an increased level of support for our key sector businesses, especially in a post-COVID-19 recovery period over the next 3 to 5 years.
- Regional leadership and advocacy for economic development, especially with Central Government, for matters that affect us all.
- Creates an opportunity for Councils to have a say in setting Northland Inc's strategic priorities and direction, including, for example emphasis on economic growth leading to improved community wellbeing.

Disadvantages

- Some costs are involved in switching to this new model.
- New increased costs on some participating councils (e.g. committee involvement and servicing, possible resourcing).

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.

Annual ratepayer impact

2021/22	\$0.84
2022/23	\$1.78
2023/24	\$2.65
2025-31	\$5.30 average

Impact on debt

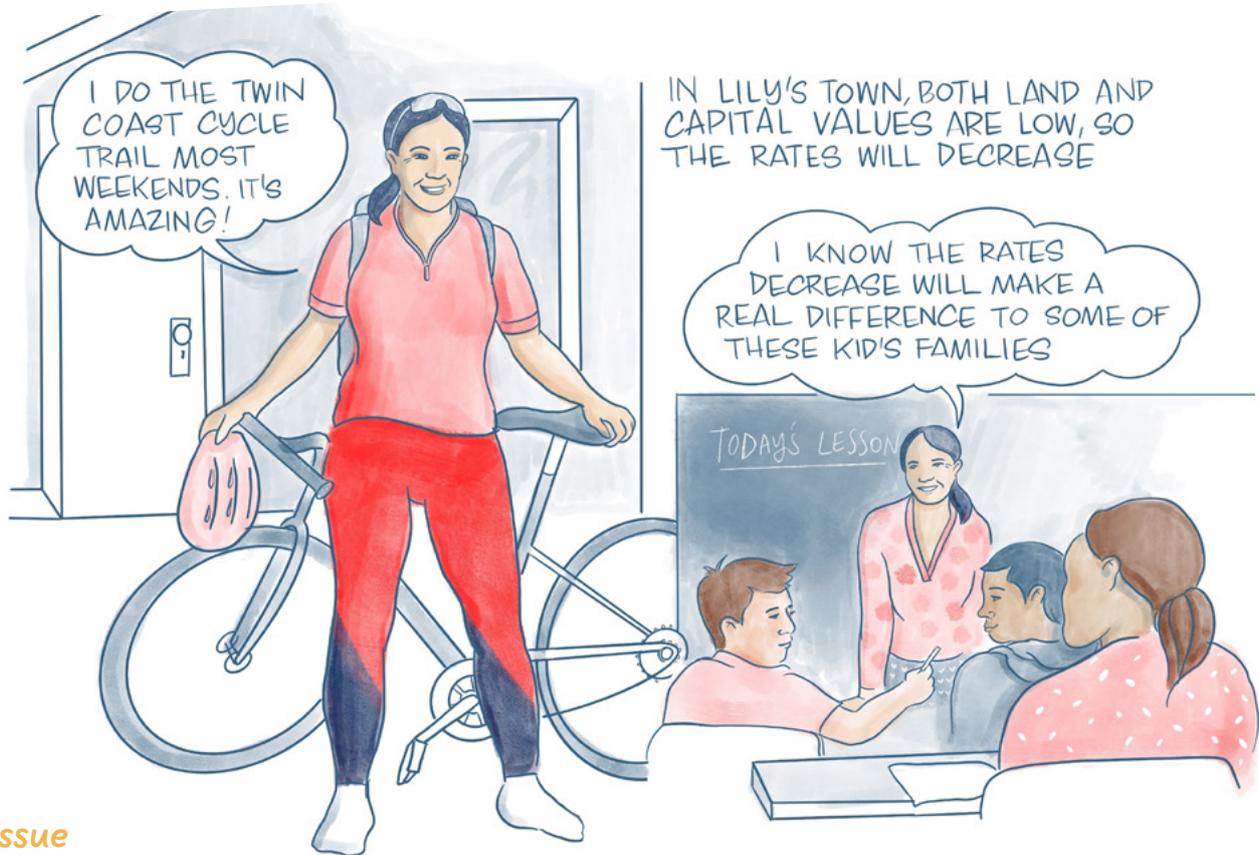
Nil

Level of service

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

Do you agree? Tell us your thoughts

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



The issue

We need a certain amount of money each year to keep the Far North ticking over. This money funds our core public services, such as roading, water supply, wastewater treatment, and community facilities like parks, cemeteries and libraries.

