

**MAHERE Ā TAU  
ANNUAL PLAN  
2023/24**

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**SUBMISSION  
ANALYSIS**

## INTRODUCTION

Council agreed to consult with the community on two items for the Annual Plan 2023/24. They were:

- Partnering with the Turner Centre to better deliver arts and culture for the district
- Enabling housing development on Māori Freehold Land

Prompted by a media release, local news outlet the Northern Advocate ran a story on the Annual Plan consultation. The main focus of the story was the Turner Centre proposal.

We posted twice on social media; one was a written post with a link that reached 737 people organically, 18 people reacted and 5 shared the post. We also posted a short video with a link in the caption that reached 3200 people, 1800 viewed for longer than three seconds, 708 viewed for longer than 15 seconds. The video had 115 reactions and 64 comments across 14 shares. Across both posts, a total of 134 people clicked through to the Far North District Council webpage where they could find more information and submit.

A letter was sent via email to Te Kahu o Taonui, Te Pouahi o Tai Tokerau, Ngāpuhi, and Ngāti Rēhia and our general consultation database was also notified.

### Overall responses total

692\*

*\*Two submissions were received after the closing date. These have been counted as part of the overall response.*

## WHAT WE ASKED

### 1. Partnering with the Turner Centre to better deliver arts and culture for the district

Management of the Turner Centre, as an arts and culture venue, will continue to be the responsibility of the charitable company, The Centre at Kerikeri Limited, with annual reporting to council. Maintenance and core operational costs, like power and insurance, will become the council's responsibility. Ownership of the building would be transferred at zero-cost to council. The council already owns the land.

This proposal will give the charitable trust-owned entity the space and scope to do what they do best; deliver arts programming at a community and commercial level. It will continue to seek external funding opportunities to support this. It will also give the council the opportunity to provide community hall facilities to the wider Kerikeri community.

#### The options

1. The council takes over ownership of the Turner Centre building with The Centre at Kerikeri Limited managing the facility. This is our preferred option. This option would add 0.3 per cent to the general rates portion of a property owner's annual rates total. The exact dollar amount would vary from ratepayer to ratepayer but for most it would add little more than the price of a cup of coffee each year.
2. Do not take over ownership of the Turner Centre building. This is not our preferred option. The Far North risks losing the centre as a key community, arts and culture facility and the future of the building itself would be uncertain.

#### Question proposed in the consultation document

We are proposing to take over ownership of the Turner Centre building, with the Turner Centre Charitable Trust continuing to manage the facility.

- I support this proposal
- I do not support this proposal
- I'm not sure

## ANALYSIS

### Question 1 responses

Overall responses total	Yes	No	I'm not sure	N/a
690	623	50	12	5

Response by ward	BOI-Whangaroa	Kaikohe-Hokianga	Te Hiku	Outside Far North	Not provided	Total
I support this proposal	444	29	51	37	62	623
I do not support this proposal	29	6	11	-	7	53
I'm not sure	8	2	2	-	-	12
N/a	-	-	1	1	-	2

## SYNOPSIS OF COMMENTS

In regards to the Turner Centre comments below, there were some phrasing that was shared with support groups and included in their submissions in whole or part. Comments have been s

### In support:

- Arts, culture and creativity greatly add to the wellbeing of our community and the FNDC has an obligation to provide this for our communities. Council needs to develop sustainable partnerships with organisations such as the Turner Centre to ensure that arts, culture and creativity play a vital part in community wellbeing across the District.

The Turner Centre brings arts and cultural programming into the region that would otherwise not visit the Far North and without the facility, it will leave us without access to high quality arts, culture and creativity.

Access to the arts develops community cohesion, resilience, increases community spirit, builds community identity and makes the region a better and more vibrant place to live! Without FNDC taking on ownership of the Centre, we will lose this valuable asset and it will greatly impact our access to arts, culture and creativity. Without this valuable asset, it will leave Te Tai Tokerau without access to the large amount of high quality arts, culture and creativity that the Centre presents and greatly contributes towards making our region a vibrant place to live.

Volunteers: The Turner Centre enables me to contribute to and participate in my community through volunteering opportunities. I feel more connected to our community, and know that I belong.

Community Groups: The Turner Centre gives our community groups access to facilities for rehearsals, meetings, hui and community performances at a discounted price. Without the Centre, we would not have a space dedicated to the performing arts.