Most of this cost is shared among those who live here, through rates and fees. The rest comes from Government subsidies.

Let's be clear, rates are a tax. It is an amount we contribute to the collective pot to make sure we can live where and how we choose. No ratepayer lives on a desert island, cut off from the rest of the district - we all rely to some extent on "the public good" and benefit from shared services. There isn't a huge population up here, and the people who call the Far North home are spread across a large area. That means we need a lot of services (pipes, roads, treatment plants, parks and so

on) for a big place with a small and widely spread number of people.

This leaves us with a problem we refer to as "affordability".

There is a risk that it will become too costly for some people to live where and how they choose. We need to think about how we tackle this. 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.



What is capital value and land value?

Land value - the value of the bare land. This is what we use to calculate rates at present.

Capital value - the value of the bare land plus built "stuff" like fences, buildings, and your home. This is the most popular method for calculating rates across New Zealand.



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.

Regressive tax is a tax applied uniformly. This means it takes a larger percentage of income from low-income earners than from high-income earners. It is the opposite of a progressive tax, which takes a larger percentage from high-income earners.

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.

This is a lot to take on board, and we know that some of these changes will affect some people more than others.

Rates across New Zealand are on the increase in general. We will do our best to keep the Far North an affordable place to live. Right now, we think these proposed changes are the best and fairest options we have.

All of the proposed changes have been reflected in the draft Revenue and Financing Policy. This document is one of several we are consulting with you on and a link to this document can be found on page 30 of this document.

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. (hyperlink)

Impact on debt
Nil

Level of service
Nil

**What do you think?
Give us your feedback**

Example average rates tables over 10 years

These tables provide a comparison between the original methodology (land value) to the potential change of moving to (capital value)

Sewerage targeted rates	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
District-wide										
Connected	321.96	331.83	346.16	516.91	568.07	627.37	648.7	661.91	688.08	750.49
Availability	193.18	199.1	207.7	310.15	340.84	376.42	389.22	397.15	412.85	450.29
Additional pans	193.18	199.1	207.7	310.15	340.84	376.42	389.22	397.15	412.85	450.29
Sewerage public good rate										
Uniform charge	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
Sewerage operating rate (All schemes)										
Connected rate	660.04	728.14	812.67	732.13	725.70	743.85	775.70	786.19	786.18	740.25
Subsequent pan rate	396.02	436.88	487.60	439.28	435.42	446.31	465.42	471.71	471.71	444.15

Water targeted rates	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
District-wide										
Connected	243.54	274.38	278.65	365.3	391.18	448.98	470.25	479.83	490.58	502.65
Availability	146.12	164.63	167.19	219.18	234.71	269.39	282.15	287.9	294.35	301.59
Water public good rate										
Uniform charge	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
Water operating rate										
Potable water	3.34	3.50	3.42	3.52	3.68	3.79	3.92	4.02	4.37	4.28