- I live outside of Kerikeri and value the high quality arts and cultural programming that comes to the Far North via the Turner Centre. Without this valuable asset, it will leave Te Tai Tokerau without access to the large amount of high quality arts, culture and creativity that the Centre presents and greatly contributes towards making our region a vibrant place to live.
- The Turner Centre is an integral part of our community. It will be a huge loss if it has to close. I personally use this facility as do many others.
- The operation of the Turner Centre has allowed artists who grew up locally to return to display and share their talents with people who made significant contributions to their development over many years. Our son was able to do this, and he relished the opportunity.

### Against:

- NO, NO, NO! There are other more urgent priorities for the funds that it would take to service this building etc. It is a nice to have but not a necessity in the current times. Has there been any research done on what percentage of people from outside of Kerikeri currently use, have access to or benefit from the centre? I would like to see a lot more resource put into the Kaikohe and surrounding township to bring it up to a better standard for that community instead of always looking like the poorer cousin. This would help address the social issues in the town and make provision for a place where the people of the Kaikohe area, in particular the youth could have access to. Not everyone have the means to travel to Kerikeri especially when there is no public transport. What about Okaihau, Horeke and other rural communities. Kaikohe needs to be the main focus and priority, not throwing more resource at Kerikeri.
- I like the way the Charitable trust is running the Turner Centre and how it supports the arts. I do not trust that the council will not, in the future, change the use of the venue. Given the way the Auckland Council views the importance of the arts - ie negatively, I fear this could be a virus spreading through councils and we won't be immune. In Ireland they actually support artists by paying them. I am happy with the status quo, thank you.
- Not a core activity

- It should not be up to rate payers to subsidize this sort of business.
- *We have already paid for the centre to be built, if it cant support itself now, then forever we will be paying for something thats just going to drain our rates money for a white elephant, when the rates could be used more productively. Sell the centre and see if someone can make it work!!!*

### **I'm not sure:**

- I would very much appreciate seeing more indigenous performances at Turner Center. Perhaps a series of Waiata performance from all of the schools between Whangarei and Kaitia to reveal the pure beauty of our Kiwi culture.
- I do not think the arts should be supported by rate payers at this time of huge and impossible to cope with cost of living. How many people are going to lose their homes or leave the country all together because of this? I don't care that you have put this stuff into your long term plan, you need to change that... and stop paying for un necessary costs NOW>.... we will be leaving the country if this continues and your taxable base will become less and less, just like all the nurses leaving NZ. What will it take for you to realise that passing on your loss of income due to this government's economic destruction of the last 3 years and the future due to no tourism, that's gone as the cost of living hits potential tourism amongst the middle classes... only the wealthy and they are not enough to make up for the loss of major tourism are going to be able to afford to travel. Again, you can't keep people in a small country who keeps kicking people so hard, it becomes impossible to live here even in just a very basic shack. I am ashamed to send pictures back to my home in the US of people here now living on the streets, closing health care services, people living in shacks of ply as the only thing they can afford now. Your country used to be great, but you have allowed it to disintergrate.... too far, even Mexico looks brilliant compared to here...
- This proposal should be funded by a targeted rate. The majority of our district won't be ever attending any events at the Turner Centre. It seems a bit hypocrite to propose a big rates increase and take on this project, which is a "nice to have" but definitely not a "must have".

## **WHAT WE ASKED**

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### **2. Enabling housing development on Māori Freehold Land**

This policy will give Māori Freehold Landowners the opportunity to apply for reduced rates if they intend to develop the land to provide housing. There are a number of criteria that the applicant needs to meet. These include:

- The land must be suitable for development and have a resource consent
- Applicants must apply for a building consent and code of compliance once building is complete
- Applicants will need to obtain suitable professional advice and appropriate financial arrangements for the development
- If the development does not proceed, rates will no longer be remitted.

Rates will not be remitted indefinitely. If the application is successful, rates will be remitted on a sliding-scale over a number of years.

- |                               |                         |
|-------------------------------|-------------------------|
| • Years 1 - 3 - 100% remitted | • Year 7 - 25% remitted |
| • Years 4 - 5- 75% remitted   | • Year 8 - 0% remitted  |
| • Year 6 - 50% remitted       |                         |

### **The options**

1. The council adopts the draft Enabling Housing Development on Māori Freehold Land Policy with the proposed conditions. This is our preferred option.

2. The council amends the conditions in the draft policy. Let us know what changes you would like to make to the conditions. Remember, we are required to have this policy so not adopting it is not an option.

### **Question proposed in the consultation document**

We are proposing to adopt the Enabling Housing Development on Māori Freehold Land Policy with the conditions proposed in the draft policy. Remember, we are required to have this policy so not adopting it is not an option.