Example residential rates by ward and community

	Average land value	Capital value	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
			LV 90% CV 10%	LV 80% CV 20%	LV 70% CV 30%	LV 60% CV 40%	LV 50% CV 50%	LV 40% CV 60%	LV 30% CV 70%	LV 20% CV 80%	LV 10% CV 90%	LV 0% CV 100%
Bay of Islands / Whangaroa												
Kāeo	124,073	350,669	1,947	2,080	2,179	2,542	2,717	2,917	3,057	3,192	3,358	3,533
Kawakawa	55,078	260,278	1,485	1,618	1,720	2,077	2,253	2,459	2,606	2,742	2,911	3,098
Moerewa	25,018	155,845	1,257	1,364	1,441	1,765	1,910	2,087	2,205	2,302	2,433	2,591
Kerikeri	271,289	672,475	2,992	3,175	3,322	3,757	3,992	4,244	4,431	4,641	4,879	5,097
Paihia / Ōpua	269,586	536,099	2,949	3,079	3,170	3,543	3,712	3,899	4,019	4,150	4,307	4,452
Russell	459,847	726,987	4,198	4,304	4,363	4,724	4,863	5,006	5,075	5,171	5,285	5,362
Whangaroa	231,156	449,623	2,657	2,773	2,851	3,203	3,356	3,528	3,635	3,745	3,882	4,014
Kaikohe / Hokianga												
Kaikohe	62,337	191,881	1,521	1,654	1,723	2,059	2,193	2,371	2,483	2,572	2,695	2,834
Kohukohu	116,092	246,834	1,879	2,006	2,067	2,399	2,525	2,691	2,790	2,869	2,980	3,101
Ōkaihau	112,153	274,026	1,844	1,620	1,681	1,844	1,938	2,050	2,788	2,225	2,329	2,410
Ōpononi / Ōmāpere	166,928	296,354	2,217	2,337	2,389	2,717	2,834	2,988	3,072	3,141	3,240	3,342
Rāwene	109,156	269,546	1,844	1,984	2,058	2,404	2,545	2,728	2,843	2,941	3,072	3,211
Te Hiku												
Ahipara	182,076	362,003	2,266	2,567	2,483	2,824	2,969	3,135	3,237	3,330	3,460	3,435
Kaitāia / Awanui	72,063	235,871	1,528	1,836	1,764	2,104	2,260	2,443	2,566	2,671	2,814	2,822
East Coast Bays	228,892	477,564	2,604	2,926	2,862	3,232	3,403	3,591	3,715	3,840	3,998	3,997
Hihi	233,844	420,457	2,613	2,910	2,820	3,161	3,301	3,458	3,549	3,637	3,756	3,719
Rangiputa	194,010	347,294	2,336	2,625	2,528	2,855	2,986	3,135	3,221	3,296	3,404	3,364
Whatuwhiwhi	194,010	347,294	2,336	2,625	2,528	2,855	2,986	3,135	3,221	3,296	3,404	3,364

Note: The percentages indicated below the years represent the gradual transition from LV to CV

He mea kē atu kia whai whakaaro pea

Other things that might be of interest

Fees and charges

Every year we review and adjust our fees and charges for the following year. When we are developing a Long Term Plan we adjust them only for the first year. In most cases, any increases are limited to the Local Government Cost Index, the inflation factor used by Councils. Exceptions are highlighted in the full schedule of Fees and Charges.

Significance and engagement policy

For every decision that Council makes, we need to determine how important, or significant, it is to our community. We look at a number of factors, including who is affected by or interested in the decision, how the decision may impact Levels of Service, and what the costs will be.

These factors help us to work out how to engage with the community, i.e. whether to involve the community in making the decision, ask for community feedback on the decision, or simply tell the community what is happening.

We are proposing a revised policy that is more reflective of best practice and is easier to read. If adopted, it may affect how we engage with you in the future, so we would like to know what you think.

Rating policies

Rating policies have been reviewed and some minor operational changes made to ensure policies can be applied as intended. No new policies have been introduced and the Wastewater Charges on Government funded subsidy schemes policy is proposed to be revoked as this is now covered by Councils' Accounting Policies.

To access these documents online go to www.fndc.govt.nz/ltp2021-31

He arotake whakawhiti whakaaro

Audit opinion



Mate kai pānui tonu? Want more information?

Copies of the Consultation Document can be picked up from Council service centres and libraries in Kaikohe, Kaitiāia, Kāeo, Kawakawa, Kerikeri, Paihia and Rāwene.

Supporting information to this Consultation Document and other items being consulted on can be found on our website: www.fndc.govt.nz/ltp2021-31

- Forecast financial statements and COVID-19 statement
- Forecast funding impact statements (whole of council)
- Forecast reserve funds
- Policies (accounting, revenue and finance, rating relief, significance and engagement, treasury)
- Proposed capital works programme and achievability statement
- Proposed significant forecasting assumptions
- Proposed funding impact statement (rates)
- Proposed 10-year financial strategy
- Proposed 30-year infrastructure strategy

Māmā noa iho te whakapā mai! Making a submission is easy!



Drop by our roadshow

During March we will be doing a roadshow around the District to answer questions and we welcome your feedback in person. Details about when we'll be in an area near you can be found on our website: www.fndc.govt.nz/ltp2021-31



Complete your feedback online

www.fndc.govt.nz/ltp2021-31



Post it

LTP2021-31 submissions, Far North District Council, Private Bag 752, Kaikohe 0440



Email it

submissions@fndc.govt.nz



Deliver it

Drop it in to any one of our services centres, libraries, or Kaikohe head office

Your feedback must be received by 4:30 pm on Tuesday 6 April 2021

Te Pai Tawhiti | Long Term Plan 2021-31

Submission form

Māmā noa iho te whakapā mai! | Making a submission is easy!

You can also submit online at www.fndc.govt.nz/ltp2021-31 if you prefer. If you need more space than is provided on this form, please feel free to write on extra pages. If you have extra information you would like council to consider, please attach it to your submission.

SECTION 1: YOUR DETAILS

Please print clearly

First Name	Surname	
Organisation (if applicable)	Position	
Postal address		
	Post code	
Nearest town		
Email address		

(If you give us your email address we will use this to contact you about submissions, unless you tell us otherwise)

Phone number	
--------------	--

Would you like us to notify you about future consultations?

Yes No

SECTION 2: DO YOU WANT TO TALK TO THE COUNCIL IN PERSON?

Council will be holding formal hearings in Kaitiāia, Kerikeri and Kaikohe from the 16-20 April 2021. If you tick 'yes' we will be in touch to arrange a date and time.

Privacy Statement – Please be aware when providing personal information that this submission form is part of the public consultation process for the Long Term Plan 2021-31. As such, all submissions, any summaries of submissions, and attached documents are copied and made available to Elected Members as well as the public, as part of the consultation process. Your submission and name will not be treated as confidential unless you specifically request it.

Please tick if you want us to keep your name confidential

SUBMISSIONS CLOSE AT 4:30 PM ON TUESDAY 6 APRIL 2021



Post it

Submissions – LTP2021-31
Far North District Council
Private Bag 752
Kaikohe 0440



Deliver it

hand it in to any Council service centre or library

SECTION 3: TELL US WHAT YOU THINK

Please read our consultation document and any supporting information.

You can find both on our website: www.fndc.govt.nz/ltp2021-31

Do you agree with the changes to providing fairer and simpler rates

please tick one box

1. Change the rating system	<input type="checkbox"/>
2. Don't change the rating system	<input type="checkbox"/>

Any reasons: *(giving reasons for your view helps us better understand your submission)*

Which option do you think will work best for our 147 Housing for the elderly units?

please tick one box

1. We continue to own and maintain the units	<input type="checkbox"/>
2. We continue to own the units but the management would be outsourced to another party	<input type="checkbox"/>
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	<input type="checkbox"/>
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 (Council's preferred option)	<input type="checkbox"/>

Any reasons: *(giving reasons for your view helps us better understand your submission)*

Do you support councils preferred option to enable sustainable economic development?

please tick one box

1. We don't become a shareholder and don't contribute any additional funds	<input type="checkbox"/>
2. We do become a shareholder and contribute to the wider Investment and Growth Reserve Fund (Councils' preferred option)	<input type="checkbox"/>

Any reasons: *(giving reasons for your view helps us better understand your submission)*

SUBMISSIONS CLOSE AT 4:30 PM ON TUESDAY 6 APRIL 2021

NGĀ WHAKAWHETAI
I TŌ PĀNGA MAI
THANK YOU FOR
GETTING INVOLVED





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

WHAKAPĀ MAI | CONTACT US

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

www.fndc.govt.nz

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Freephone 0800 920 029

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