- I support the conditions in the draft policy

- I do not support the conditions in the draft policy
- I'm not sure

## Question 2 responses

Overall responses total	Yes	No	I'm not sure	N/a
690	270	60	220	140

Response by ward	BOI-Whangaroa	Kaikohe-Hokianga	Te Hiku	Outside Far North	Not provided	Total
I support the conditions in the draft policy	183	15	31	17	24	
I do not support the conditions in the draft policy	36	8	12		6	
I'm not sure	164	9	10	13	22	
N/a	98	5	12	8	17	

## SYNOPSIS OF COMMENTS

The vast majority of people who commented on the first question either did not respond or were not sure in regards to question 2. Comments have been selected at random.

### In support:

- Because it's their land. The public have no rights or interest and they will not part with it. It's wrong for us to treat Maori land like freehold land. They can't access the capital or use it for security
- Not adopting it is not an option....!
- All people should have access to good quality housing.
- It is too difficult to build on Maori Freehold Land as banks do not finance. Only Kiwibank. How pathetic.

### Against:

- If you are referring to Social housing within Kerikeri - unfettered housing development that is not commensurable with the existing plan fundamentally changes the face of a town. International studies show that today's intensive housing development = Tomorrow's slums and occur when social housing is not "pepper potted" as per the existing council plans.
- I do not believe in favouritism towards any ethnic group. Reducing or forgoing rates for Maori is RACIST. Why can't council stop spending money on park art (eg) and reduce rates for EVERYONE.
- The time scale for rate remittance seems very long. Once the development is undertaken the remittance should have a much shorter timeframe as the return will have been gained well before the timeframe suggested.
- There is a more challenging issue as well in that all should be treated equally, no matter who owns the land. Understand the value of the land being used but wonder if some other incentive should be considered. The area where this land is located has limited population and therefore rates to support infrastructure already

I think it would be better to scale the rates over 10 years.

1-5 at 100%

6-7 at 75%

8-9 at 25%

10 at 0%

I think this reduction time frame would be reflective of the rising construction cost & interest rates to better ensure the completion of any Māori land development

- Not a core activity.

## Unsure:

- I support the Policy in theory but I don't understand where the Draft Policy references the capability of the FNDC to provide the Infrastructure required to support further development. We are already under stress to provide basic infrastructure, and further developments (in and around Kerikeri ) will further stress the capacity of services. We need to get the horse before the cart. The wellbeing of our people, the whenua and future generations must be considered before any decision is made.
- Don't really understand it to be honest
- I don't know anything about this and think it's a bit outside my scope of interest.

## General comments

General comments were split into sections and pertained to:

Type	Response
Facilities	6
Fees and charges	2
Governance	2
Other (general comments)	3
Planning	2
Rates related (increase/other)	13
Regulatory	1
Roading	1
Spending	2
Wellbeing	2

## Examples of comments:

- Paradise Road Park is NOT used. Make it into an exercise safe place for DOGS. Can we have some public toilets at the Coopers Beach shops. More disability down to the beach through Coopers Beach Shops. All steps and gravel on footpaths as the properties' dirt gets through to the paths! Dangerous. Also trim back Hibiscus branches steps down to beach. It's a "get your head down". dangerous. FNDC need a bus stop at Coopers Beach shops. Noise Control need to be quicker than an hour and plus. Postponement of Rates need to produce a end of Rates year printout more timely than 6 months later!
- I have noticed that there is a lack of amendments for many rural communities many without utilities many without council facilities yet there residents are expected to pay rates without gaining anything the question is simple are we buying another facility another resource for Kerikeri to add to their already huge stock pile of resources.
- You are all wrong, these rates increases will hurt the poor and small businesses and again, you kick us when we are down.... this has to stop... you are ruining this country.... how can rate rises be good for anyone but corrupt overspending in councils... cut costs, don't indulge your wants, you must change to needs.... get out of LGNZ for a start and save a bundle there... no more funding for arts.... unnecessary at this time... stop spending where you cannot afford it, um, where WE cannot afford it. You are only contributing to the problem of survival in this country for the poor, the elderly, the low income and small businesses.... surely you see that... I wish the reserve bank would stop raising its rates... we cannot see how that possibly works to stop inflation... all it does is create more and more poverty... it seems to me that is the desired outcome in this country now... get rid of as many people as you can one way or the other to another country or the grave with serious mental stress when they cannot pay their mortgage or rates or bills or put food on the table... how can you do this to people?
- The wellbeing of our people, the whenua and our mokopuna must be considered before any decision is made.



**WHAKAPĀ MAI  
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CREATING GREAT PLACES**  
*Supporting our people*